



VIEW 2 (OPTION 6)

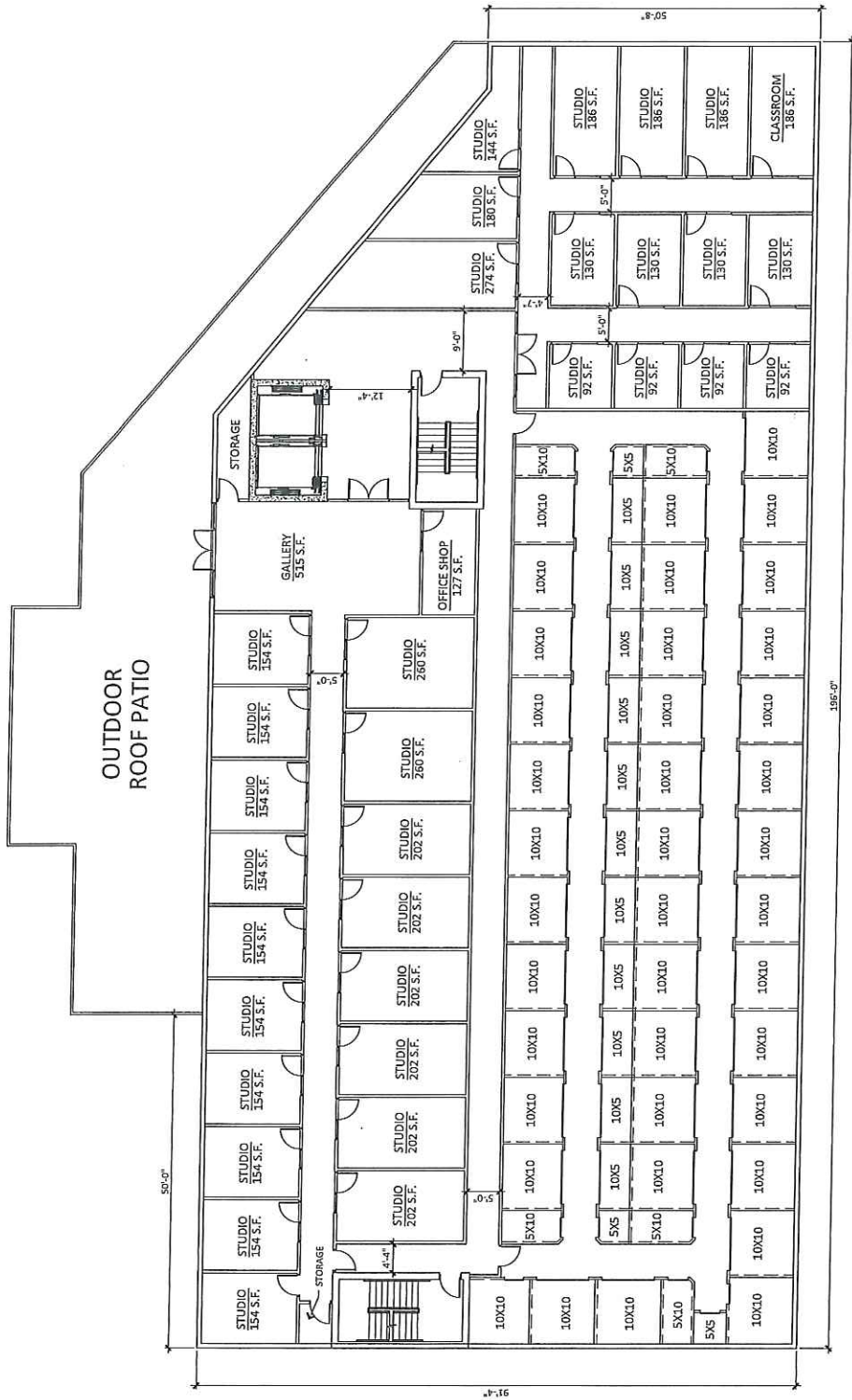
PROPOSED SELF-STORAGE
 SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
 KENSINGTON, MARYLAND, MONTGOMERY COUNTY
 DATE: 11-07-2018 (PRELIMINARY NOT FOR CONSTRUCTION)

PKA&F, LLC
 ARCHITECTS
 10000 WOODBRIDGE AVENUE
 SUITE 100
 GREENBELT, MARYLAND 20818
 TEL: 301-271-1100
 WWW.PKA&F.COM

VIEW 2



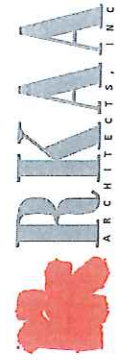
RCAA# 18012.50

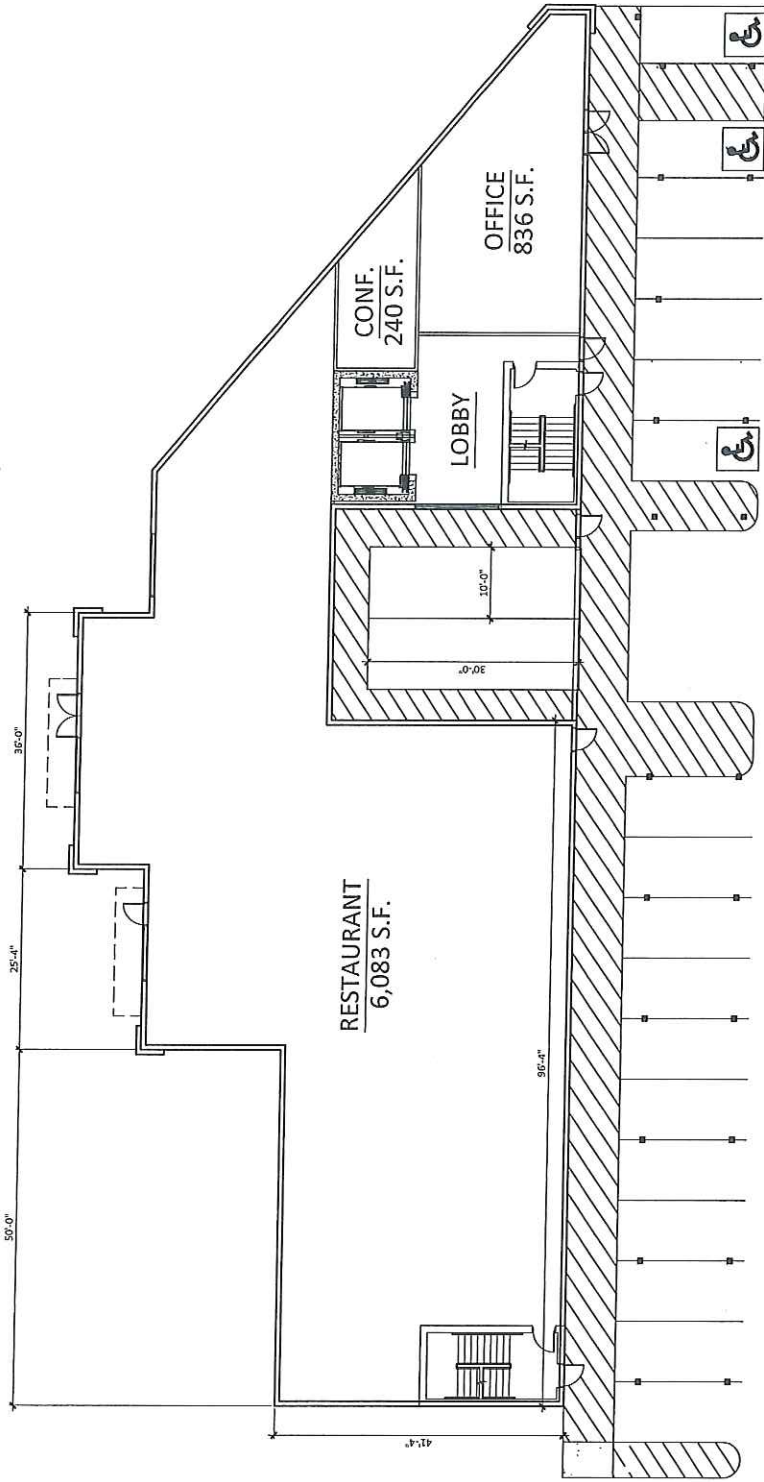


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SELF STORAGE
SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
KENSINGTON, MARYLAND, MONTGOMERY COUNTY
DATE: 11-15-2018 (PRELIMINARY)

FP-2
R&AA# 15012.50





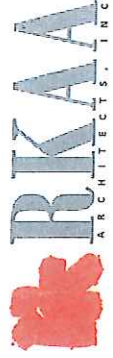
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

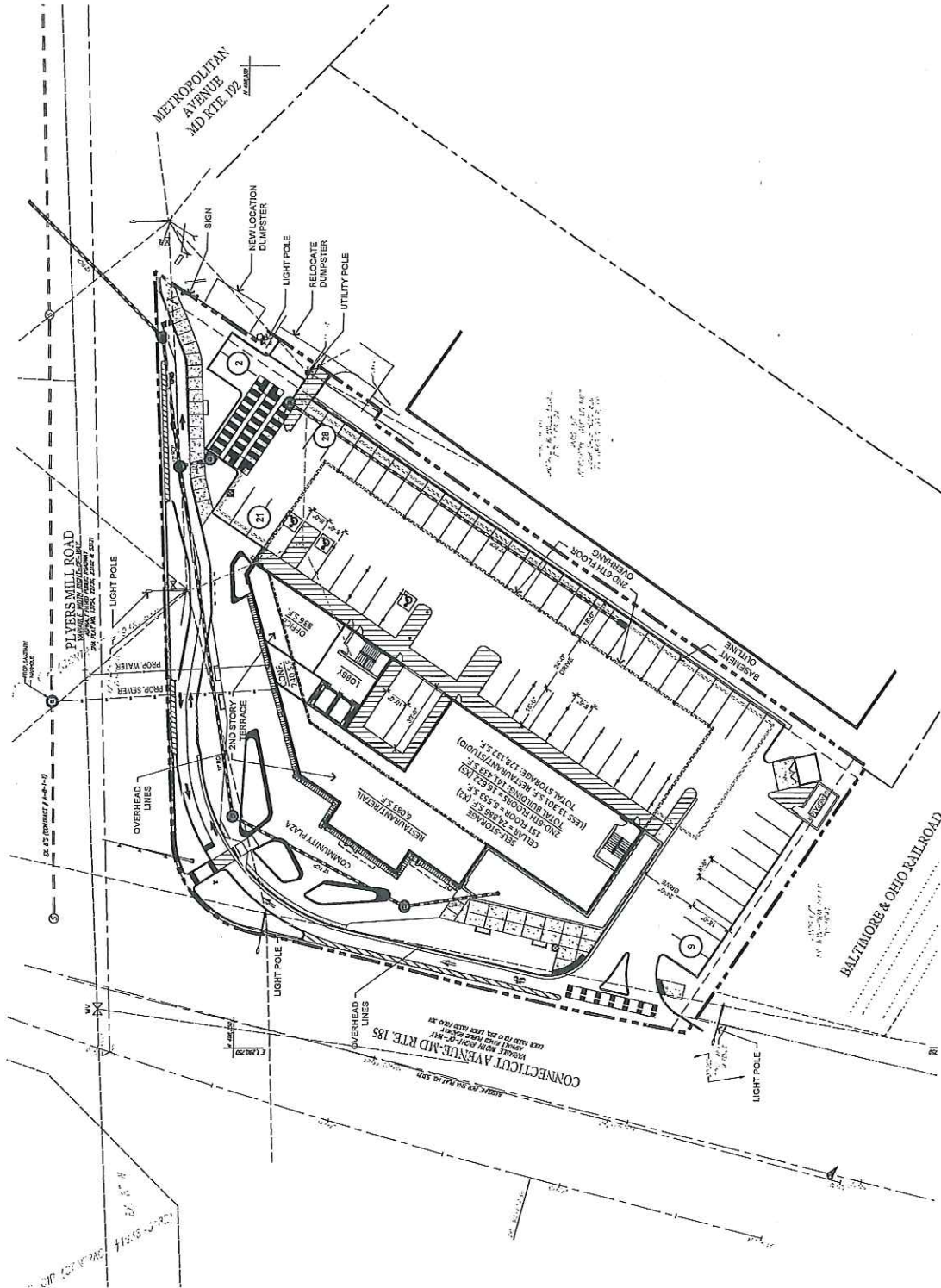
PROPOSED SELF STORAGE
SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
KENSINGTON, MARYLAND, MONTGOMERY COUNTY
DATE: 10-25-2018 (PRELIMINARY)

FP-1

RKAA, INC. IS AN
EQUAL OPPORTUNITY FIRM.
ALL CONTRACTS ARE
SUBJECT TO THE
TERMS AND CONDITIONS
OF OUR STANDARD
FORM OF AGREEMENT.
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RKAA# 18012.50





PROJECT DIRECTORY

DRIVE OPER:
 1784 CAPITAL HOLDINGS
 8777 N. GAINET CENTER DRIVE, SUITE 191
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 CONTACT: KELLY MCKONE
 PHONE: (602) 985-2552
 E-MAIL: kmckone@1784holdings.com

ARCHITECT:
 RKA&A ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: ROBERT KUBICEK
 PHONE: (602) 955-9900
 FAX: (602) 955-9900
 E-MAIL: rkubicek@rkaaa.com

SITE DATA

EXISTING ZONING:	CBT2.5, CZ.O, R2.O, H75
GROSS SITE AREA:	1.52 ACRES (66,603 S.F.)
NET SITE AREA:	1.07 ACRES (46,893 S.F.)
PROPOSED USE:	SELF STORAGE
HEIGHT:	75'
BUILDING ABOVE GRADE (6 STORIES):	91,663 S.F.
CELLAR SPACE (2 STORIES):	49,770 S.F.
ALLOWED FAR:	95,786 S.F.
PROVIDED FAR:	146,893 S.F.
SITE COVERAGE:	(19,390 S.F.) 28%
OPEN SPACE (5%):	(11,130 S.F.) 24%
TOTAL PARKING REQUIRED:	40 SPACES
SELF STORAGE (6,000 S.F.):	1 PER EMPLOYEE + 2 SPACES
RESTAURANT (6,000 S.F.):	1 PER EMPLOYEE + 2 SPACES
RESTAURANT (6,000 S.F.):	1 PER EMPLOYEE + 2 SPACES
ARTISAN MANUFACTURING & PRODUCTION (6,000 S.F.):	1 PER EMPLOYEE + 2 SPACES
TOTAL PARKING PROVIDED:	60 SPACES
ACCESSIBLE SPACES REQUIRED:	3 SPACES
ACCESSIBLE SPACES PROVIDED:	3 SPACES
TOTAL LOADING SPACES PROVIDED:	2 SPACES

PROPOSED SELF STORAGE
 SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
 KENSINGTON, MARYLAND, MONTGOMERY COUNTY
 DATE: 10-29-2018 (PRELIMINARY)

SP-1

RKAA# 18012.50

RKAA&A ARCHITECTS, INC.
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