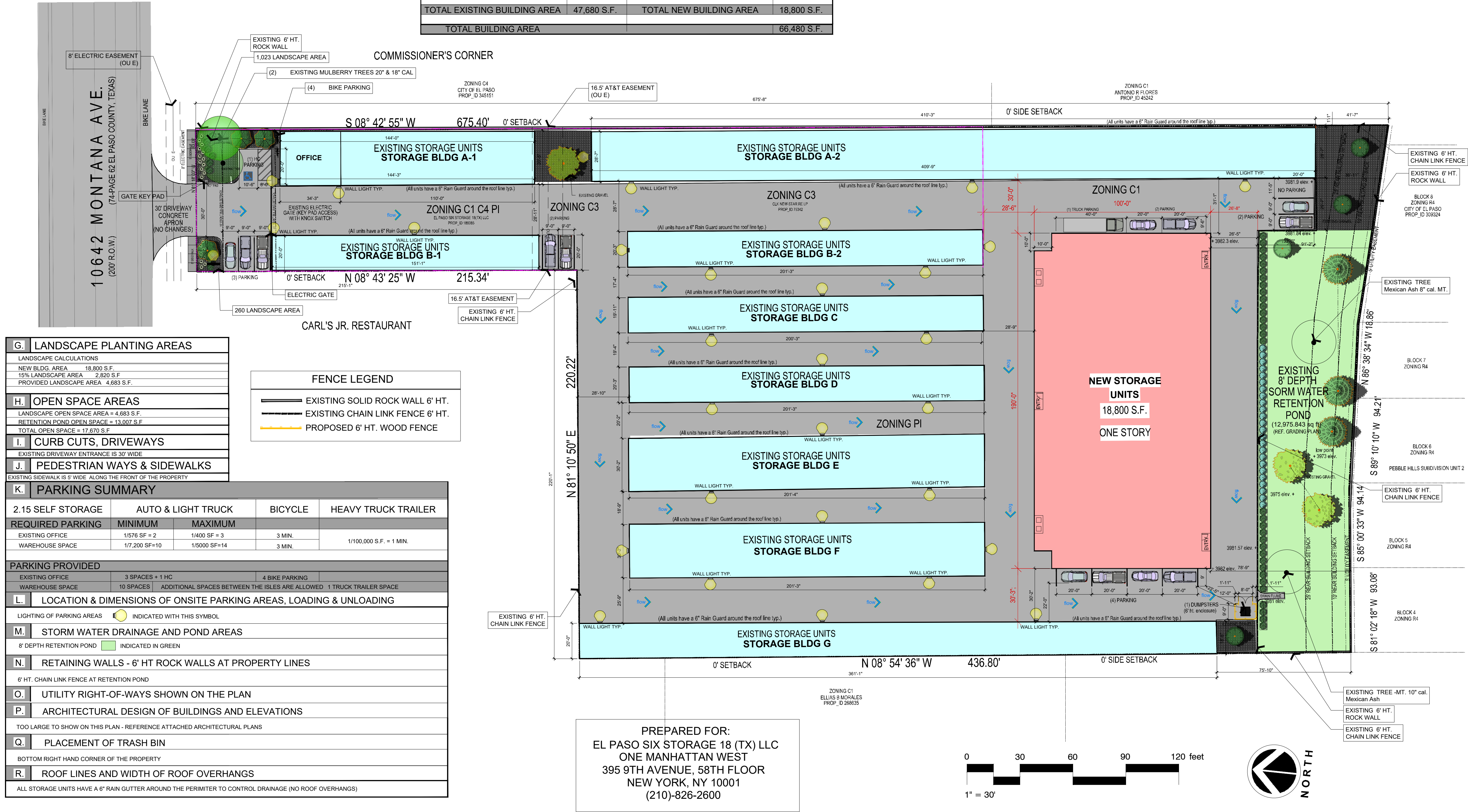


DETAILED SITE DEVELOPMENT PLAN

A. LEGAL DESCRIPTION OF THE PROPERTY		D. SIZE AND STRUCTURAL LAYOUT				E. SIZE AND STRUCTURAL LAYOUT (SEE PLAN BELOW FOR DIMENSIONS)													
BEING A PORTION OF TRACT 2G, SECTION 38, BLOCK 80, TSP 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS "EL PASO SIX STORAGE 18 (TX) LLC CALLED 3.449 ACRES DOC. NO. 20150074873, O.P.R.R.P.E.P.C.T. EXECUTED: OCTOBER 7, 2015"		BUILDING SUMMARY										F. REQUIRED YARDS AND SETBACKS							
		EXISTING BUILDING SUMMARY					PROPOSED BUILDING SUMMARY					TABLE OF DENSITY AND DIMENSIONAL STANDARD							
												SUBPART C-BUILDING SETBACKS (IN FEET)				SUBPART D-BUILDING HEIGHTS			
		EXISTING OFFICE		1,000 S.F.			PROPOSED CLIMATE CONTROLLED BLDG.			18,800 S.F.			ZONING DISTRICT	MIN. FRONT YARD	MIN. REAR YARD	COMPL. MIN. FRONT REAR YARD	MIN. SIDE YARD	MIN. SIDE STREET YARD	MAXIMUM HEIGHT LIMITS IN FEET
		EXISTING STORAGE BLDG. A-1		2,240 S.F.									PI	15	10	NA	0	10	
		EXISTING STORAGE BLDG. A-2		12,240 S.F.									C1	0	10	NA	0	10	
		EXISTING STORAGE BLDG. B-1		3,000 S.F.									C3	15	20	NA	0	10	
		EXISTING STORAGE BLDG. B-2		4,000 S.F.															40'
		EXISTING STORAGE BLDG. C		4,000 S.F.															35'
		EXISTING STORAGE BLDG. D		4,000 S.F.															14'
EXISTING STORAGE BLDG. E		4,000 S.F.																	
EXISTING STORAGE BLDG. F		6,000 S.F.																	
EXISTING STORAGE BLDG. G		7,200 S.F.																	
		TOTAL EXISTING BUILDING AREA					47,680 S.F.			TOTAL NEW BUILDING AREA					18,800 S.F.				
		TOTAL BUILDING AREA													66,480 S.F.				
B. ZONING C1 - C4 - PI																			
PROPOSED LAND USE IS TO CONVERT SURFACE STORAGE FOR BOATS, RVS, AND CARS TO A (1) ONE STORY CLIMATE CONTROLLED SELF STORAGE.																			
C. SIZE AND STRUCTURAL LAYOUT (REF. SITE PLAN)																			



LOCATION MAP



CUBESMART CLIMATE STORAGE
BUILDING ADDITION

DEVELOPER:
EL PASO SIX STORAGE 18 (TX) LLC
LOCATION:
10642 MONTANA AVE. EL PASO, TX 79935

DETAILED SITE DEVELOPMENT PLAN
MARCH 04, 2025

scale 1" = 30.0'





ISSUE DATE
SUBMITTAL 2/25/2025

EXISTING CUBESMART
NEW STORAGE BUILDING
10642 MONTANA
EL PASO, TEXAS 79935

**Kaufman
Design
Group**

ARCHITECTURE

9415 E. HARRY ST.
SUITE 405
WICHITA, KS 67207
(316) 618-0448
sally@kdginc.co

SHEET TITLE
COLORED BUILDING ELEVATIONS

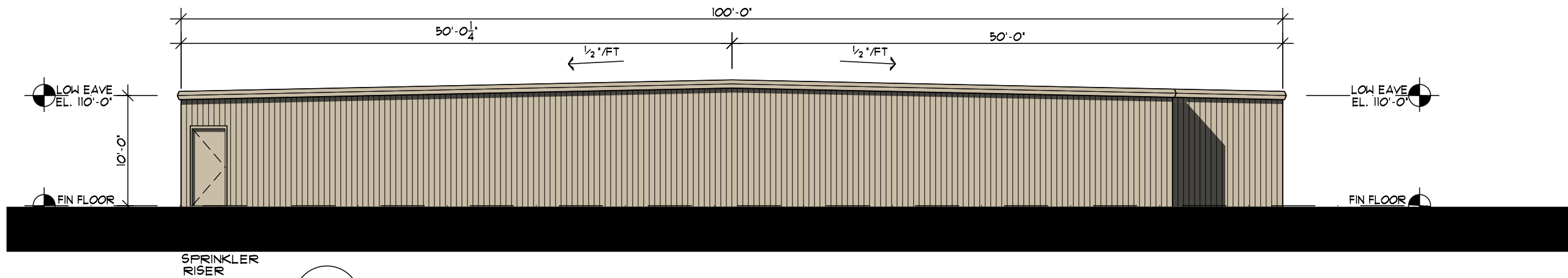
SHEET NUMBER

A1

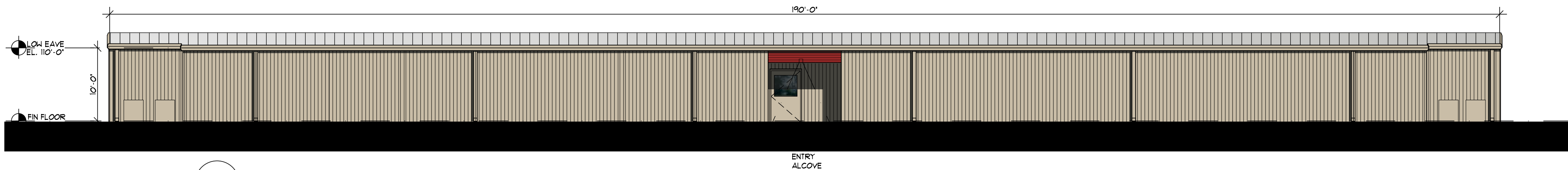
OF SHEETS

MATERIAL LEGEND

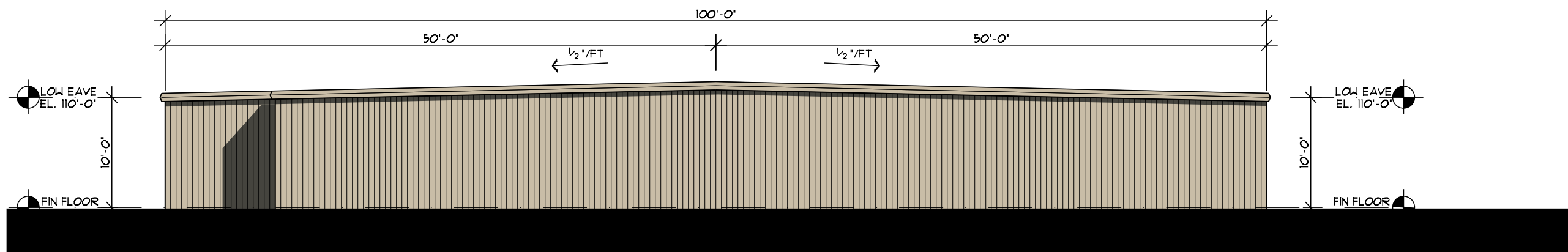
- PREFINISHED METAL GUTTER, RAKE TRIM OR COPING CAP
- MBCI LIGHT STONE (VERIFY MATCH W/ EXISTING)
- PREFINISHED VERTICAL REVERSE U METAL PANEL
- MBCI LIGHT STONE (VERIFY MATCH W/ EXISTING)
- 24 GA. HORIZONTAL TYPE D METAL PANEL
COLOR RED ACCENT
- PREFINISH STANDING SEAM ROOF
- MBCI GALVALUME
- HOLLOW METAL DOOR W/ HALF GLASS
- PAINT TO MATCH MBCI LIGHT STONE



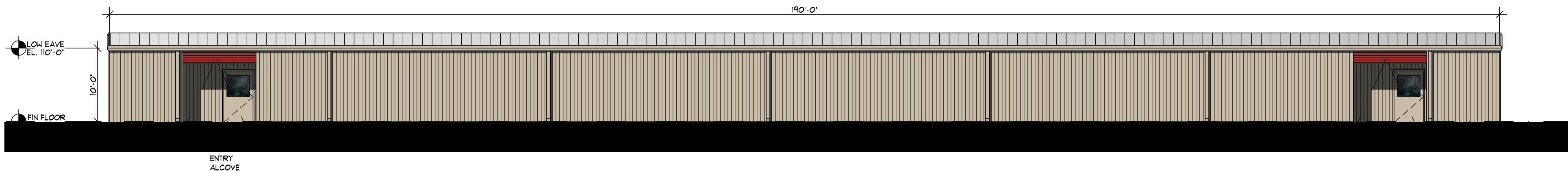
A1 EAST ELEVATION BUILDING A
SCALE 1/8"=1'-0"



A2 NORTH ELEVATION BUILDING A
SCALE 1/8"=1'-0"



A3 WEST ELEVATION BUILDING A
SCALE 1/8"=1'-0"



A4 SOUTH ELEVATION BUILDING A
SCALE 1/8"=1'-0"