

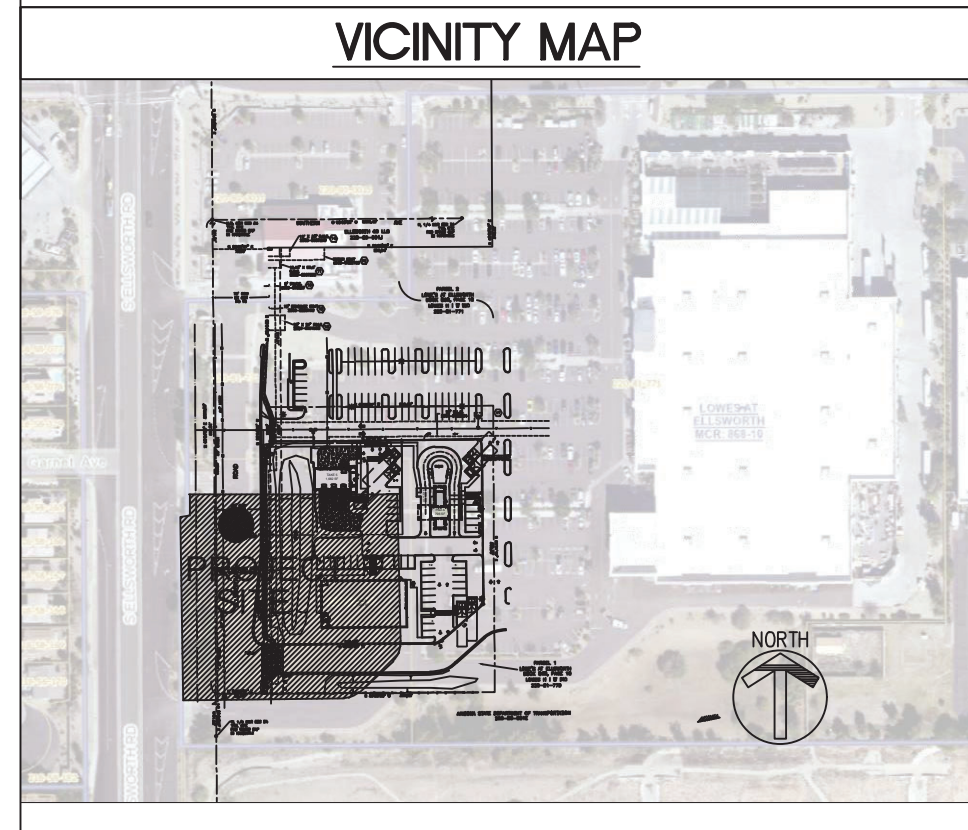
PROJECT DATA	
PROJECT NAME:	TAKE 5 RETAIL FACILITY SEC SOUTHERN AVE & ELLSWORTH RD MESA, ARIZONA
EXISTING USE:	VACANT PAD/LOWE'S RETAIL CENTER
PROPOSED USE:	OIL CHANGE
DEVELOPER:	DRIVEN BRANDS 440 S. CHURCH ST #700 CHARLOTTE, NC 28202 CONTACT: REBECCA McCALLISTER
ARCHITECT:	M3 DESIGN 2645 N 7TH AVE PHOENIX, ARIZONA 85007 (480)528-3136 CONTACT: JESSE MACIAS

SITE DATA	
SITE NET AREA:	23,235 S.F. / 0.533 AC.
APN #:	220-81-770
GENERAL PLAN DESIGNATION:	COMMERCIAL
ZONING:	LC
BUILDING FOOTPRINT:	1,315 S.F.
TAKE 5:	1,315 S.F. / 23,235 S.F. = 5.7%
BUILDING COVERAGE:	MAXIMUM: 30'-0" PROVIDED: ±25'-0"
BUILDING HEIGHT:	12,576 S.F. / 23,235 S.F. = 54%
LANDSCAPE:	9,344 S.F. / 23,235 S.F. = 40.2%
IMPERVIOUS COVERAGE:	
SETBACKS:	
STREET FRONT (WEST)	15' PROVIDED: 70'-0"
SIDE (EAST)	10' PROVIDED: 20'-0"
SIDE (NORTH)	0' PROVIDED: 8'-0"
REAR (EAST)	0' PROVIDED: 6'-0"
TYPE OF CONSTRUCTION:	VB - SPRINKLERED
OCCUPANCY TYPE:	S-1 (MOTOR VEHICLE GARAGE)
PARKING:	
REQUIRED:	1,315 / 375 = 4 SPACES
TAKE 5:	TOTAL REQUIRED: 4 SPACES
PARKING PROVIDED:	
ACCESSIBLE PARKING SPACES:	1 SPACES
STANDARD PARKING SPACES:	4 SPACES
TOTAL PROVIDED:	5 SPACES

**PROJECT DESCRIPTION**  
 NEW 1,315SF TAKE 5 EXPRESS OIL CHANGE FACILITY ON 0.533 VACANT ZONED LC PARCEL WITHIN EXISTING LOWE'S RETAIL CENTER WITH EXISTING ACCESS POINTS TO REMAIN

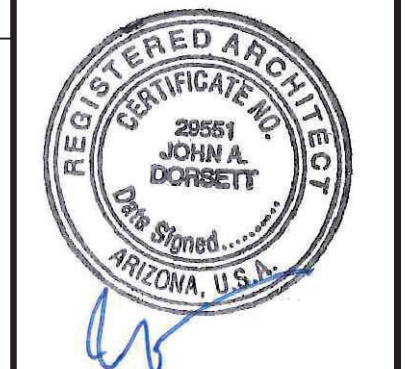
**LEGAL DESCRIPTION**  
 That portion of PARCEL 1, LOWE'S AT ELLSWORTH, according to the plat recorded in Book 888 of Maps, Page 10, Records of Maricopa County, Arizona, located in the Northwest quarter of Section 34, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, more particularly described as follows:  
 COMMENCING at the Northwest corner of said Section 34, marked by a brass cap in handhole, from which the North quarter corner of said Section 34, marked by a brass cap in handhole, bears East, a distance of 2653.46 feet;  
 Thence South 00° 04'-43"-East, along the West line of said section 34, a distance of 937.51 feet; Thence North 89° 55'-47"-East, 65.00 feet to the Southwest corner of said Parcel 1;  
 Thence North 00° 04'-43"-West, along the West line of said Parcel 1, a distance of 212.18 feet to the POINT OF BEGINNING;  
 Thence continuing North 00° 04'-43"-West, along said West line of said Parcel 1, a distance of 95.10 feet to a corner in said West line;  
 Thence South 89° 52'-47"-East, along said West line, 10.00 feet to a corner in said West line;  
 Thence continuing North 00° 04'-43"-West, along said West line, a distance of 30.59 feet - Thence North 89° 45'-48"-East, 176.82 feet;  
 Thence South 00° 00'-45"-East, 126.29 feet;  
 Thence North 89° 52'-47"-West, 186.67 feet to the POINT OF BEGINNING.  
 Said parcel contains 23,235 square feet or 0.5334 acres more or less.

**CITY OF MESA SITE PLAN NOTES**



**APPROVAL STAMPS**

2645 NORTH 7th AVENUE  
 PHOENIX, ARIZONA 85007

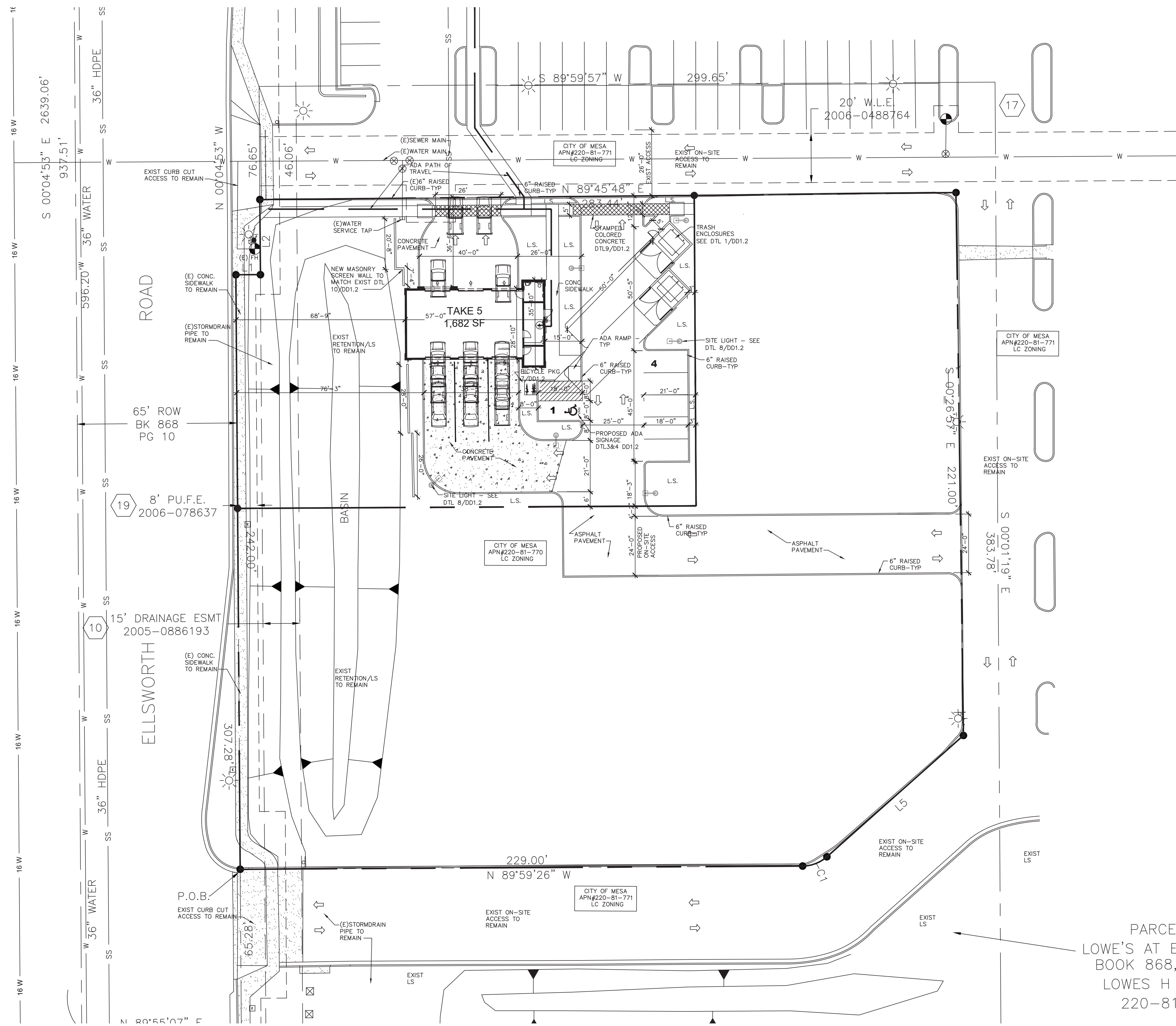


TAKE FIVE RETAIL FACILITY  
 SEC ELLSWORTH RD & SOUTHERN AVE  
 MESA, ARIZONA  
 ENLARGED SITE PLAN

DATE:	2022-10-01
SCALE:	SCALE
DRAWN BY:	JM
PROJECT NUMBER:	TFO22009.0.0
SHEET:	DD1A
REV:	

1 ENLARGED SITE PLAN  
 DD1.0 SCALE: 1" = 10'-0" NORTH





**1 ENLARGED SITE PLAN**  
 DD1.0 SCALE: 1" = 20'-0"  
 NORTH

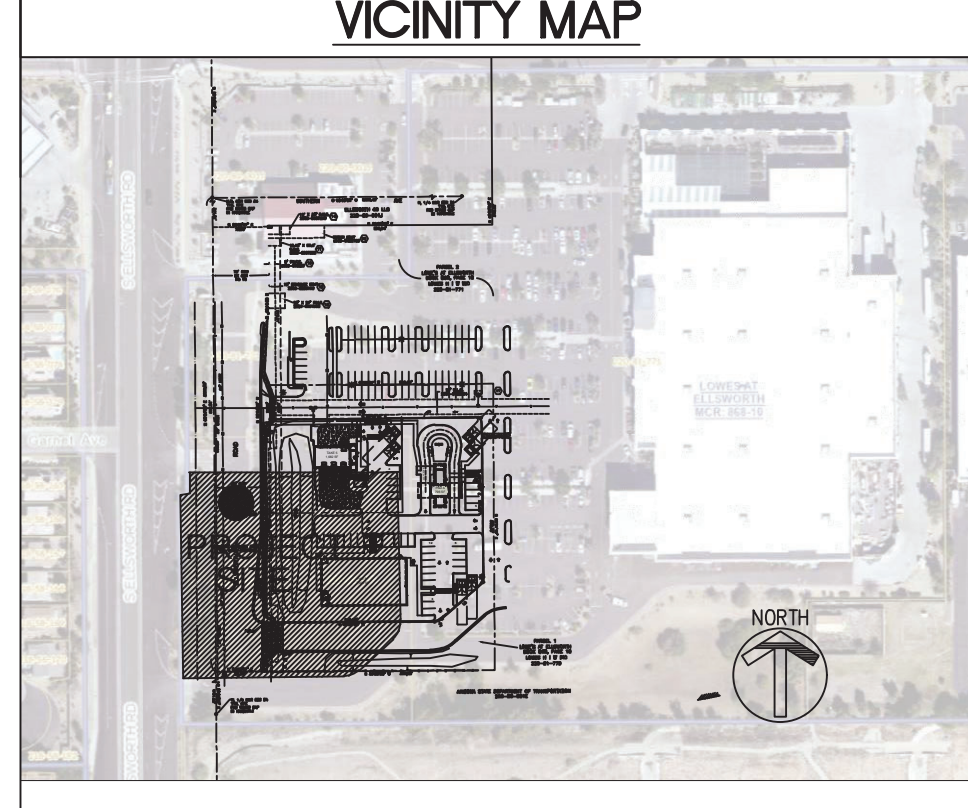
PROJECT DATA	
PROJECT NAME:	TAKE 5 RETAIL FACILITY SEC SOUTHERN AVE & ELLSWORTH RD MESA, ARIZONA
EXISTING USE:	VACANT PAD/LOWE'S RETAIL CENTER
PROPOSED USE:	OIL CHANGE
DEVELOPER:	DRIVEN BRANDS 440 S. CHURCH ST #700 CHARLOTTE, NC 28202 CONTACT: REBECCA McCALLISTER
ARCHITECT:	M3 DESIGN 2645 N 7TH AVE PHOENIX, ARIZONA 85007 (480)528-3136 CONTACT: JESSE MACIAS

SITE DATA																
SITE NET AREA:	23,235 S.F. / 0.533 AC.															
APN #:	220-81-770															
GENERAL PLAN DESIGNATION:	COMMERCIAL															
ZONING:	LC															
BUILDING FOOTPRINT:	1,315 S.F.															
TAKE 5:	1,315 S.F. / 23,235 S.F. = 5.7%															
BUILDING COVERAGE:	MAXIMUM: 30'-0" PROVIDED: ±25'-0"															
BUILDING HEIGHT:	12,576 S.F. / 23,235 S.F. = 54%															
LANDSCAPE:	9,344 S.F. / 23,235 S.F. = 40.2%															
IMPERVIOUS COVERAGE:																
SETBACKS:	<table border="1"> <thead> <tr> <th>SETBACKS:</th> <th>REQ'D:</th> <th>PROVIDED:</th> </tr> </thead> <tbody> <tr> <td>STREET FRONT (WEST)</td> <td>15'</td> <td>70'-0"</td> </tr> <tr> <td>SIDE (EAST)</td> <td>10'</td> <td>20'-0"</td> </tr> <tr> <td>SIDE (NORTH)</td> <td>0'</td> <td>8'-0"</td> </tr> <tr> <td>REAR (EAST)</td> <td>0'</td> <td>6'-0"</td> </tr> </tbody> </table>	SETBACKS:	REQ'D:	PROVIDED:	STREET FRONT (WEST)	15'	70'-0"	SIDE (EAST)	10'	20'-0"	SIDE (NORTH)	0'	8'-0"	REAR (EAST)	0'	6'-0"
SETBACKS:	REQ'D:	PROVIDED:														
STREET FRONT (WEST)	15'	70'-0"														
SIDE (EAST)	10'	20'-0"														
SIDE (NORTH)	0'	8'-0"														
REAR (EAST)	0'	6'-0"														
TYPE OF CONSTRUCTION:	VB - SPRINKLERED															
OCCUPANCY TYPE:	S-1 (MOTOR VEHICLE GARAGE)															
PARKING:	<table border="1"> <thead> <tr> <th>REQUIRED:</th> <th>PROVIDED:</th> </tr> </thead> <tbody> <tr> <td>TAKE 5</td> <td>1,315 / 375 = 4 SPACES</td> </tr> <tr> <td></td> <td>TOTAL REQUIRED: 4 SPACES</td> </tr> <tr> <td>ACCESSIBLE PARKING SPACES:</td> <td>1 SPACES</td> </tr> <tr> <td>STANDARD PARKING SPACES:</td> <td>4 SPACES</td> </tr> <tr> <td></td> <td>TOTAL PROVIDED: 5 SPACES</td> </tr> </tbody> </table>	REQUIRED:	PROVIDED:	TAKE 5	1,315 / 375 = 4 SPACES		TOTAL REQUIRED: 4 SPACES	ACCESSIBLE PARKING SPACES:	1 SPACES	STANDARD PARKING SPACES:	4 SPACES		TOTAL PROVIDED: 5 SPACES			
REQUIRED:	PROVIDED:															
TAKE 5	1,315 / 375 = 4 SPACES															
	TOTAL REQUIRED: 4 SPACES															
ACCESSIBLE PARKING SPACES:	1 SPACES															
STANDARD PARKING SPACES:	4 SPACES															
	TOTAL PROVIDED: 5 SPACES															

**PROJECT DESCRIPTION**  
 NEW 1,315SF TAKE 5 EXPRESS OIL CHANGE FACILITY ON 0.533 VACANT ZONED LC PARCEL WITHIN EXISTING LOWE'S RETAIL CENTER WITH EXISTING ACCESS POINTS TO REMAIN

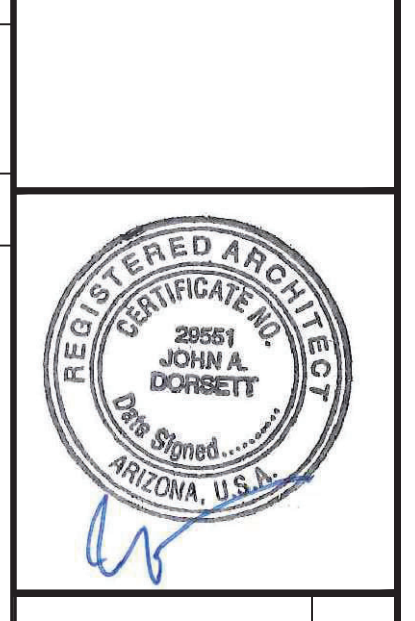
**LEGAL DESCRIPTION**  
 That portion of PARCEL 1, LOWE'S AT ELLSWORTH, according to the plot recorded in Book 888 of Maps, Page 10, Records of Maricopa County, Arizona, located in the Northwest quarter of Section 34, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, more particularly described as follows:  
 COMMENCING at the Northwest corner of said Section 34, marked by a brass cap in handhole, bears East, a distance of 2653.46 feet;  
 Thence South 00° 04'-43"-East along the West line of said section 34, a distance of 937.51 feet; Thence North 89° 55'-47"-East, 65.00 feet to the Southwest corner of said Parcel 1;  
 Thence North 00° 04'-43"-West, along the West line of said Parcel 1, a distance of 212.18 feet to the POINT OF BEGINNING;  
 Thence continuing North 00° 04'-43"-West, along said West line of said Parcel 1, a distance of 95.10 feet to a corner in said West line;  
 Thence South 89° 52'-47"-East, along said West line, 10.00 feet to a corner in said West line;  
 Thence continuing North 00° 04'-43"-West, along said West line, a distance of 30.59 feet-  
 Thence North 89° 45'-48"-East, 176.82 feet;  
 Thence South 00° 00'-45"-East, 126.29 feet;  
 Thence North 89° 52'-47"-West, 186.67 feet to the POINT OF BEGINNING.  
 Said parcel contains 23,235 square feet or 0.5334 acres more or less.

**CITY OF MESA SITE PLAN NOTES**



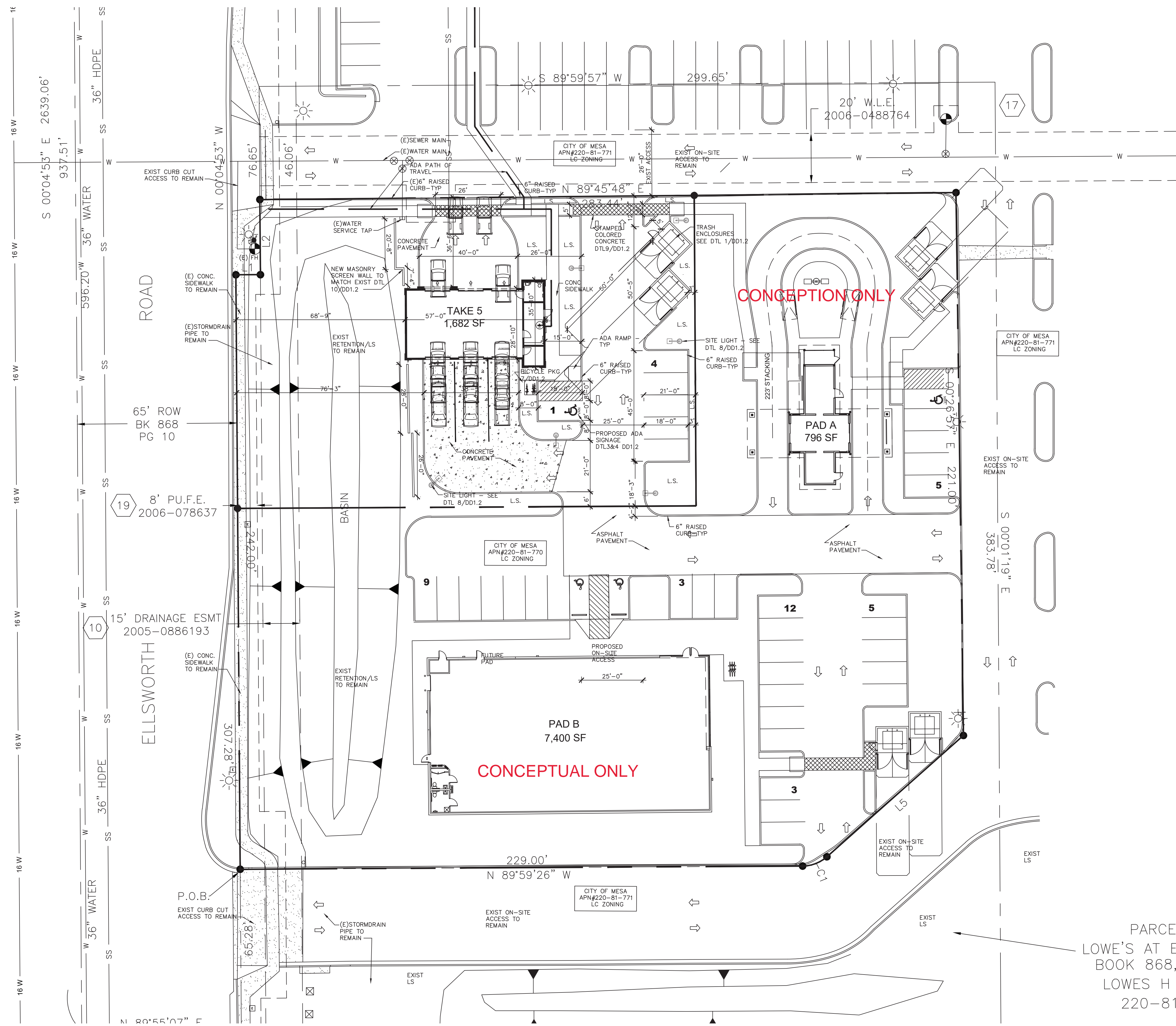
APPROVAL STAMPS	
DATE:	2022-10-01
SCALE:	SCALE
DRAWN BY:	JM
PROJECT NUMBER:	TFO22009.0.0
SHEET:	DD1
REV:	

2645 NORTH 7TH AVENUE  
 PHOENIX, ARIZONA 85007



**TAKE FIVE RETAIL FACILITY  
 SEC ELLSWORTH RD & SOUTHERN AVE  
 MESA, ARIZONA**  
 SITE PLAN





1 ENLARGED SITE PLAN  
 DD1.0 SCALE: 1" = 20'-0"  
 NORTH

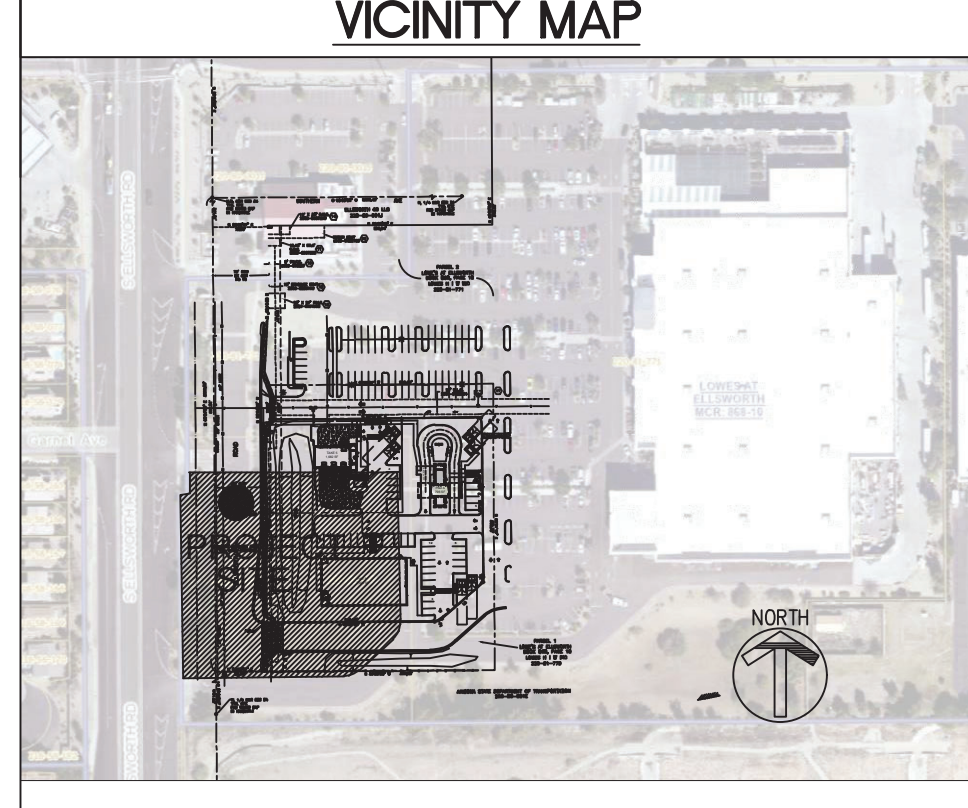
PROJECT DATA	
PROJECT NAME:	TAKE 5 RETAIL FACILITY SEC SOUTHERN AVE & ELLSWORTH RD MESA, ARIZONA
EXISTING USE:	VACANT PAD/LOWE'S RETAIL CENTER
PROPOSED USE:	OIL CHANGE
DEVELOPER:	DRIVEN BRANDS 440 S. CHURCH ST #700 CHARLOTTE, NC 28202 CONTACT: REBECCA McCALLISTER
ARCHITECT:	M3 DESIGN 2645 N 7TH AVE PHOENIX, ARIZONA 85007 (480)528-3136 CONTACT: JESSE MACIAS

SITE DATA	
SITE NET AREA:	23,235 S.F. / 0.533 AC.
APN #:	220-81-770
GENERAL PLAN DESIGNATION:	COMMERCIAL
ZONING:	LC
BUILDING FOOTPRINT:	TAKE 5: 1,315 S.F.
BUILDING COVERAGE:	1,315 S.F. / 23,235 S.F. = 5.7%
BUILDING HEIGHT:	MAXIMUM: 30'-0" PROVIDED: ±25'-0"
LANDSCAPE:	12,576 S.F. / 23,235 S.F. = 54%
IMPERVIOUS COVERAGE:	9,344 S.F. / 23,235 S.F. = 40.2%
SETBACKS:	STREET FRONT (WEST) 15' PROVIDED: 70'-0" SIDE (EAST) 10' PROVIDED: 20'-0" SIDE (NORTH) 0' PROVIDED: 8'-0" REAR (EAST) 0' PROVIDED: 6'-0"
TYPE OF CONSTRUCTION:	VB - SPRINKLERED
OCCUPANCY TYPE:	S-1 (MOTOR VEHICLE GARAGE)
PARKING:	REQUIRED: TAKE 5 1,315 / 375 = 4 SPACE TOTAL REQUIRED: 4 SPACES
PARKING PROVIDED:	ACCESSIBLE PARKING SPACES: 1 SPACE STANDARD PARKING SPACES: 4 SPACES TOTAL PROVIDED: 5 SPACES

**PROJECT DESCRIPTION**  
 NEW 1,315SF TAKE 5 EXPRESS OIL CHANGE FACILITY ON 0.533 VACANT ZONED LC PARCEL WITHIN EXISTING LOWE'S RETAIL CENTER WITH EXISTING ACCESS POINTS TO REMAIN

**LEGAL DESCRIPTION**  
 That portion of PARCEL 1, LOWE'S AT ELLSWORTH, according to the plot recorded in Book 888 of Maps, Page 10, Records of Maricopa County, Arizona, located in the Northwest quarter of Section 34, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, more particularly described as follows:  
 COMMENCING at the Northwest corner of said Section 34, marked by a brass cap in handhole, bears East, a distance of 2653.46 feet;  
 Thence South 00° 04'-43" East along the West line of said section 34, a distance of 937.51 feet; Thence North 89° 55'-47" East, 65.00 feet to the Southwest corner of said Parcel 1;  
 Thence North 00° 04'-43" West, along the West line of said Parcel 1, a distance of 212.18 feet to the POINT OF BEGINNING;  
 Thence continuing North 00° 04'-43" West, along said West line of said Parcel 1, a distance of 95.10 feet to a corner in said West line;  
 Thence South 89° 52'-47" East, along said West line, 10.00 feet to a corner in said West line;  
 Thence continuing North 00° 04'-43" West, along said West line, a distance of 30.59 feet; Thence North 89° 45'-48" East, 176.82 feet;  
 Thence South 00° 00'-45" East, 126.29 feet;  
 Thence North 89° 52'-47" West, 186.67 feet to the POINT OF BEGINNING.  
 Said parcel contains 23,235 square feet or 0.5334 acres more or less.

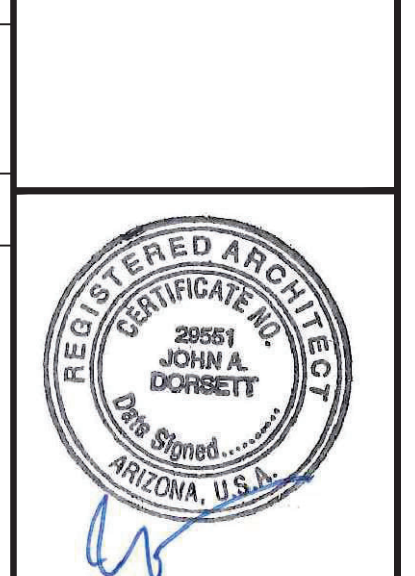
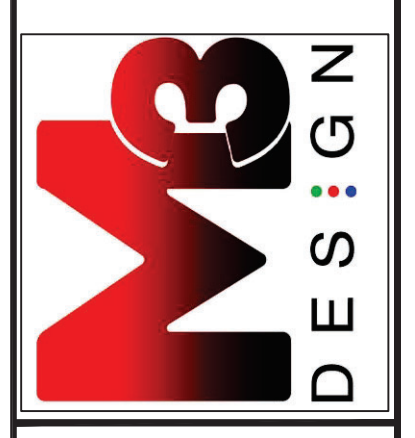
**CITY OF MESA SITE PLAN NOTES**



**APPROVAL STAMPS**

**CONCEPTUAL ONLY FOR PAD A AND PAD B**

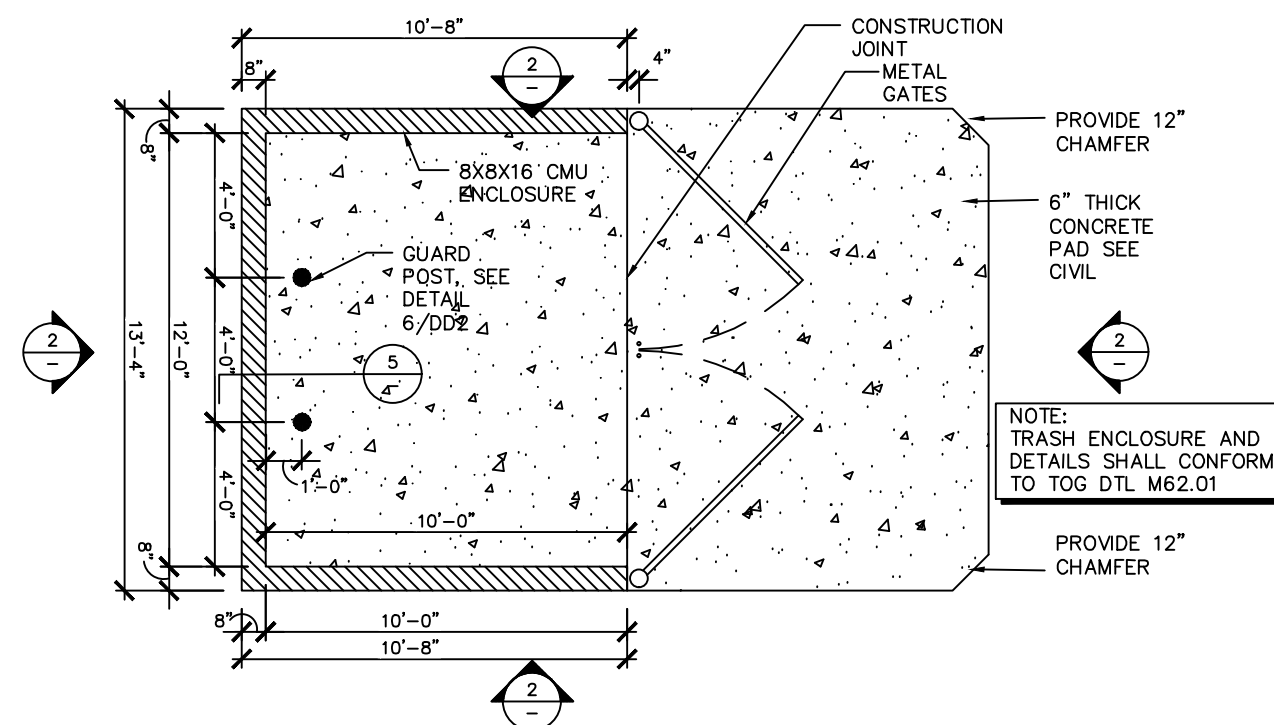
2645 NORTH 7th AVENUE  
 PHOENIX, ARIZONA 85007



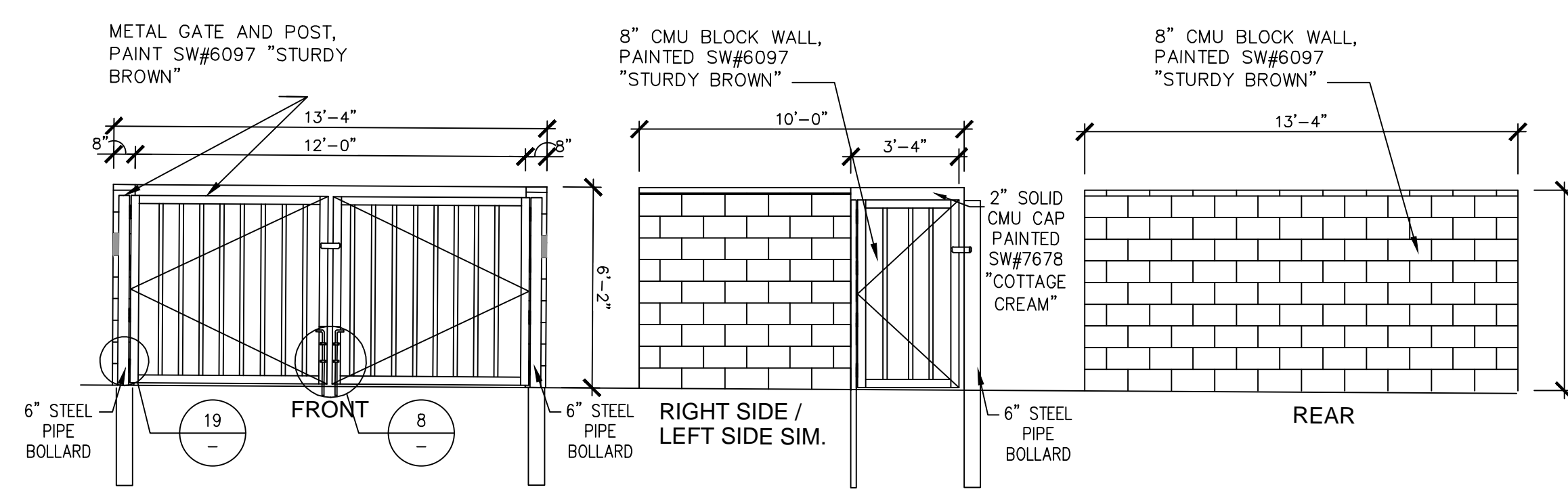
TAKE FIVE RETAIL FACILITY  
 SEC ELLSWORTH RD & SOUTHERN AVE  
 MESA, ARIZONA  
 CONCEPTUAL MASTER SITE PLAN

DATE: 2022-10-01  
 SCALE: SCALE  
 DRAWN BY: JM  
 PROJECT NUMBER: TFO22009.0.0  
 SHEET: DD1B  
 REV:

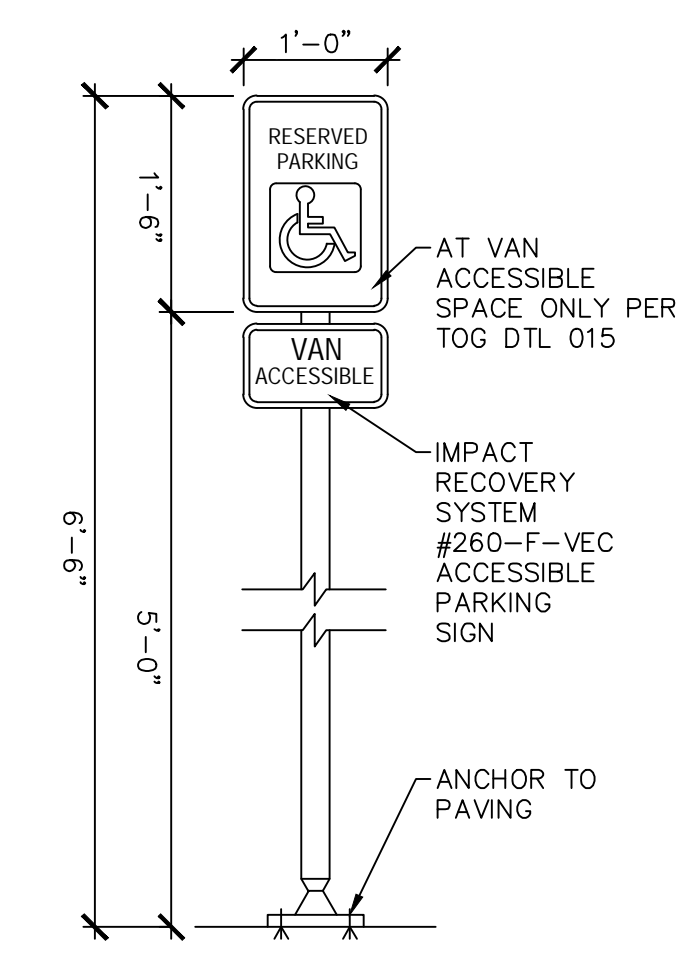




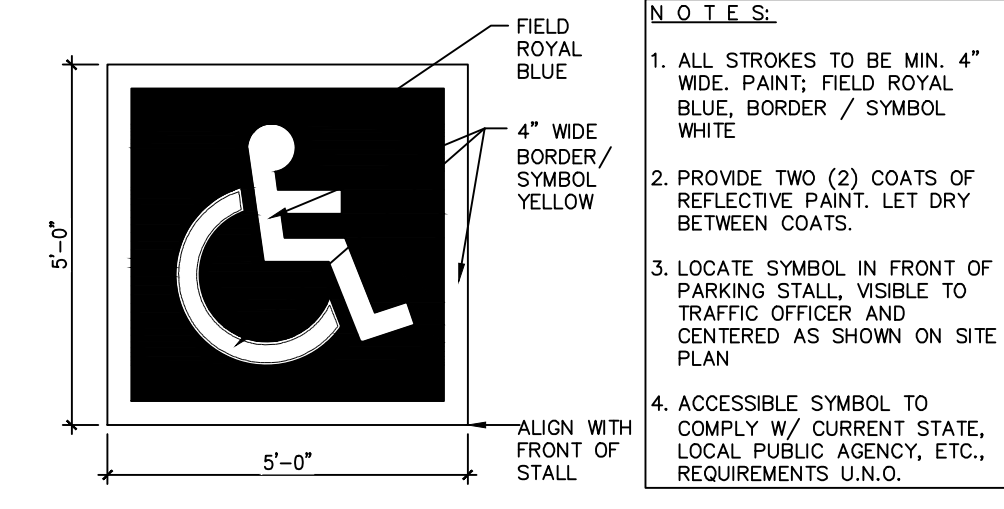
1 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



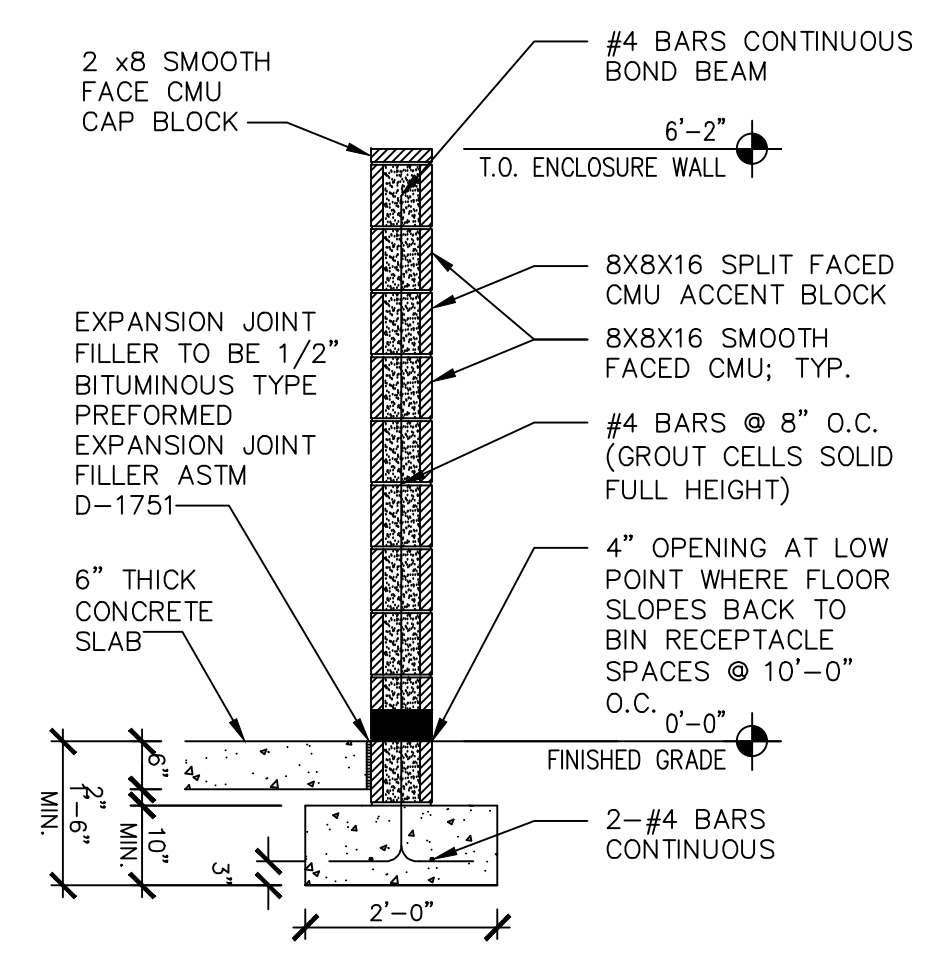
4 TRASH ENCLOSURE ELEV.  
SCALE: 1/4" = 1'-0"



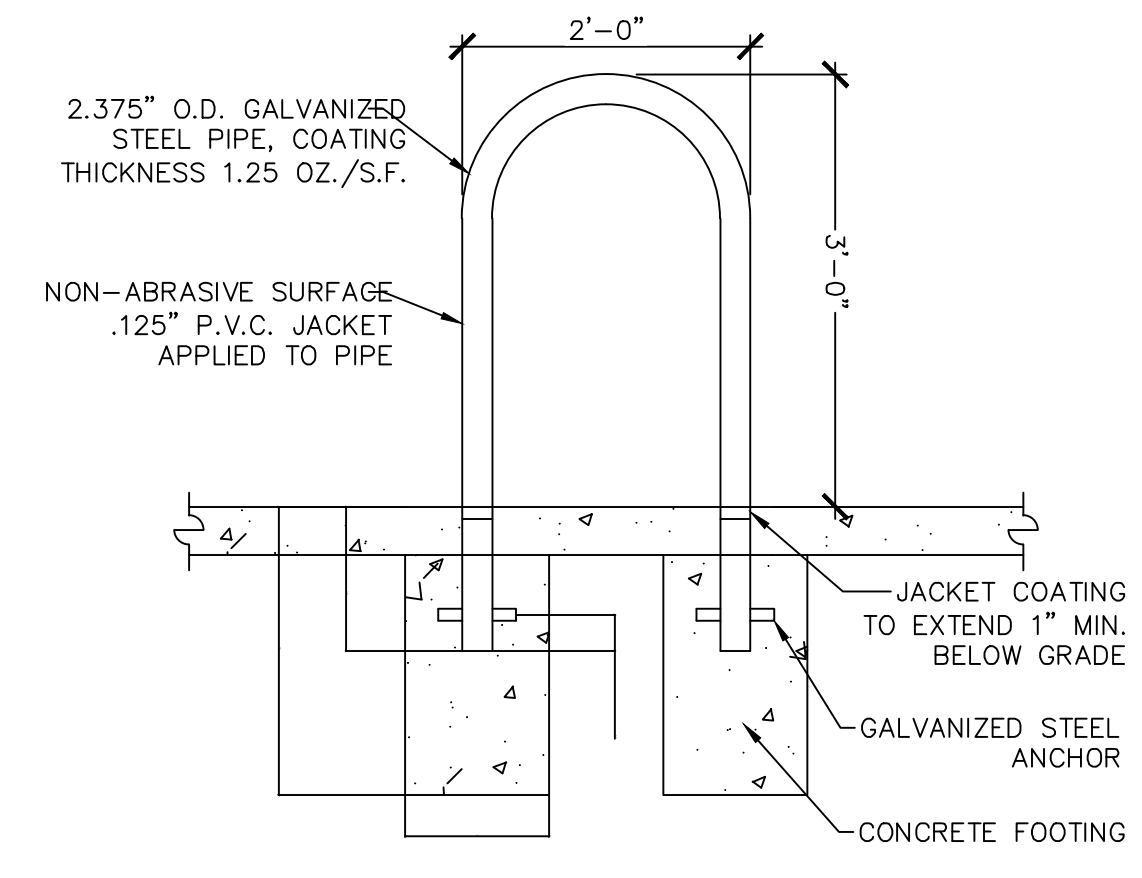
3 ACCESSIBLE PARKING SIGN  
SCALE: 3/4" = 1'-0"



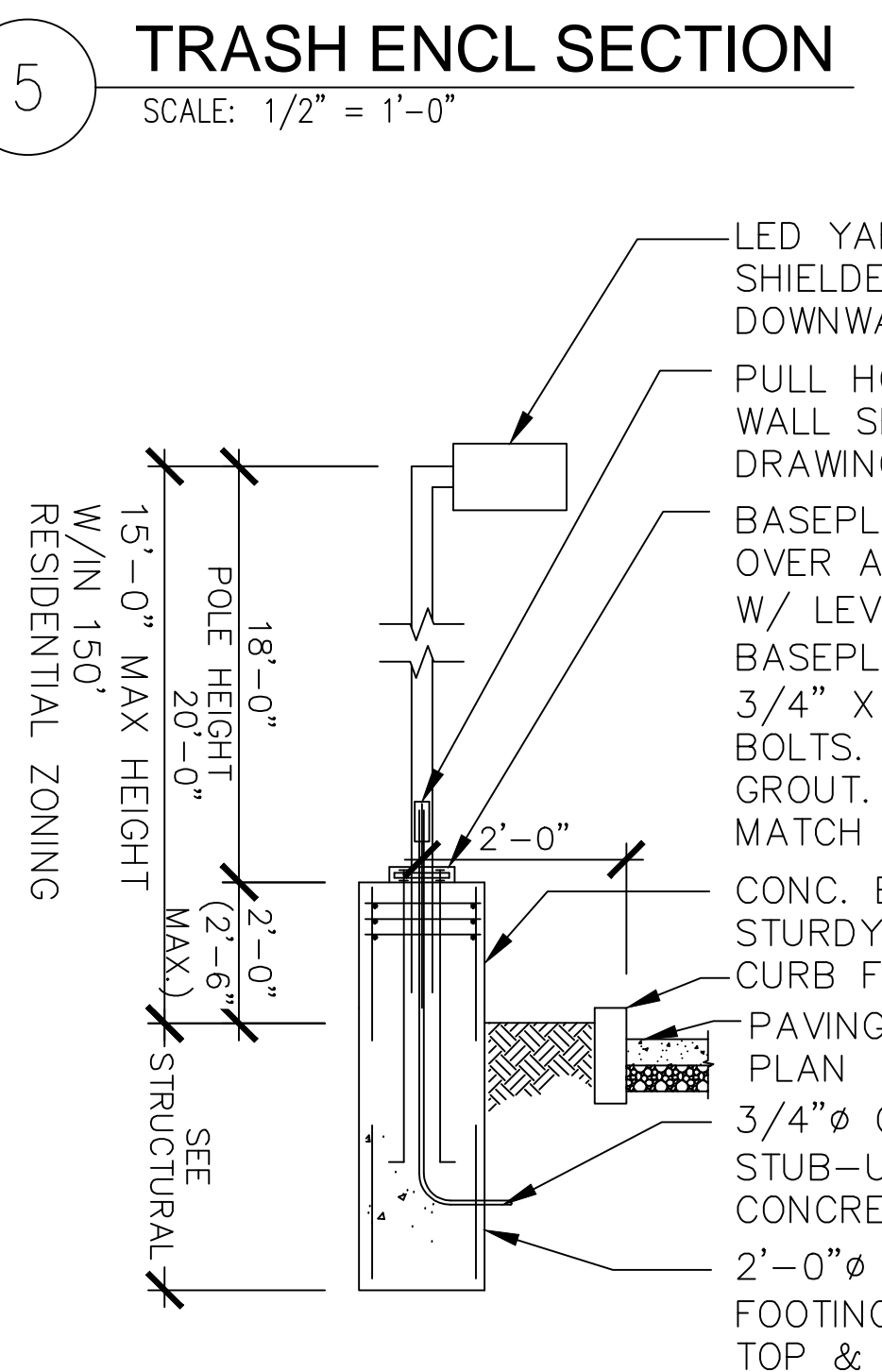
4 ACCESSIBLE PARKING SYMBOL  
SCALE: 1/2" = 1'-0"



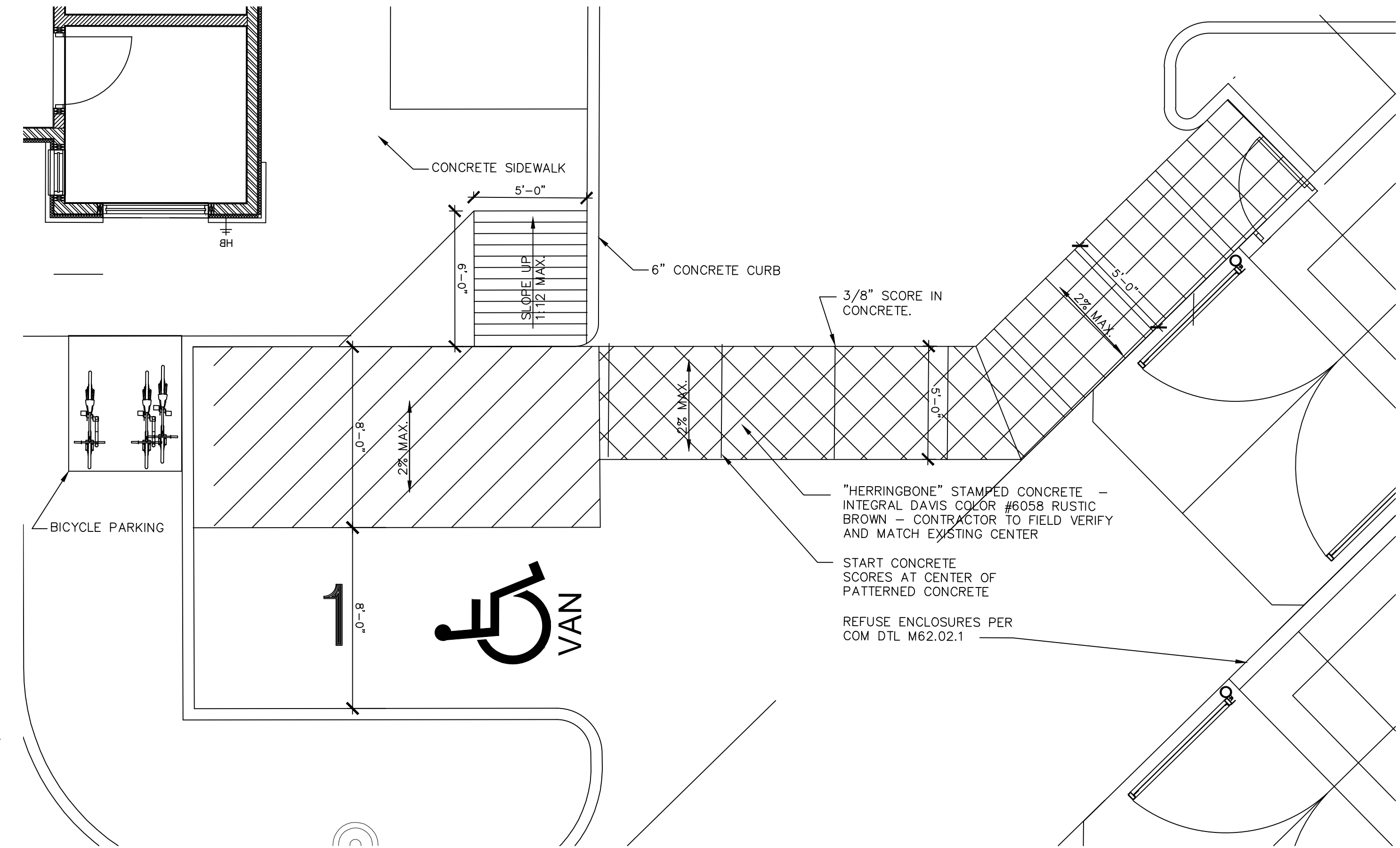
6 GUARD POST DETAIL  
SCALE: 1/2" = 1'-0"



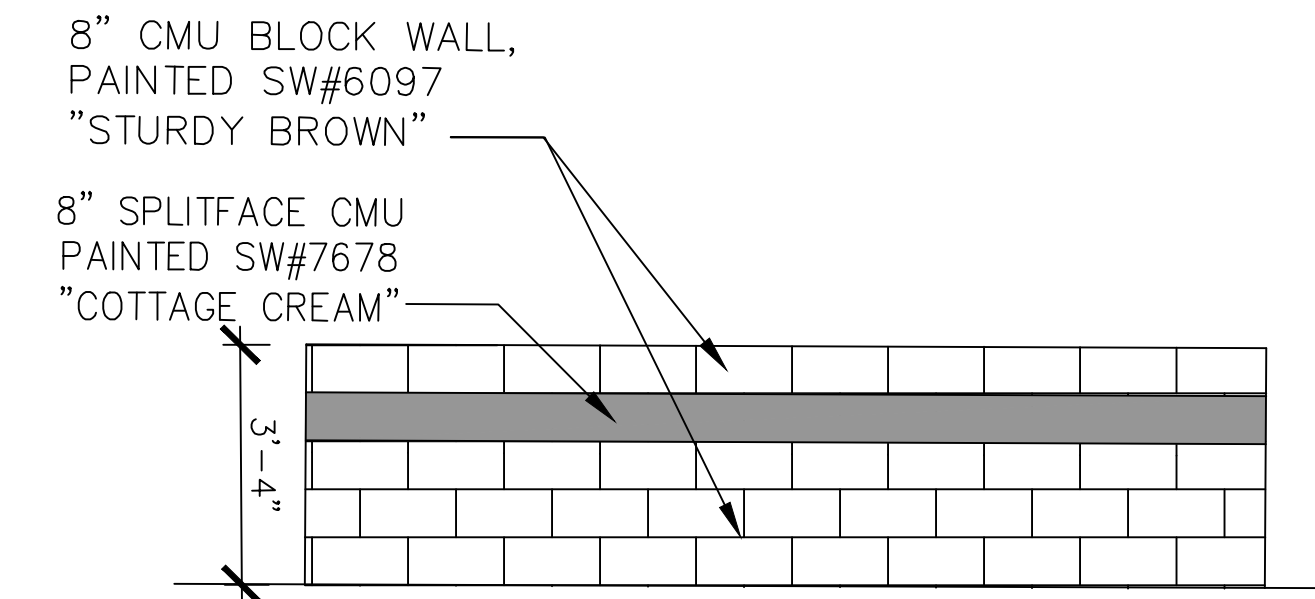
7 BIKE RACK DETAIL  
SCALE: 3/4" = 1'-0"



8 SITE LIGHT  
SCALE: 3/8" = 1'-0"

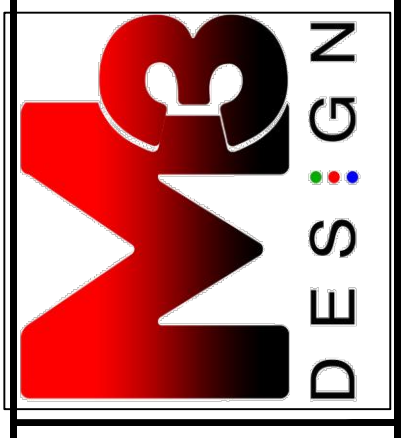


9 RAMP/COLORED CONC DETAILS  
SCALE: 3/8" = 1'-0"



10 SCREEN WALL DETAIL  
SCALE: 3/8" = 1'-0"

2645 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007



TAKE FIVE RETAIL FACILITY  
SEC ELLSWORTH RD & SOUTHERN AVE  
MESA, ARIZONA  
SITE DETAILS

DATE: 2023-04-30  
SCALE: SCALE  
DRAWN BY: JM  
PROJECT NUMBER: TR0220001.0  
SHEET:  
DD1.2  
REV: