

ESSENTIALS OF A DEVELOPMENT TEAM

The overall importance of a Development Team is so that your self-storage development whether it be your first or number 50 is completed with the vision that you projected at the very beginning. A project that needs to be within certain parameters to be financially successful and an operation you are proud to Own. Education of the industry is fundamental and one that you will not have if this is your first.

THE PROFESSIONALS AND THEIR NECESSARY SCOPE OF WORK FOR PERMITS

ALL NEED TO HAVE EXPERIENCE IN SELF STORAGE!!!!

CIVIL ENGINEER (Local engineer is better option)

- PLATTING (if not a platted lot)
- BOUNDARY, TOPO AND UTILITY SURVEY
- CONSTRUCTION DOCUMENTS
 - GRADING AND DRAINAGE
 - STORMWATER MANAGEMENT PLAN AND EROSION CONTROL PLAN
 - SITE DIMENSION PLAN
 - SITE UTILITIES PLAN
 - FIRE PROTECTION PLAN
 - FORMS OR SERVICES SPECIFIC TO THE JURISDICTION

FEASIBILITY STUDY

- Very important when you are just beginning.
- Best money you can spend before closing on property
- Make sure you get the suggested unit mix and the competition coming in the Scope of Work

GEOTECH ENGINEERS (local is better option)

- SOILS ANALYSIS
- STRUCTURAL RECOMMENDATION
- BUILDING PAD RECOMMENDATION
- PAVING RECOMMENDATION

ARCHITECT (DOES NOT HAVE TO BE LOCAL)

ARCHITECTURAL SITE PLAN (DONE WITH HELP OF CIVIL)

- UNIT MIX PLAN (BASED ON YOUR FEASIBILITY OR RECOMMENDATION)
- CODE REVIEW PLAN
- FLOOR PLANS
- EXTERIOR ELEVATIONS
- ROOF PLANS
- BUILDING AND WALL SECTIONS AND DETAILS
- DOOR AND WINDOW SCHEDULES AND DETAILS
- ENGINEERING FOR ALL MEP
- ENGINEERED STRUCTURAL PLANS

LANDSCAPE ARCHITECT -Scope of work to be what the jurisdiction requires and ask they maintain minimums.

So put that DESIGN TEAM together first and listen to their knowledge and start creating something you will be proud of.