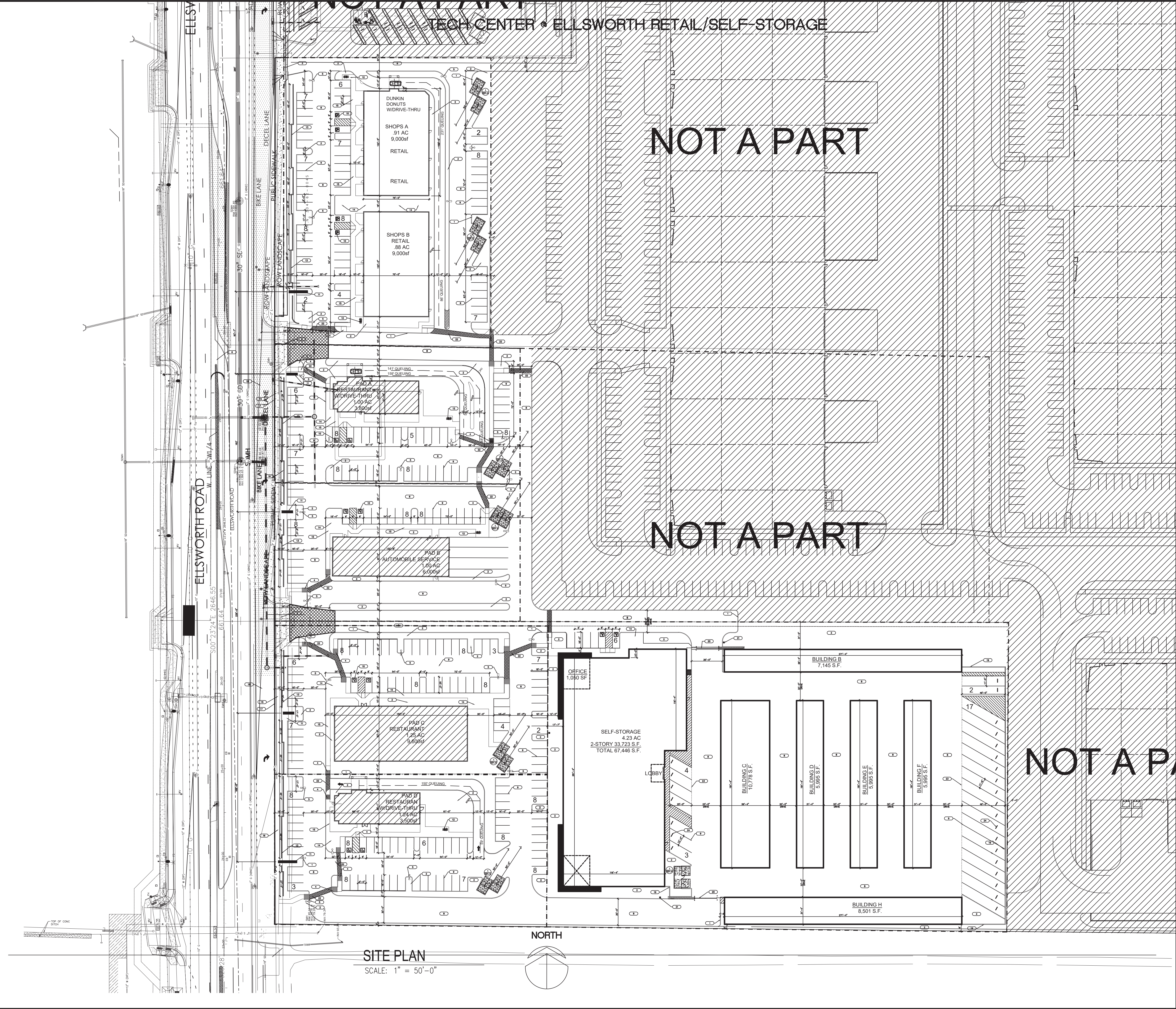




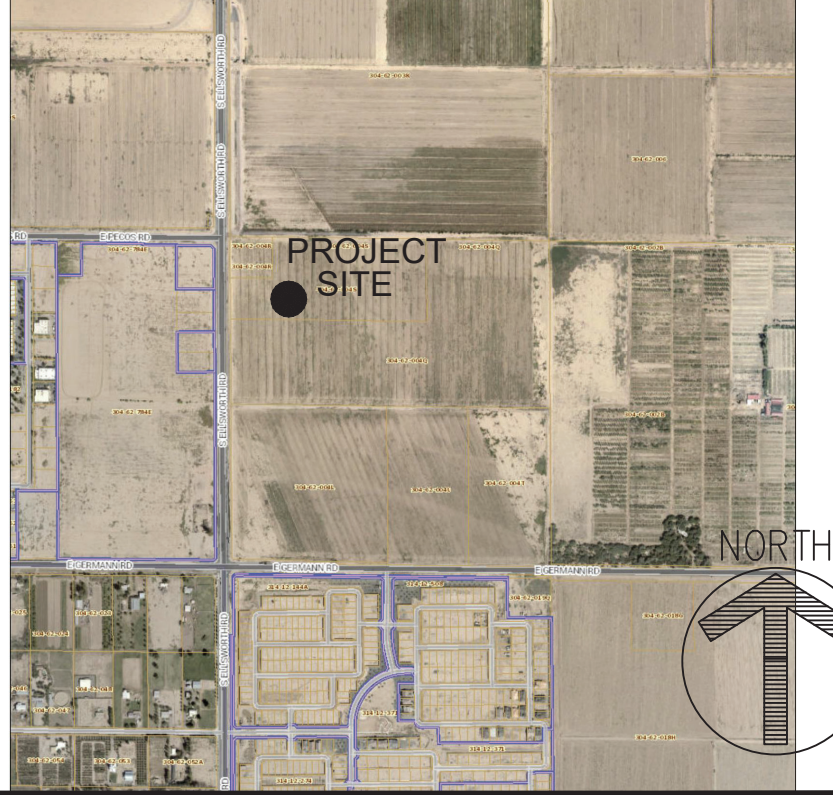
SITE DATA

SITE GROSS AREA:	424,789 S.F. / 9.75 AC
SITE NET AREA:	RETAIL/RESTAURANT PADS/SELF-STORAGE 379,812.65 S.F./8.7 AC
APN #:	304-62-004V & 304-62-004Q
GENERAL PLAN DESIGNATION:	INDUSTRIAL/COMMERCIAL
ZONING:	L-1 WITH AIRFIELD OVERLAY
BUILDING FOOTPRINT:	RETAIL/RESTAURANT PADS/SELF-STORAGE 97,109 S.F.
LANDSCAPE AREA(ON-SITE):	76,100 SF
BUILDING LOT COVERAGE:	RETAIL/PADS/LS 173,209 S.F./379,812.65 S.F.=45.6%
BUILDING HEIGHT:	MAXIMUM: 40'-0" PROVIDED: 40'-0" MAX
SETBACKS:	SETBACKS REQUIRED PROVIDED: STREET FRONT (WEST) 15'-0" 15'-0" STREET SIDE (NORTH) 15'-0" 15'-0" SIDE (EAST) 0' 6'-0" SIDE (SOUTH) 0' 15'-0"
TYPE OF CONSTRUCTION:	VB/IB - SPRINKLERED
OCCUPANCY TYPE:	M (BUSINESS) F2 (INDUSTRIAL)
SHOPS A	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS B	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS C	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS D	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS E	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS F	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS G	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS H	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS I	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS J	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS K	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS L	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS M	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS N	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS O	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS P	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
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SHOPS R	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
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SHOPS T	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS U	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS V	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS W	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS X	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS Y	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS Z	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SELF-STORAGE	REQUIRED: 4 SPACES + 2 MOR= 6 SPACES PARKING PROVIDED: 11 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 11 SPACES TOTAL PROVIDED: 13 SPACES
TOTAL PARKING REQUIRED=288 SPACES	
PARKING PROVIDED:	14 SPACES
ACCESSIBLE SPACES:	264 SPACES
STANDARD PKG SPACES:	278 SPACES
TOTAL PROVIDED:	278 SPACES

KEYED NOTES

- 1 CONCRETE CURB
- 2 LANDSCAPE.
- 3 EXISTING CONCRETE CURB CUT - SEE CIVIL.
- 4 SIDEWALK RAMP - SEE 16/DD1.4
- 5 SITE LIGHTING 25' H - SEE DETAIL 11/DD1.4
- 6 EXIST MEDIAN BREAK (LEFT-IN). SEE CIVIL OFF-SITE DWGS
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- 11 MONUMENT SIGN - UNDER SEPARATE PERMIT.
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- 19 8'H SCREEN WALL
- 20 25' METAL SLIDING GATE
- 21 KEY PAD
- 22 COLORED CONCRETE • PEDESTRIAN CONNECTION. SEE DTL 17 / DD1.4
- 23 STEEL SHADE CANOPY-PAINTED
- 24 CONCRETE WHEEL STOPS

VICINITY MAP



1415 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

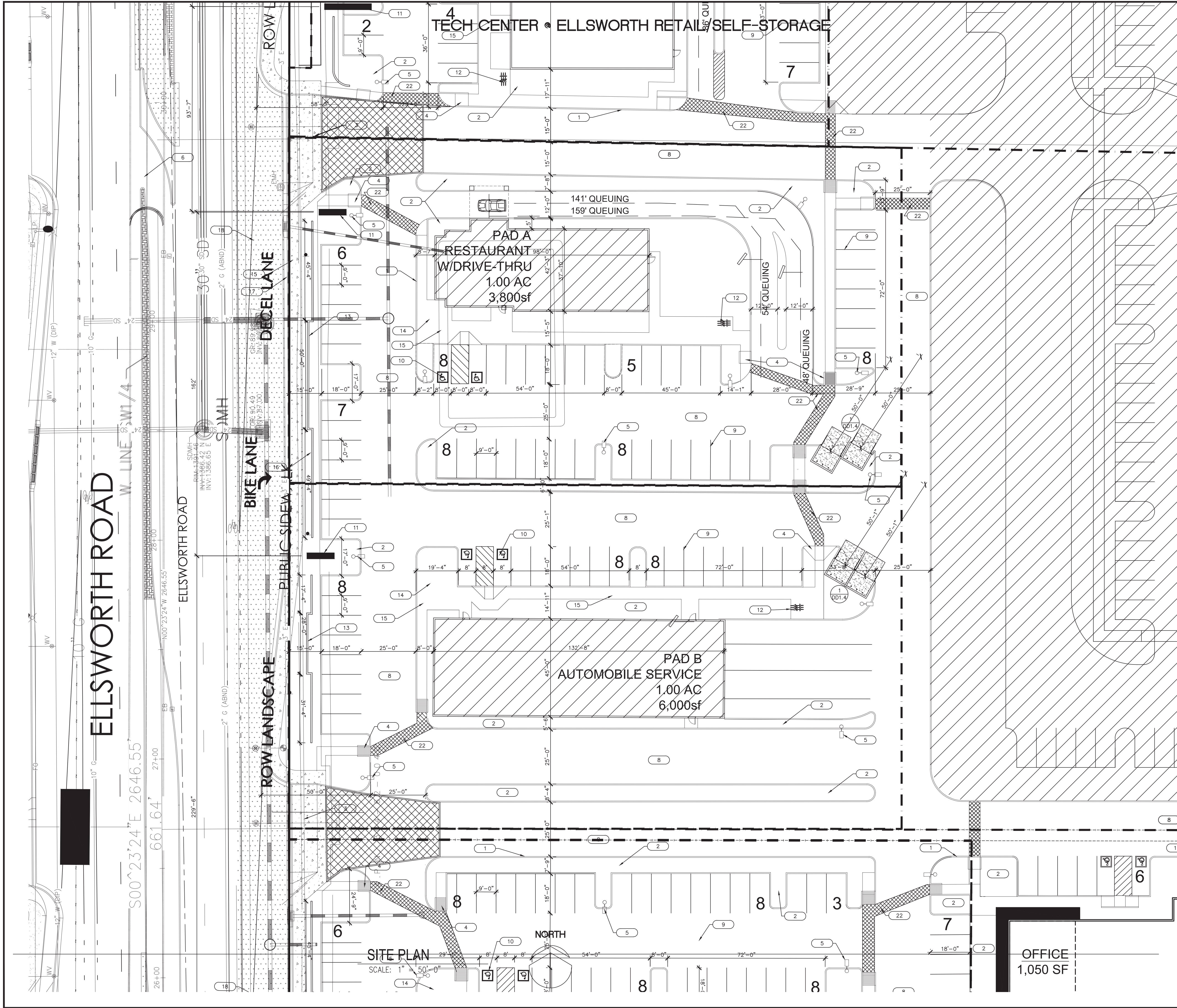


cobblestone-auto-spa-logo.png



TECH CENTER @ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA

DATE: 2020-01-31
SCALE:
DRAWN BY: JM
PROJECT NUMBER: KLE19001.0
SHEET:
DD1.0
REV:



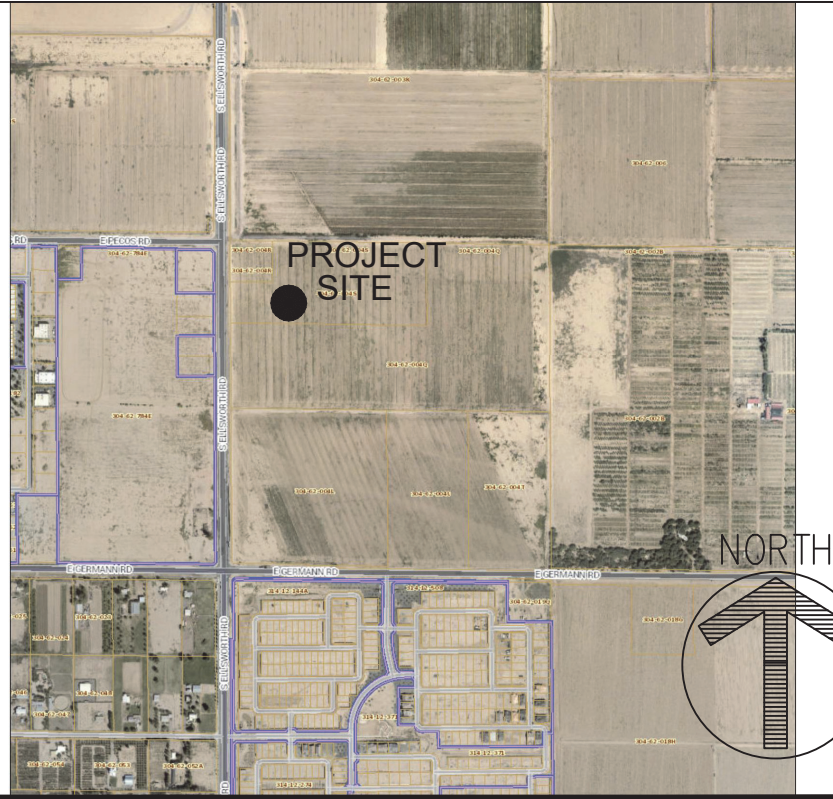
SITE DATA

SITE GROSS AREA:	424,789 S.F. / 9.75 AC																		
SITE NET AREA:	RETAIL/RESTAURANT PADS/SELF-STORAGE 379,812.65 S.F./8.7AC																		
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SETBACKS:	<table><tr><th>SETBACKS</th><th>REQ'D.</th><th>PROVIDED:</th></tr><tr><td>STREET FRONT (WEST)</td><td>15'</td><td>15'-0"</td></tr><tr><td>STREET SIDE (NORTH)</td><td>15'</td><td>15'-0"</td></tr><tr><td>SIDE (EAST)</td><td>0'</td><td>6'-0"</td></tr><tr><td>SIDE (SOUTH)</td><td>0'</td><td>15'-0"</td></tr></table>	SETBACKS	REQ'D.	PROVIDED:	STREET FRONT (WEST)	15'	15'-0"	STREET SIDE (NORTH)	15'	15'-0"	SIDE (EAST)	0'	6'-0"	SIDE (SOUTH)	0'	15'-0"			
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TYPE OF CONSTRUCTION:	VB/IB - SPRINKLERED																		
OCCUPANCY TYPE:	M (BUSINESS) F2 (INDUSTRIAL)																		
SHOPS A	<table><tr><td>REQUIRED: $\frac{1}{100}$ REST $\frac{1}{75}$ RETAIL</td><td>SHOPS B</td></tr><tr><td>8000/375=19SPACES</td><td>9000/375=24SPACES</td></tr><tr><td>PATIO: $\frac{1}{100}$ 400SF/200=</td><td>PARKING PROVIDED:</td></tr><tr><td>2 SPACES</td><td>ACCESSIBLE SPACES:</td></tr><tr><td>41 SPACES</td><td>2 SPACES</td></tr><tr><td>STANDARD PKG SPACES:</td><td>23 SPACES</td></tr><tr><td>25 SPACES</td><td>TOTAL PROVIDED:</td></tr><tr><td>32 SPACES</td><td>35 SPACES</td></tr><tr><td>41 SPACES</td><td></td></tr></table>	REQUIRED: $\frac{1}{100}$ REST $\frac{1}{75}$ RETAIL	SHOPS B	8000/375=19SPACES	9000/375=24SPACES	PATIO: $\frac{1}{100}$ 400SF/200=	PARKING PROVIDED:	2 SPACES	ACCESSIBLE SPACES:	41 SPACES	2 SPACES	STANDARD PKG SPACES:	23 SPACES	25 SPACES	TOTAL PROVIDED:	32 SPACES	35 SPACES	41 SPACES	
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REQUIRED: $\frac{1}{100}$ = 3800/100=38 SPACES	PAD B																		
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47 SPACES	27 SPACES																		
PAD C	<table><tr><td>REQUIRED: $\frac{1}{75}$=9,600/75=128 SPACES</td><td>PAD D</td></tr><tr><td>PARKING PROVIDED:</td><td>8000/375=24SPACES</td></tr><tr><td>ACCESSIBLE SPACES:</td><td>PARKING PROVIDED:</td></tr><tr><td>2 SPACES</td><td>2 SPACES</td></tr><tr><td>STANDARD PKG SPACES:</td><td>57 SPACES</td></tr><tr><td>63 SPACES</td><td>TOTAL PROVIDED:</td></tr><tr><td>65 SPACES</td><td>58 SPACES</td></tr></table>	REQUIRED: $\frac{1}{75}$ =9,600/75=128 SPACES	PAD D	PARKING PROVIDED:	8000/375=24SPACES	ACCESSIBLE SPACES:	PARKING PROVIDED:	2 SPACES	2 SPACES	STANDARD PKG SPACES:	57 SPACES	63 SPACES	TOTAL PROVIDED:	65 SPACES	58 SPACES				
REQUIRED: $\frac{1}{75}$ =9,600/75=128 SPACES	PAD D																		
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SELF-STORAGE	<table><tr><td>REQUIRED: 4 SPACES + 2 MGR= 6 SPACES</td><td></td></tr><tr><td>PARKING PROVIDED:</td><td></td></tr><tr><td>ACCESSIBLE SPACES:</td><td></td></tr><tr><td>2 SPACES</td><td></td></tr><tr><td>STANDARD PKG SPACES:</td><td></td></tr><tr><td>11 SPACES</td><td></td></tr><tr><td>TOTAL PROVIDED:</td><td></td></tr><tr><td>13 SPACES</td><td></td></tr></table>	REQUIRED: 4 SPACES + 2 MGR= 6 SPACES		PARKING PROVIDED:		ACCESSIBLE SPACES:		2 SPACES		STANDARD PKG SPACES:		11 SPACES		TOTAL PROVIDED:		13 SPACES			
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13 SPACES																			
TOTAL PARKING REQUIRED=288 SPACES																			
PARKING PROVIDED:	14 SPACES																		
ACCESSIBLE SPACES:	264 SPACES																		
STANDARD PKG SPACES:	278 SPACES																		
TOTAL PROVIDED:																			

KEYED NOTES

- 1 CONCRETE CURB
- 2 LANDSCAPE.
- 3 EXISTING CONCRETE CURB CUT - SEE CIVIL.
- 4 SIDEWALK RAMP - SEE 16/DD1.4
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- 24 CONCRETE WHEEL STOPS

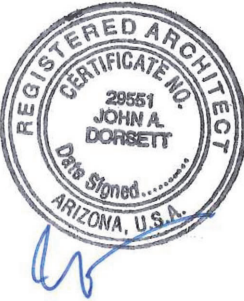
VICINITY MAP



1415 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



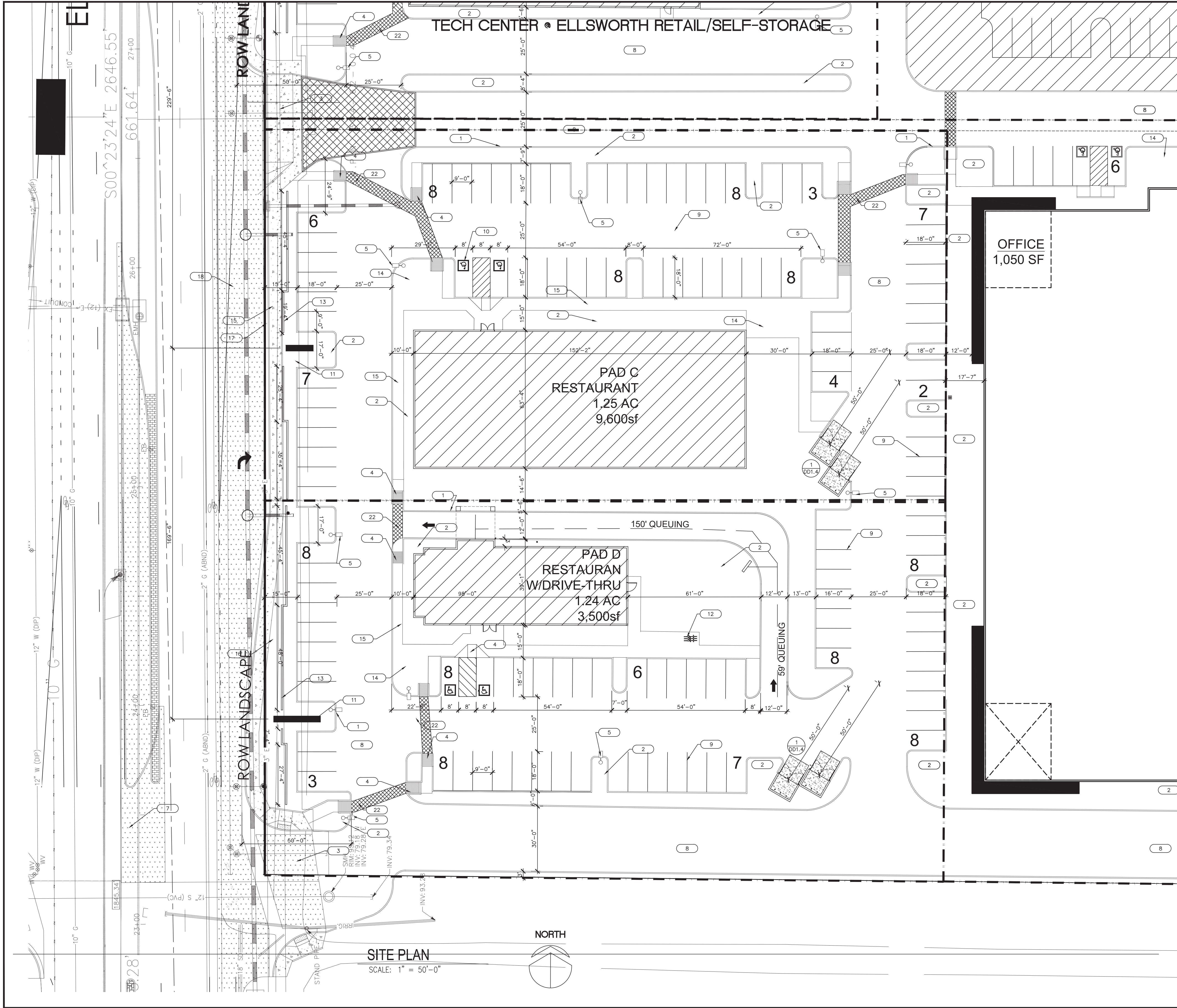
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TECH CENTER @ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA

PADS A & B ENLARGED SITE PLAN

DATE:	2020-01-31
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	KL19001.0
SHEET:	DD1D
REV:	



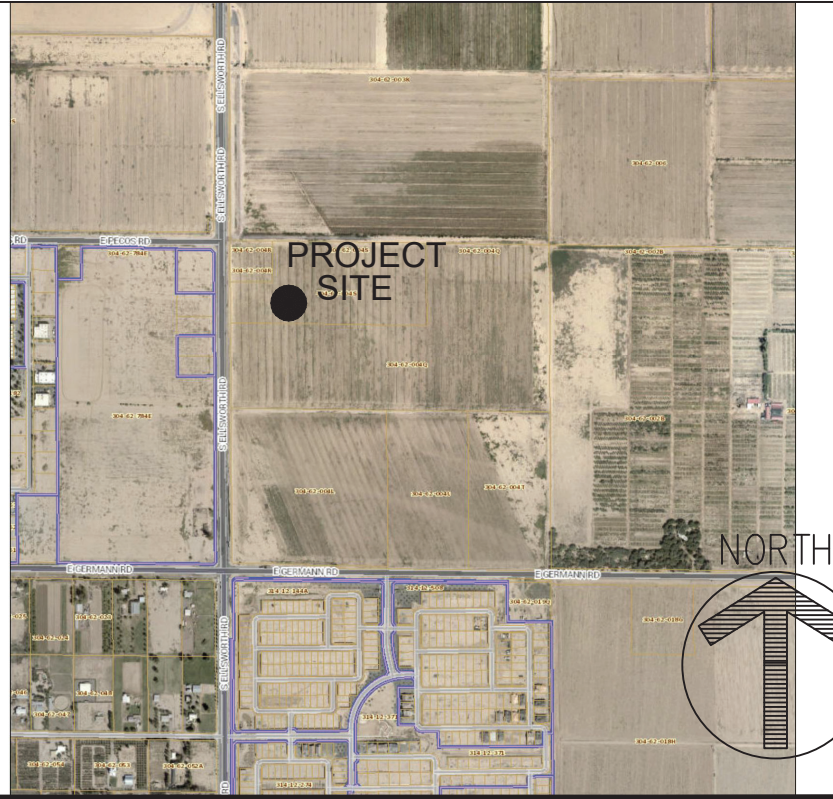
SITE DATA

SITE GROSS AREA:	424,789 S.F. / 9.75 AC
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APN #:	304-62-004V & 304-62-004Q
GENERAL PLAN DESIGNATION:	INDUSTRIAL/COMMERCIAL
ZONING:	L-1 WITH AIRFIELD OVERLAY
BUILDING FOOTPRINT:	RETAIL/RESTAURANT PADS/SELF-STORAGE 97,109S.F.
LANDSCAPE AREA(ON-SITE):	76,100 SF
BUILDING LOT COVERAGE:	RETAIL/PADS/LS 173,209S.F./379,812.65S.F.=45.6%
BUILDING HEIGHT:	MAXIMUM: 40'-0" PROVIDED: 40'-0"MAX
SETBACKS:	SETBACKS: REQ'D. PROVIDED: STREET FRONT (WEST) 15' 15'-0" STREET SIDE (NORTH) 15' 15'-0" SIDE (EAST) 0' 6'-0" SIDE (SOUTH) 0' 15'-0"
TYPE OF CONSTRUCTION:	VB/IB - SPRINKLERED
OCCUPANCY TYPE:	M (BUSINESS) F2 (INDUSTRIAL)
SHOPS A	REQUIRED: 1/100 = 3800/100=38 SPACES PARKING PROVIDED: 47 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 45 SPACES TOTAL PROVIDED: 47 SPACES
SHOPS B	REQUIRED: 1/375 = 6000/375=16 SPACES PARKING PROVIDED: 27 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 25 SPACES TOTAL PROVIDED: 27 SPACES
PAD A	REQUIRED: 1/75 = 9,600/75=128 SPACES PARKING PROVIDED: 13 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 63 SPACES TOTAL PROVIDED: 63 SPACES
PAD B	REQUIRED: 1/100 = 3,500/100=35 SPACES PARKING PROVIDED: 57 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 57 SPACES TOTAL PROVIDED: 57 SPACES
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SELF-STORAGE	REQUIRED: 4 SPACES + 2 MGR = 6 SPACES PARKING PROVIDED: 11 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 264 SPACES TOTAL PROVIDED: 278 SPACES
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- 24 CONCRETE WHEEL STOPS

VICINITY MAP



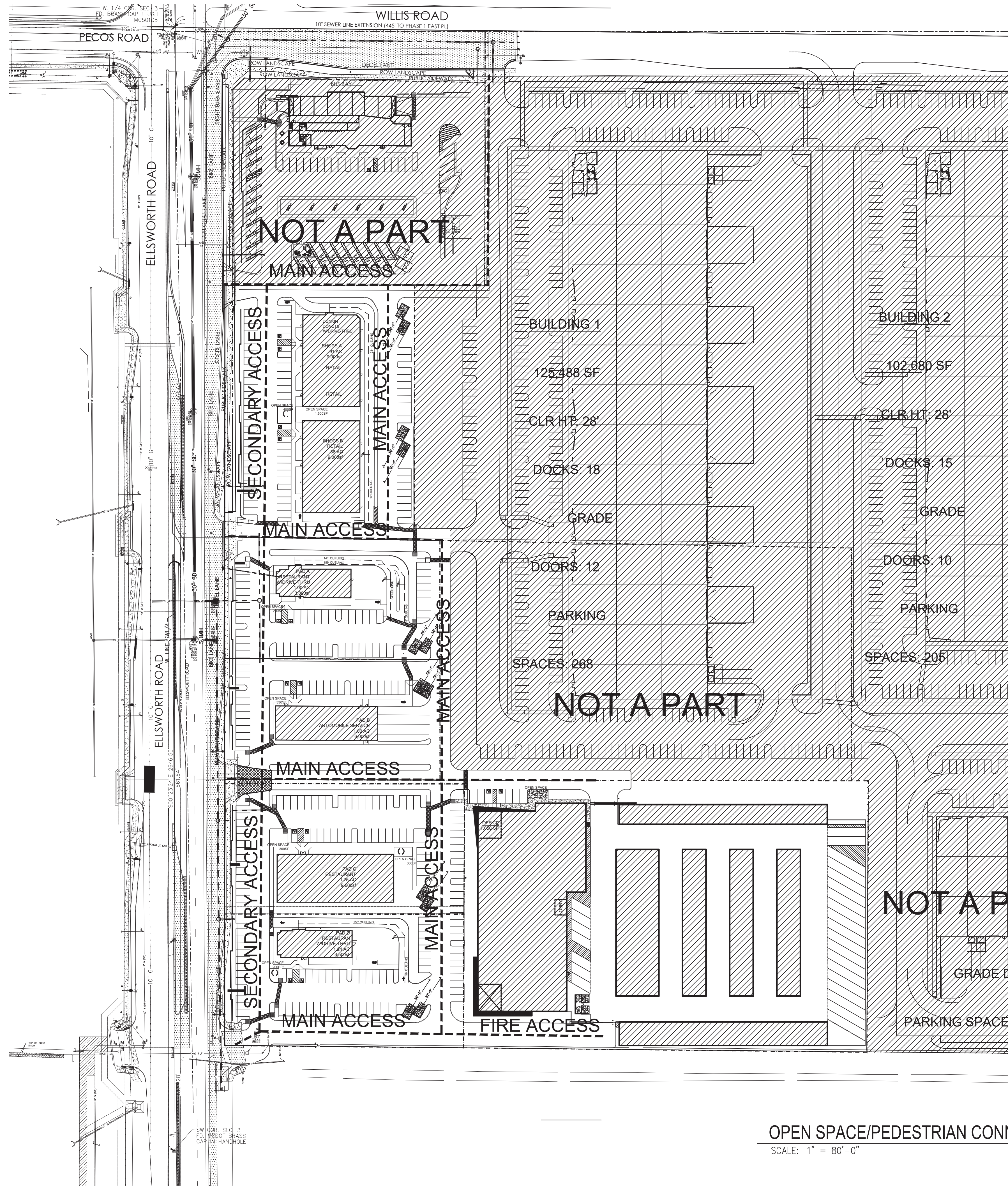
1415 NORTH 7th AVENUE
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cobblestone-auto-spa-logo.png

TECH CENTER@ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA

PADS C & D ENLARGED SITE PLAN

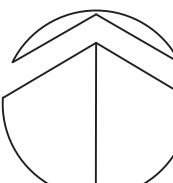
DATE: 2020-01-31
SCALE:
DRAWN BY: JM
PROJECT NUMBER: KLE19001.0
SHEET: DD1E
REV:



OPEN SPACE/PEDESTRIAN CONNECTIVITY PLAN

SCALE: 1" = 80'-0"

NORTH



PROJECT DATA

PROJECT NAME: TECH CENTER @ ELLSWORTH
COMMERCIAL/INDUSTRIAL DEVELOPMENT
SEC. ELLSWORTH & PECOS
MESA, ARIZONA

EXISTING USE: VACANT

PROPOSED USE: RETAIL/INDUSTRIAL FLEX/STORAGE/INDUSTRIAL

OWNER: LEGACY-PECOS
1121 W WARNER RD #109
TEMPE, AZ 85284
(480) 531-2000
CONTACT: CARSON BROWN

ARCHITECT: M3 DESIGN
2008 N 7TH AVE
PHOENIX, ARIZONA 85007
(480) 528-3136
CONTACT: JESSE MACIAS

OPEN SPACE DATA

SHOPS A: BUILDING: 9000SF OPEN SPACE PROVIDED: 950SF	SHOPS B: BUILDING: 9000SF OPEN SPACE PROVIDED: 950SF
PAD A: BUILDING: 1728SF OPEN SPACE PROVIDED: 200SF	PAD B: BUILDING: 3,640SF OPEN SPACE PROVIDED: 330SF
PAD C: BUILDING: 9800SF OPEN SPACE PROVIDED: 600SF	PAD D: BUILDING: 3,800SF OPEN SPACE PROVIDED: 200SF
SELF-STORAGE: BUILDING: 33,873SF OPEN SPACE REQUIRED: 33,873SF OPEN SPACE PROVIDED: 350SF	

1415 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007

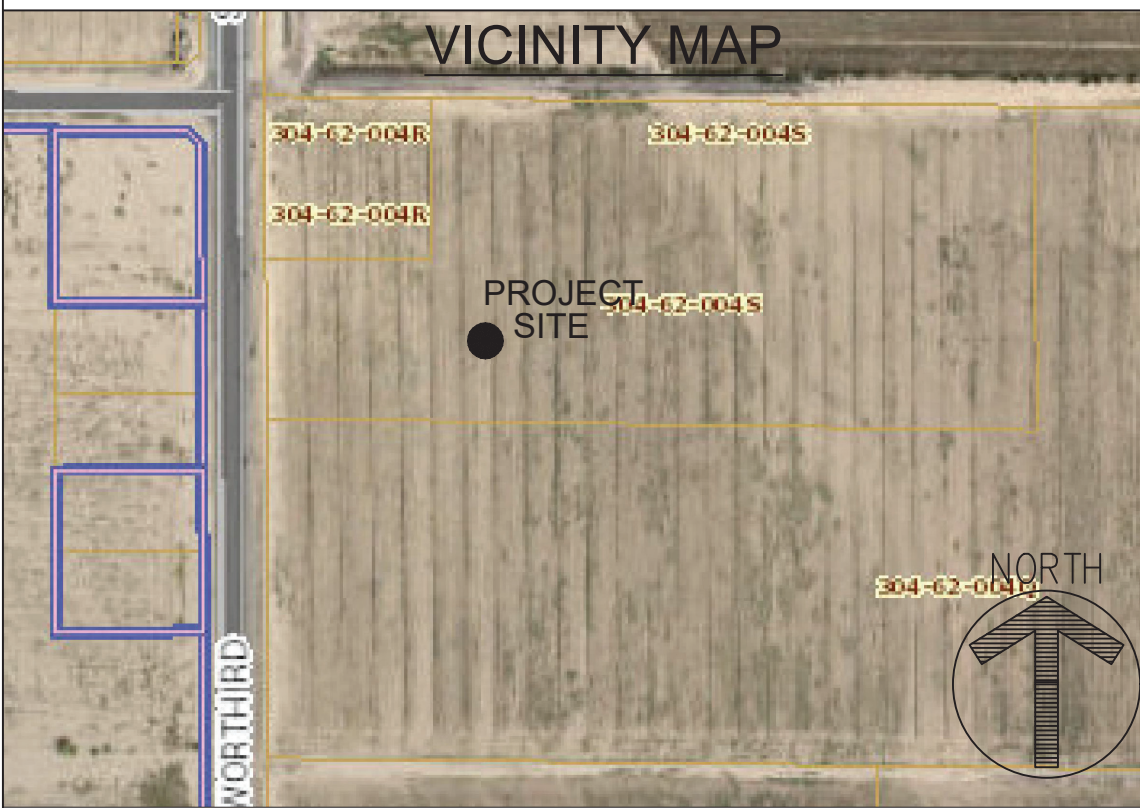


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TECH CENTER @ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA

OPEN SPACE / PEDESTRIAN CONNECTION



DATE: 2020-01-31

SCALE:

DRAWN BY: JM

PROJECT NUMBER: KLE19001.0

SHEET: OPS1.0

REV:

