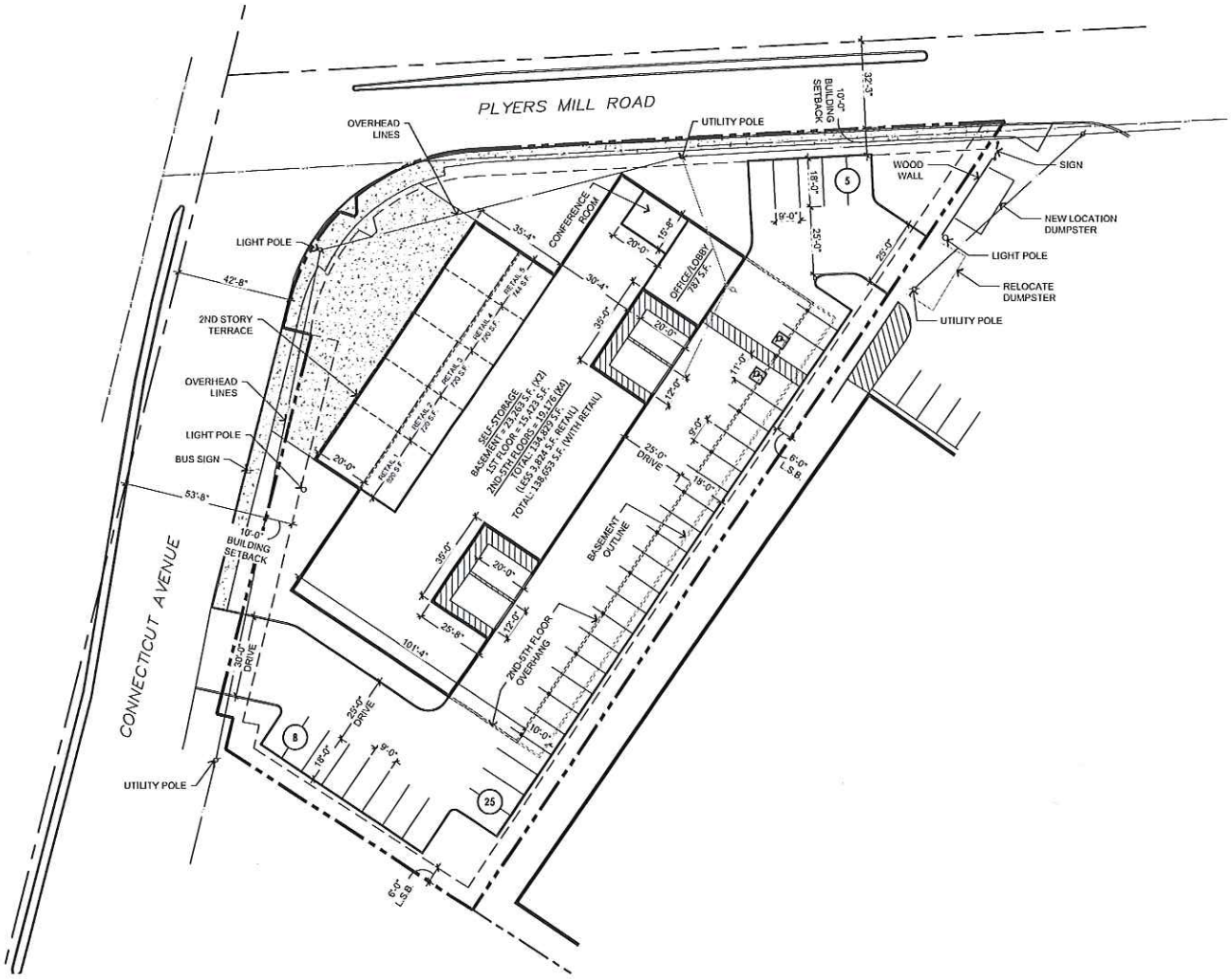

SITE PLAN

SCALE: 1" = 20'-0"

NORTH

PROJECT DIRECTORY

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

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.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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SP-1

RKAA# 18012.50

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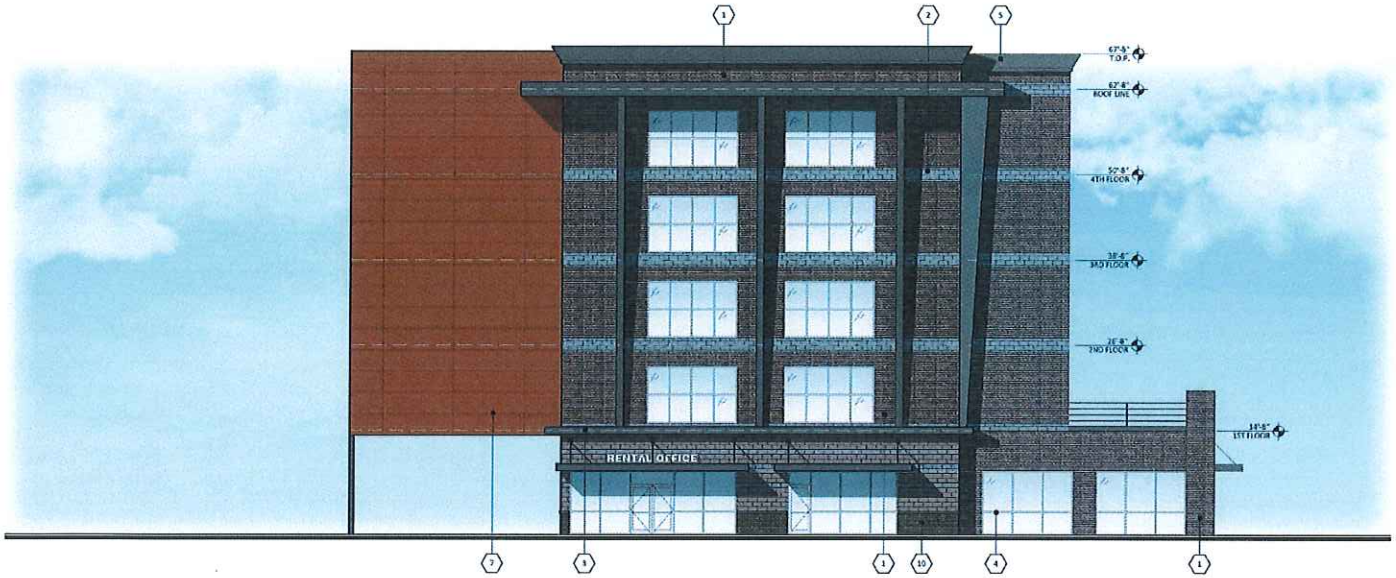
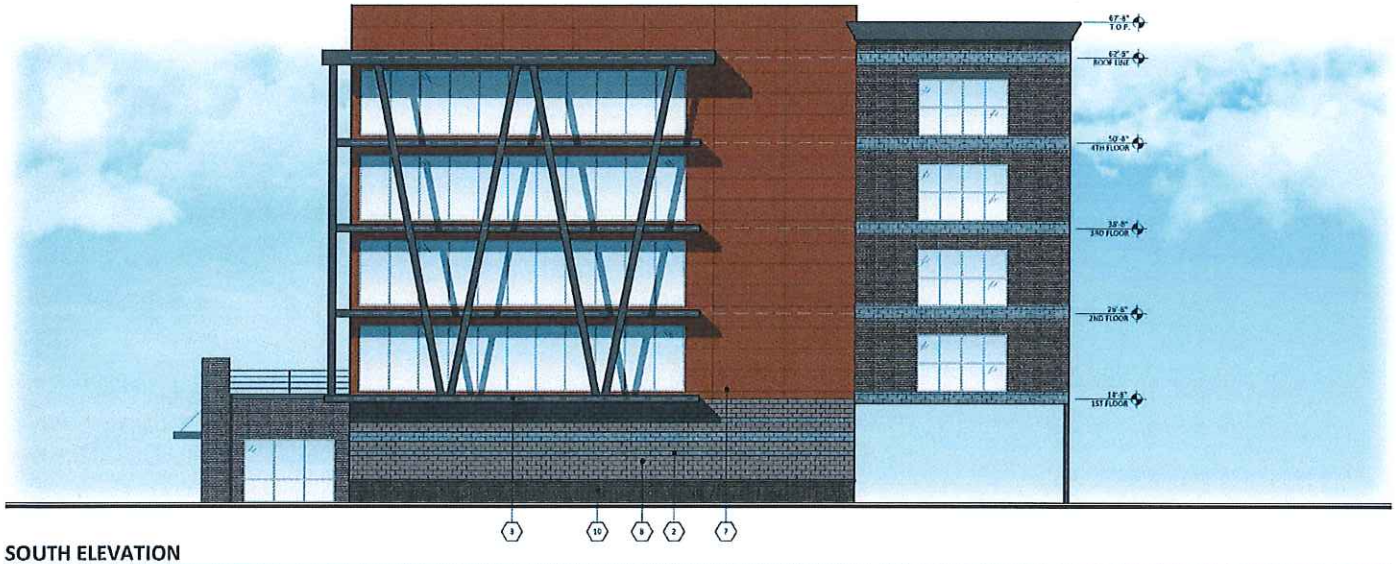


NORTH ELEVATION

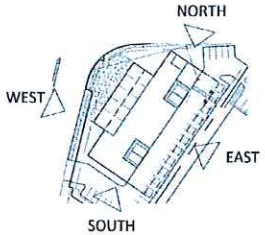
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

#	MATERIALS
1	BRICK APACHE STONE, CULTURED BRICK VENEER ANTIQUE RED USED BRICK
2	SUPERLITE BLOCK SMOOTH FACE CHARCOAL
3	METAL AWNINGS DUNN EDWARDS DE6392 MINK
4	STOREFRONT KAWNEER ANODIZED ALUMINUM
5	PARAPET/ TRIM/ COLUMNS DUNN EDWARDS DE6392 MINK
6	DOORS DUNN EDWARDS DE6392 MINK
7	METAL WALL PANELS MBCI RUSTIC RED
8	SMOOTH FACE SUPERLITE BLOCK INTEGRAL COLOR PURPLE HART
9	ROLL-UP DOOR WITH VISION WINDOW CORNELL RAL 7035 LIGHT GREY
10	BRICK APACHE STONE, CULTURED BRICK VENEER RUSTIC MANOR HANDMADE BRICK



KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE

SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
KENSINGTON, MARYLAND, MONTGOMERY COUNTY
DATE: 04-06-2018 (PRELIMINARY NOT FOR CONSTRUCTION)

EL-1

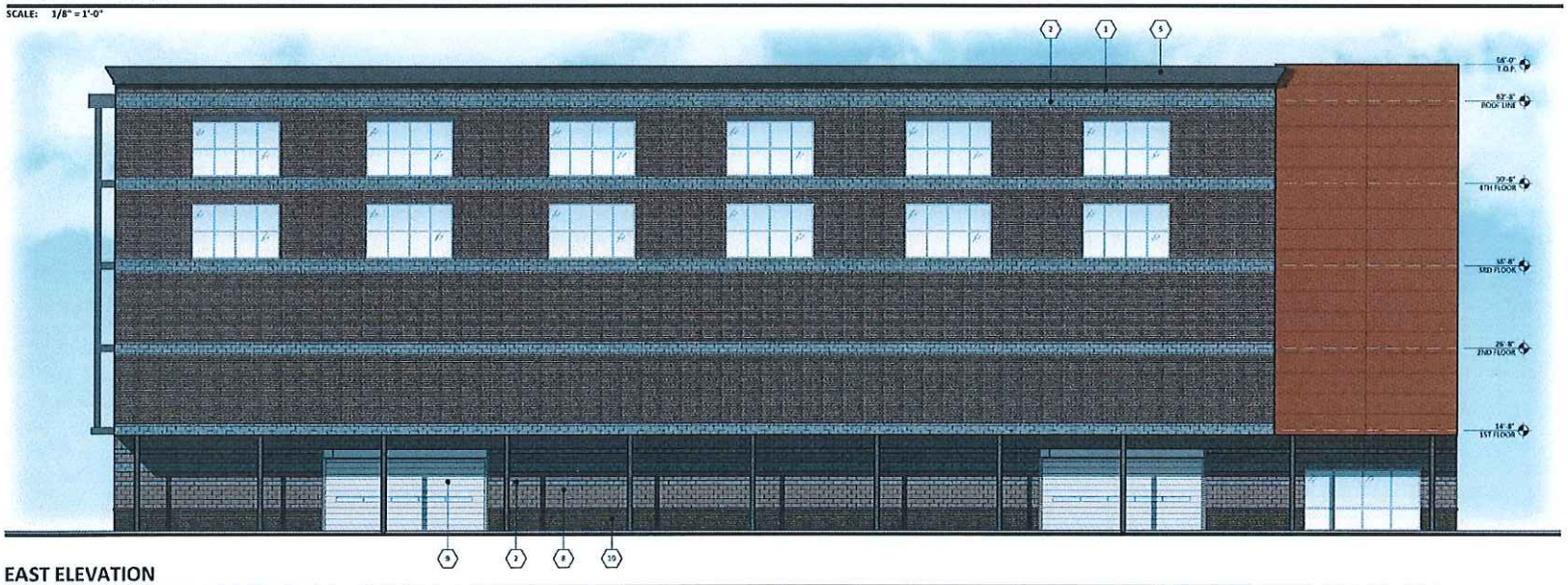
#18012.50

RKAA ARCHITECTS, INC

WEST ELEVATION

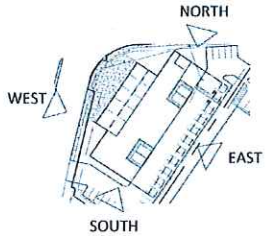
SCALE: 1/8" = 1'-0"

#	MATERIALS
1	BRICK APACHE STONE, CULTURED BRICK VENEER ANTIQUE RED USED BRICK
2	SUPERLITE BLOCK SMOOTH FACE CHARCOAL
3	METAL AWNINGS DUNN EDWARDS DE6392 MINK
4	STOREFRONT KAWNEER ANODIZED ALUMINUM
5	PARAPET/ TRIM/ COLUMNS DUNN EDWARDS DE6392 MINK
6	DOORS DUNN EDWARDS DE6392 MINK
7	METAL WALL PANELS MBCI RUSTIC RED
8	SMOOTH FACE SUPERLITE BLOCK INTEGRAL COLOR PURPLE HART
9	ROLL-UP DOOR WITH VISION WINDOW CORNELL RAL 7035 LIGHT GREY
10	BRICK APACHE STONE, CULTURED BRICK VENEER RUSTIC MANOR HANDMADE BRICK



EAST ELEVATION

SCALE: 1/8" = 1'-0"



KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE

SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
KENSINGTON, MARYLAND, MONTGOMERY COUNTY
DATE: 04-06-2018 (PRELIMINARY NOT FOR CONSTRUCTION)

EL-2

#18012.50

RKAA ARCHITECTS, INC

VIEW 1

PROPOSED SELF-STORAGE
SEC CONNECTICUT AVENUE AND PLYERS MILLS ROAD
KENSINGTON, MARYLAND, MONTGOMERY COUNTY
DATE: 04-09-2018 (PRELIMINARY NOT FOR CONSTRUCTION)

VIEW 1

RKAA# 18012.50

RKAA ARCHITECTS, INC

VIEW 2

PROPOSED SELF-STORAGE
SEC CONNECTICUT AVENUE AND PLYERS MILLS ROAD
KENSINGTON, MARYLAND, MONTGOMERY COUNTY
DATE: 04-09-2018 (PRELIMINARY NOT FOR CONSTRUCTION)

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VIEW 2

RKAA# 18012.50

RKAA ARCHITECTS, INC