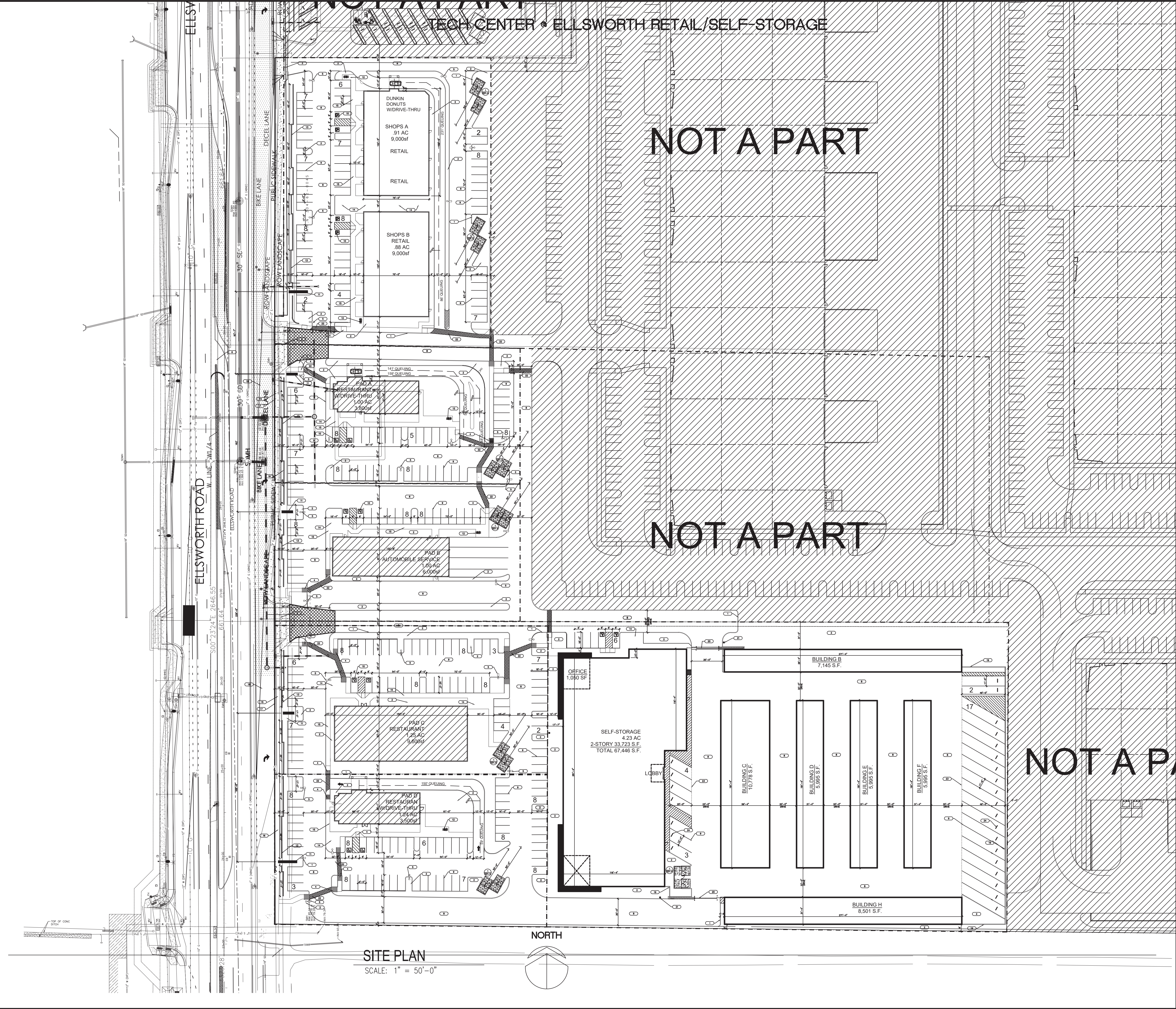




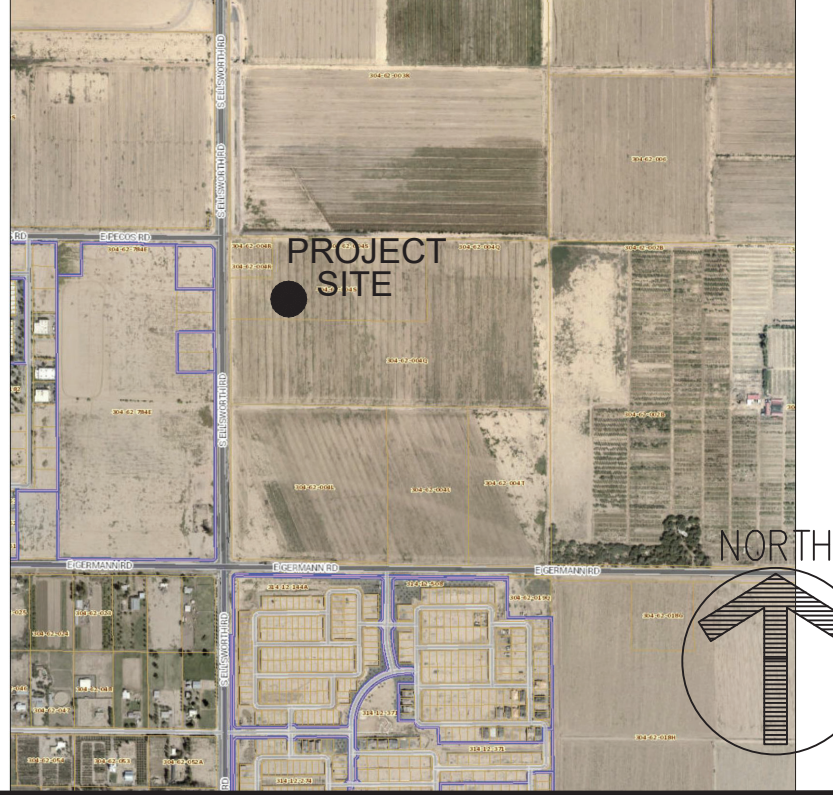
SITE DATA

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)
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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

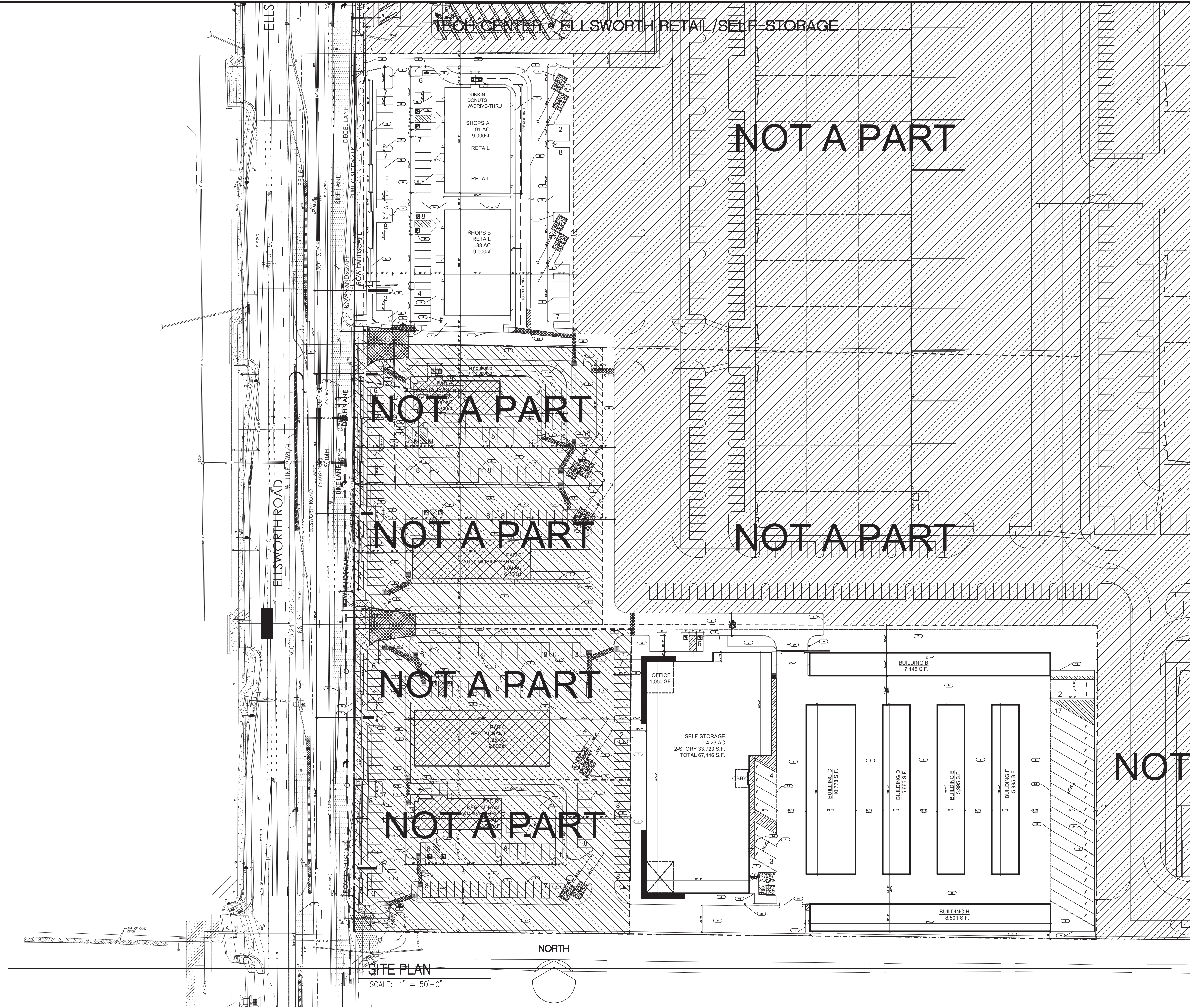


cobblestone-auto-spa-logo.png



TECH CENTER @ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA

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



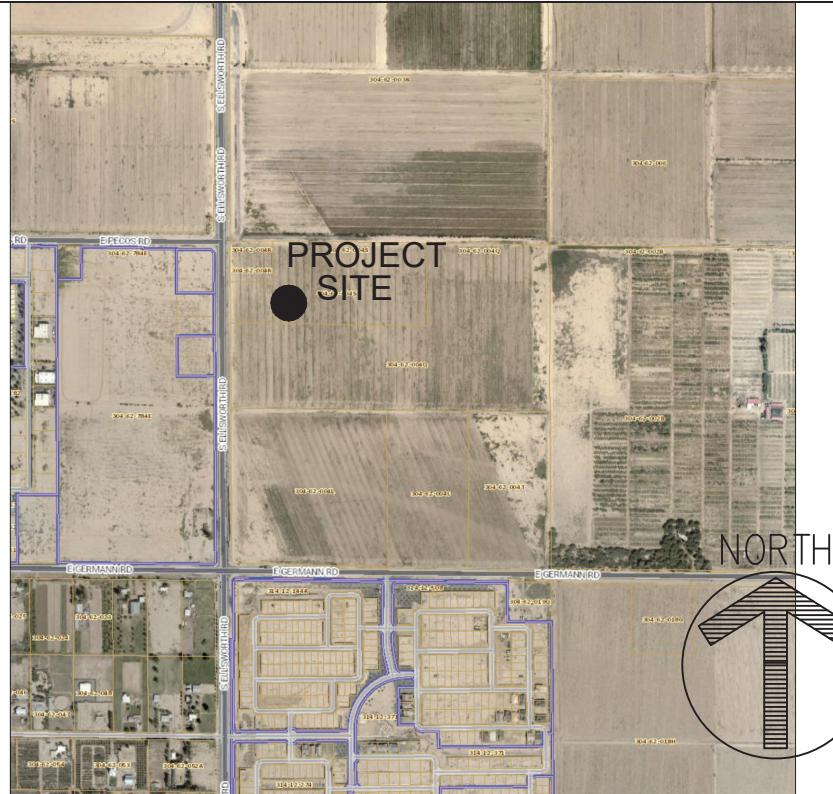
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SELF-STORAGE																
REQUIRED: 4 SPACES + 2 MGR = 6 SPACES																
PARKING PROVIDED:																
ACCESSIBLE SPACES	2 SPACES															
STANDARD PKG SPACES:	11 SPACES															
TOTAL PROVIDED:	13 SPACES															
TOTAL PARKING REQUIRED=288 SPACES																
PARKING PROVIDED:																
ACCESSIBLE SPACES	14 SPACES															
STANDARD PKG SPACES:	264 SPACES															
TOTAL PROVIDED:	278 SPACES															

KEYED NOTES

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VICINITY MAP



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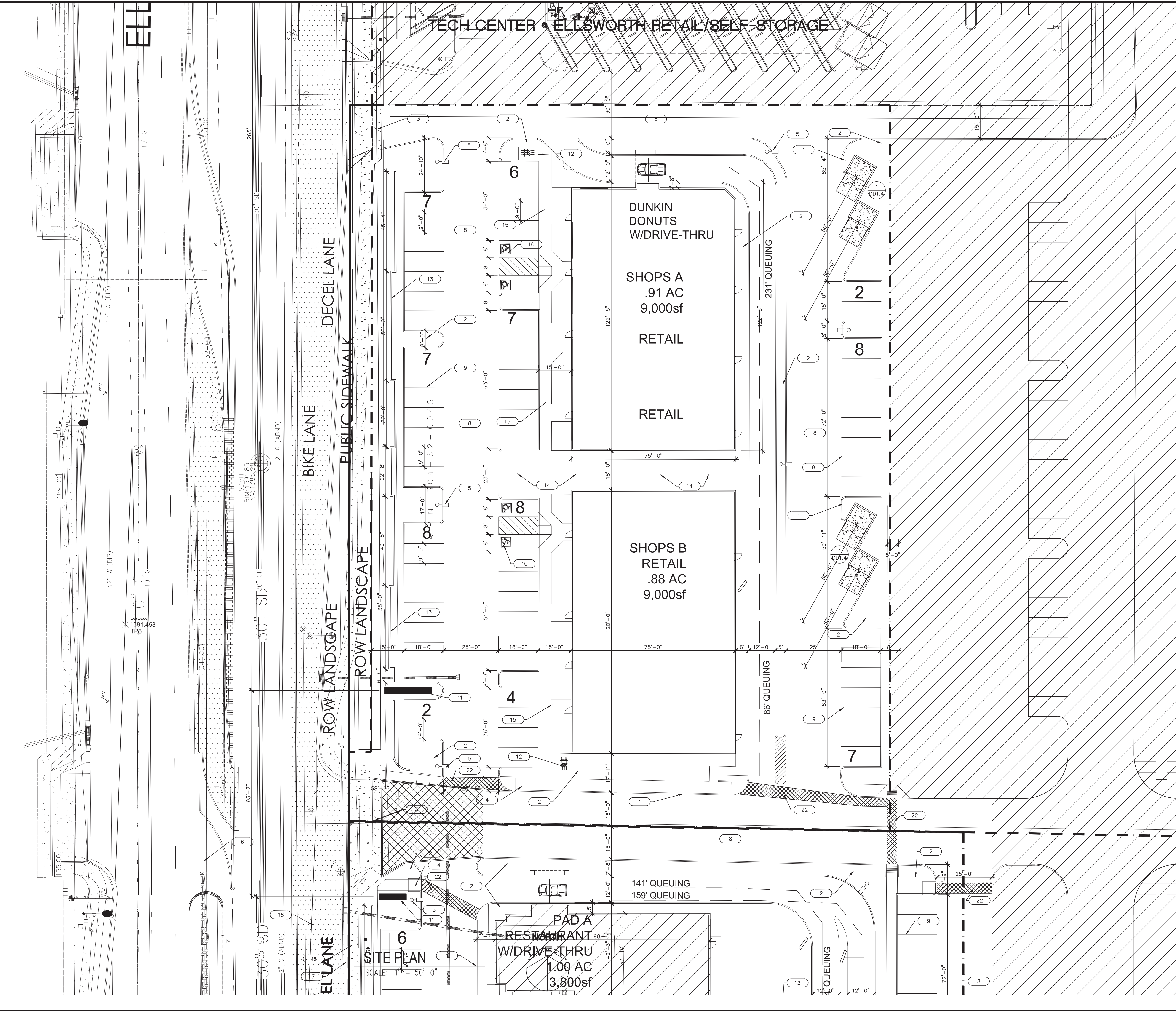
cobblestone-auto-spa-logo.png



TECH CENTER @ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA

RETAIL SHOPS A&B / SELF-STORAGE SITE PLAN

DATE:	2020-01-31
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	KL219001.0
SHEET:	DD1A
REV:	



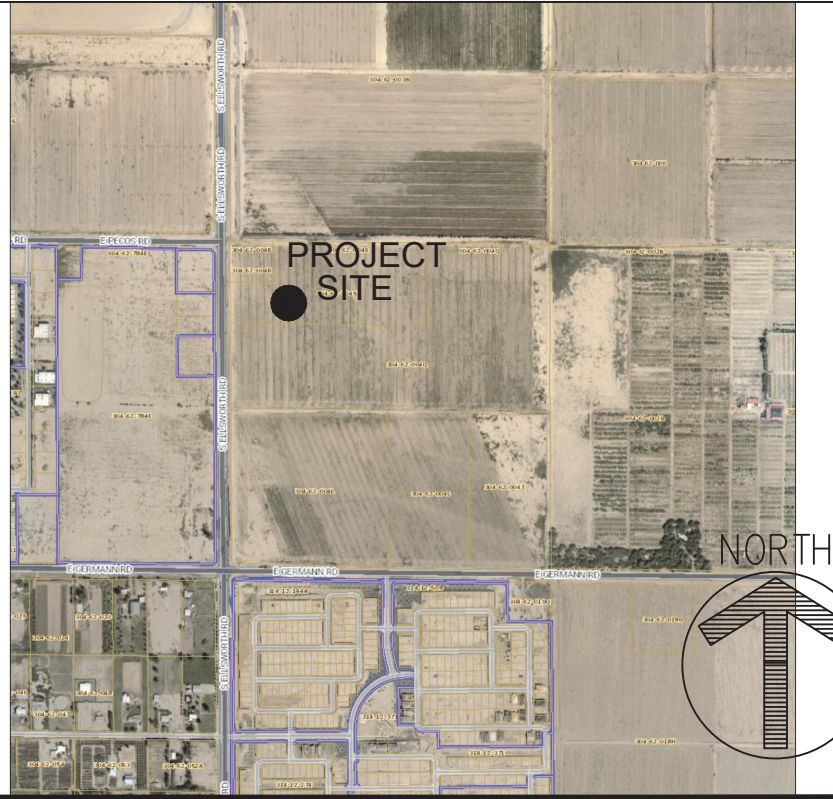
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SELF-STORAGE	<table><tr><td>REQUIRED: 4 SPACES + 2 MGR = 6 SPACES</td><td>SPACES</td></tr><tr><td>PARKING PROVIDED:</td><td>11 SPACES</td></tr><tr><td>ACCESSIBLE SPACES</td><td>2 SPACES</td></tr><tr><td>STANDARD PKG SPACES</td><td>11 SPACES</td></tr><tr><td>TOTAL PROVIDED:</td><td>14 SPACES</td></tr></table>	REQUIRED: 4 SPACES + 2 MGR = 6 SPACES	SPACES	PARKING PROVIDED:	11 SPACES	ACCESSIBLE SPACES	2 SPACES	STANDARD PKG SPACES	11 SPACES	TOTAL PROVIDED:	14 SPACES					
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ACCESSIBLE SPACES	2 SPACES															
STANDARD PKG SPACES	11 SPACES															
TOTAL PROVIDED:	14 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
- 7 NEW MEDIAN BREAK (FULL) - SEE CIVIL OFF-SITE DWGS
- 8 ASPHALT PAVEMENT, REF. CIVIL.
- 9 PARKING WHITE STRIPING
- 10 ACCESSIBLE PARKING SIGNS SEE DTL 2/DD1.4 & 3/DD1.4
- 11 MONUMENT SIGN - UNDER SEPARATE PERMIT.
- 12 BIKE RACK SEE DETAIL 4/DD1.4
- 13 3'-0" HIGH MASONRY SCREEN WALL - SEE 13/DD1.4
- 14 PROPOSED SEATING AREA WITH COLORED CONCRETE/CMU BENCH SEATING SEE DTL 14/DD1.4 & 15/DD1.4
- 15 EXIST CONCRETE SIDEWALK - SEE CIVIL
- 16 EXIST LANDSCAPE - SEE LANDSCAPE
- 17 EXIST CURB & GUTTER - SEE CIVIL
- 18 EXIST PAVEMENT/STRIPING PER CITY OF MESA STANDARDS
- 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

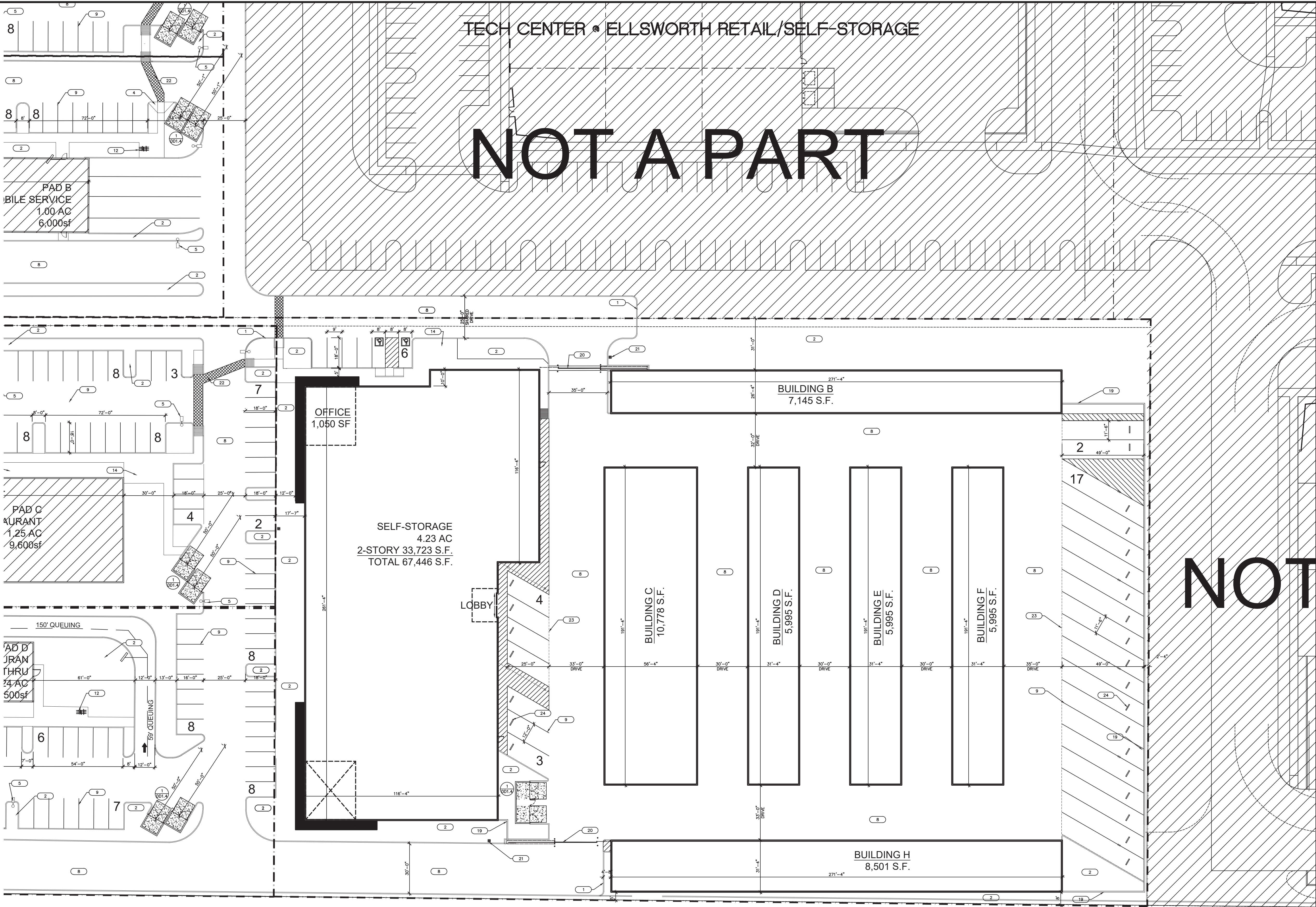


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PHOENIX, ARIZONA 85007

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TECH CENTER @ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA
RETAIL SHOPS ENLARGED SITE PLAN

DATE: 2020-01-31
SCALE:
DRAWN BY: JM
PROJECT NUMBER: KLE19001.0
SHEET:
DD1C
REV:



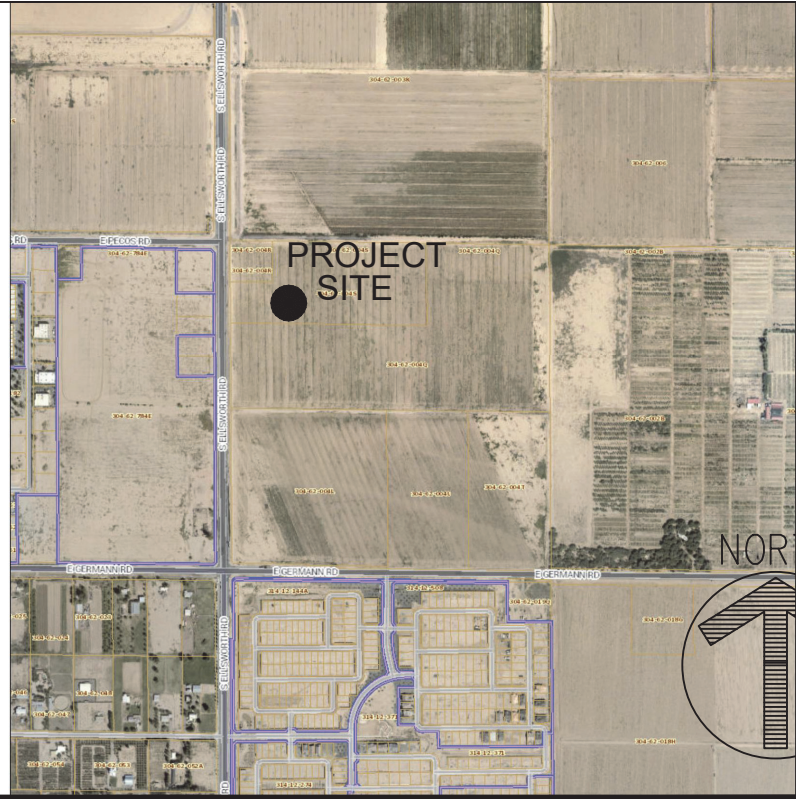
SITE DATA

SITE GROSS AREA:	424,789 S.F. / 9.75 AC
SITE NET AREA:	RETAIL/RESTAURANT PADS/SELF-STORAGE 379,812.65 S.F./8.7 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 97,109S.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 REQUIRED 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: 1/100 = 9,600/100=96 SPACES PARKING PROVIDED: 11 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 63 SPACES TOTAL PROVIDED: 76 SPACES
PAD 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 C	REQUIRED: 1/75 = 9,600/75=128 SPACES PARKING PROVIDED: 13 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 63 SPACES TOTAL PROVIDED: 78 SPACES
PAD D	REQUIRED: 1/100 = 3,500/100=35 SPACES PARKING PROVIDED: 57 SPACES ACCESSIBLE SPACES: 2 SPACES STANDARD PKG SPACES: 23 SPACES TOTAL PROVIDED: 82 SPACES
SELF-STORAGE	REQUIRED: 4 SPACES + 2 MOR= 6 SPACES PARKING PROVIDED: 2 SPACES ACCESSIBLE SPACES: 11 SPACES STANDARD PKG SPACES: 13 SPACES TOTAL PROVIDED: 26 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.
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- 9 PARKING WHITE STRIPING
- 10 ACCESSIBLE PARKING SIGNS SEE DTL 2/DD1.4 & 3/DD1.4
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- 21 KEY PAD
- 22 COLORED CONCRETE @ PEDESTRIAN CONNECTION. SEE DTL 17 / DD1.4
- 23 STEEL SHADE CANOPY-PAINTED
- 24 CONCRETE WHEEL STOPS

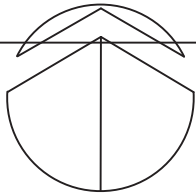
VICINITY MAP



SITE PLAN

SCALE: 1" = 50'-0"

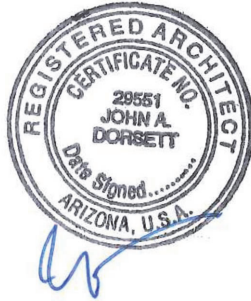
NORTH



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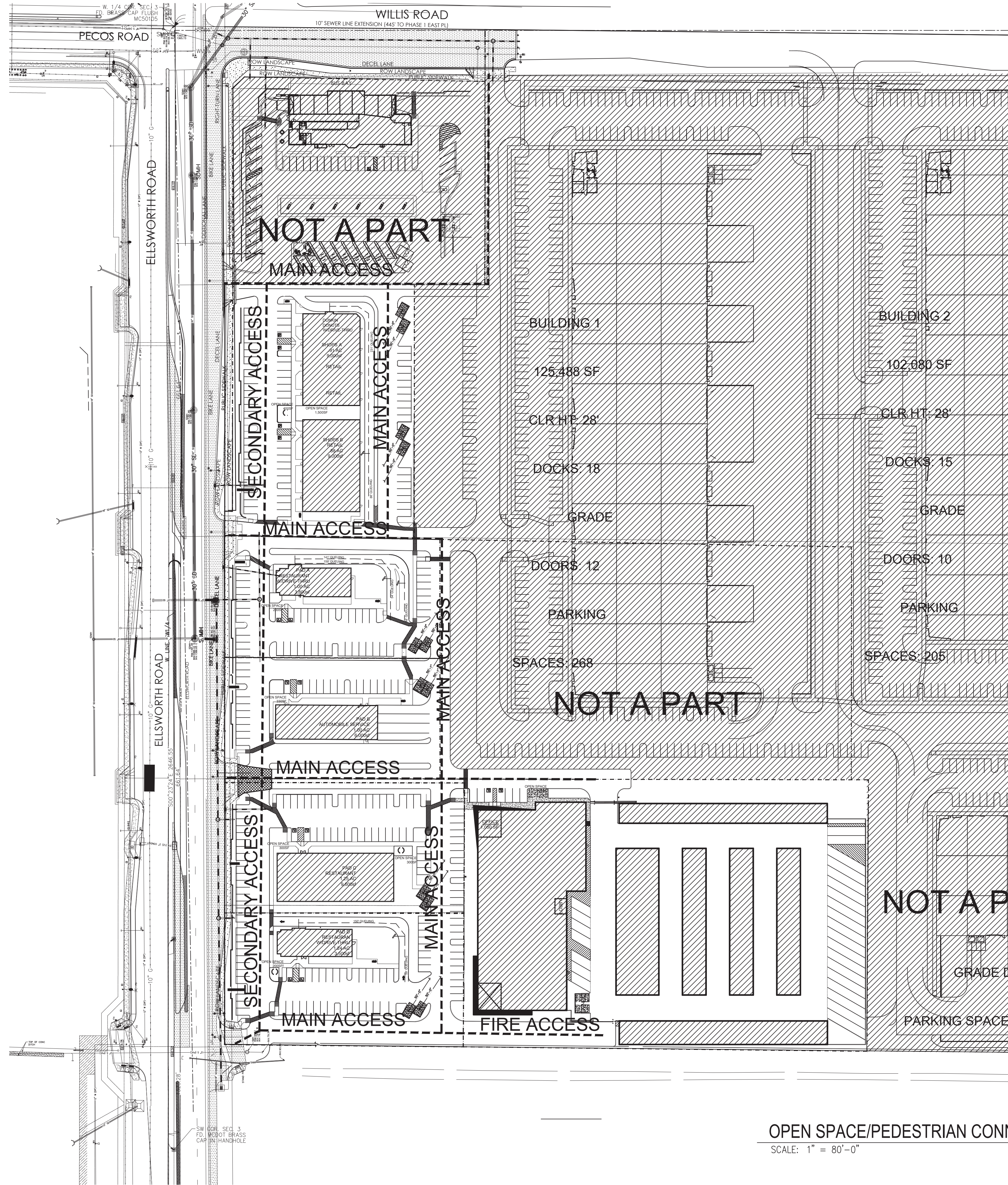
cobblestone-auto-spa-logo.png



TECH CENTER @ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA

SELF-STORAGE ENLARGED SITE PLAN

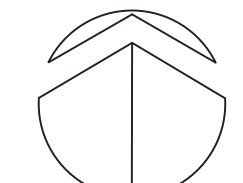
DATE: 2020-01-31
SCALE:
DRAWN BY: JM
PROJECT NUMBER: KLE19001.0
SHEET:
DD1F
REV:



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: 9505F	SHOPS B: BUILDING: 9000SF OPEN SPACE PROVIDED: 9505F
PAD A: BUILDING: 1728SF OPEN SPACE PROVIDED: 2005F	PAD B: BUILDING: 3,640SF OPEN SPACE PROVIDED: 3305F
PAD C: BUILDING: 9800SF OPEN SPACE PROVIDED: 6005F	PAD D: BUILDING: 3,800SF OPEN SPACE PROVIDED: 2005F
SELF-STORAGE: BUILDING: 33,873SF OPEN SPACE REQUIRED: 33,873SF OPEN SPACE PROVIDED: 3505F	

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PHOENIX, ARIZONA 85007

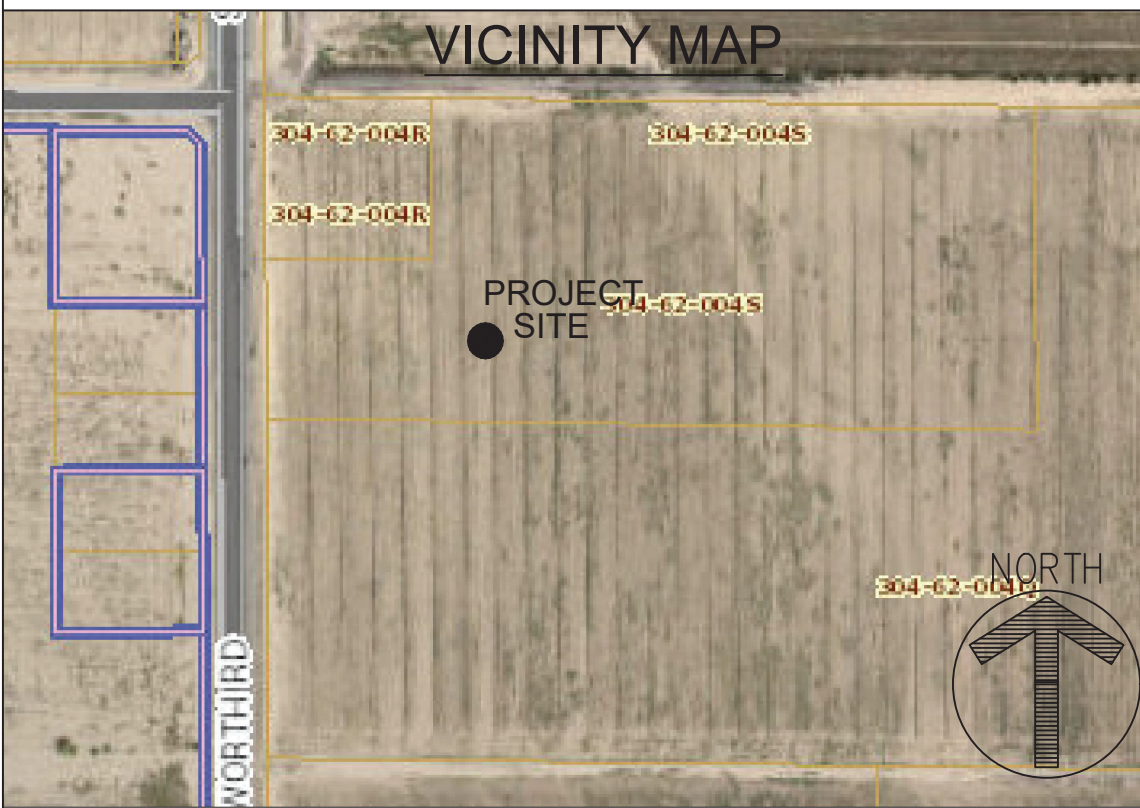


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TECH CENTER @ ELLSWORTH
SEC ELLSWORTH & PECOS
MESA, ARIZONA

OPEN SPACE / PEDESTRIAN CONNECTION



DATE: 2020-01-31

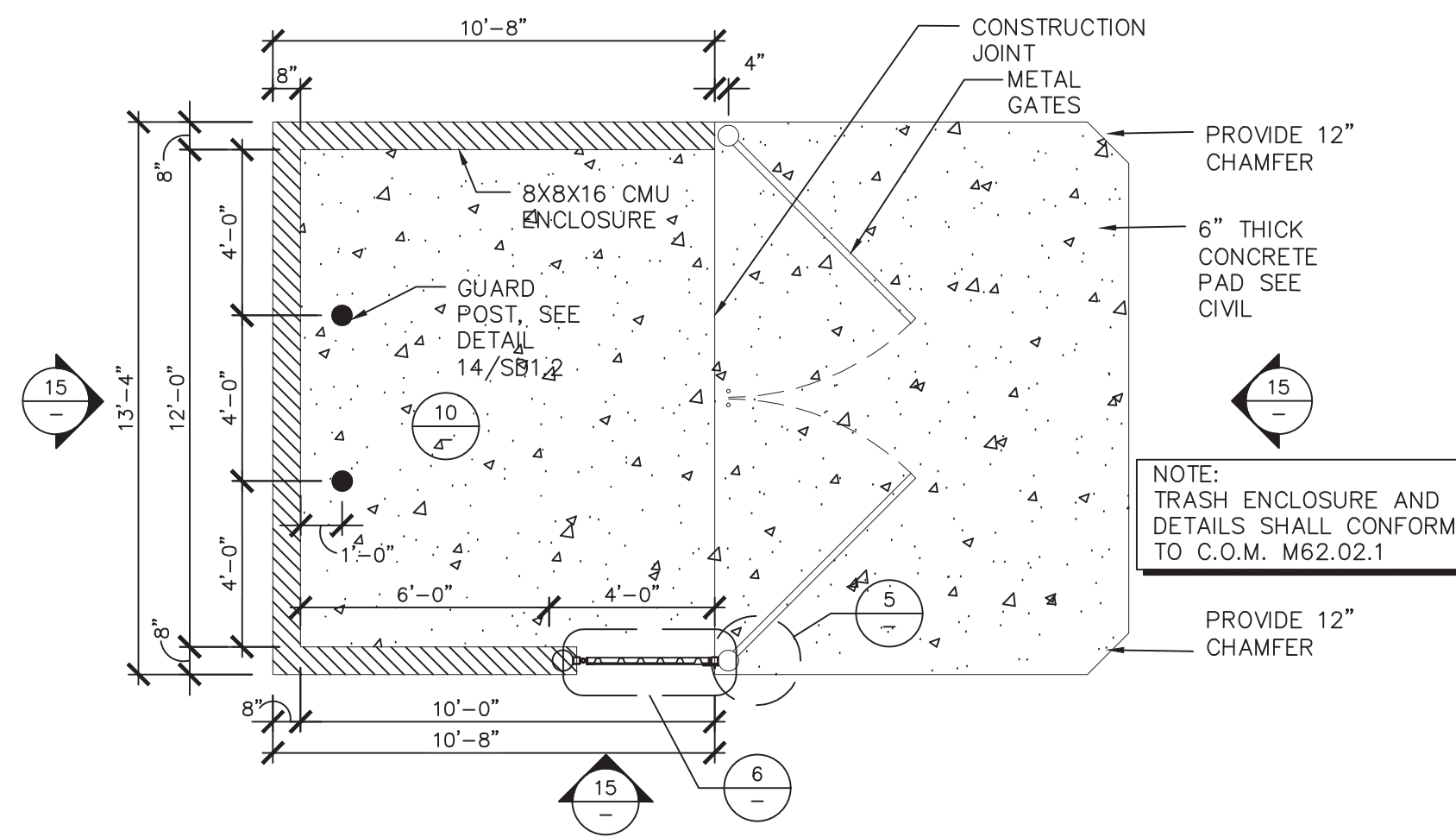
SCALE:

DRAWN BY: JM

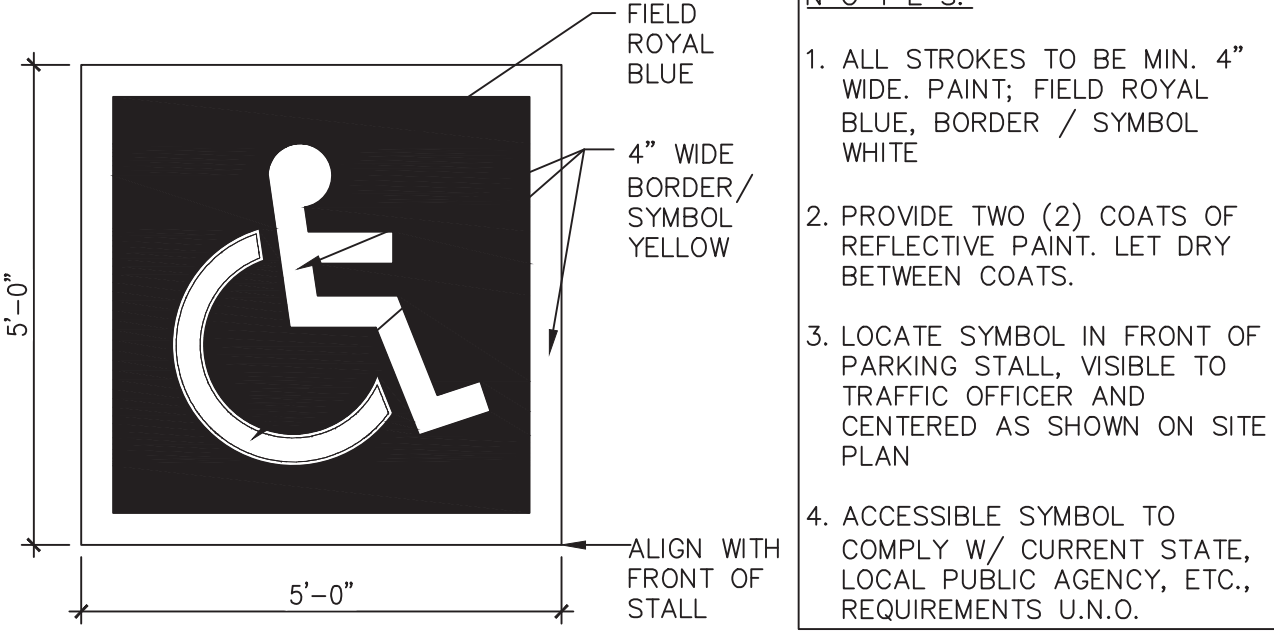
PROJECT NUMBER: KLE19001.0

SHEET: OPS1.0

REV:

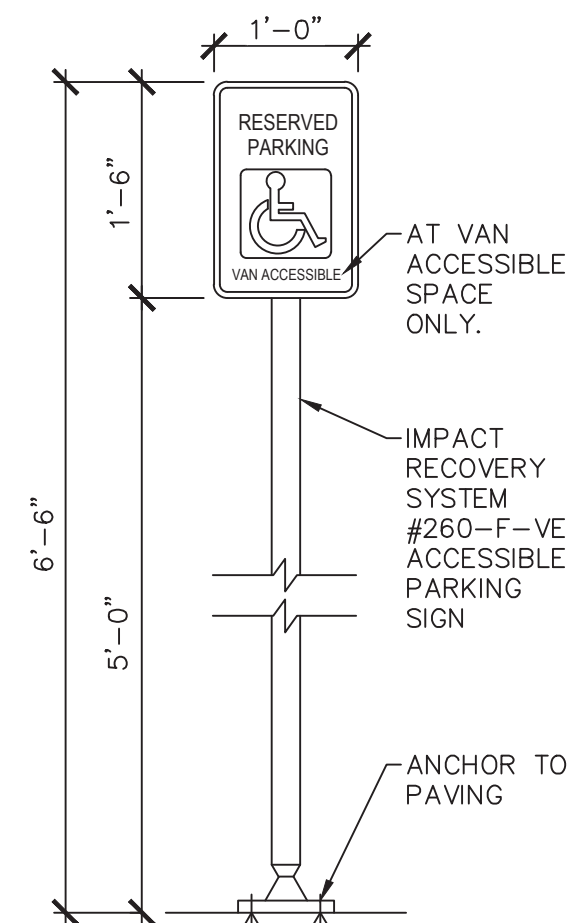


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

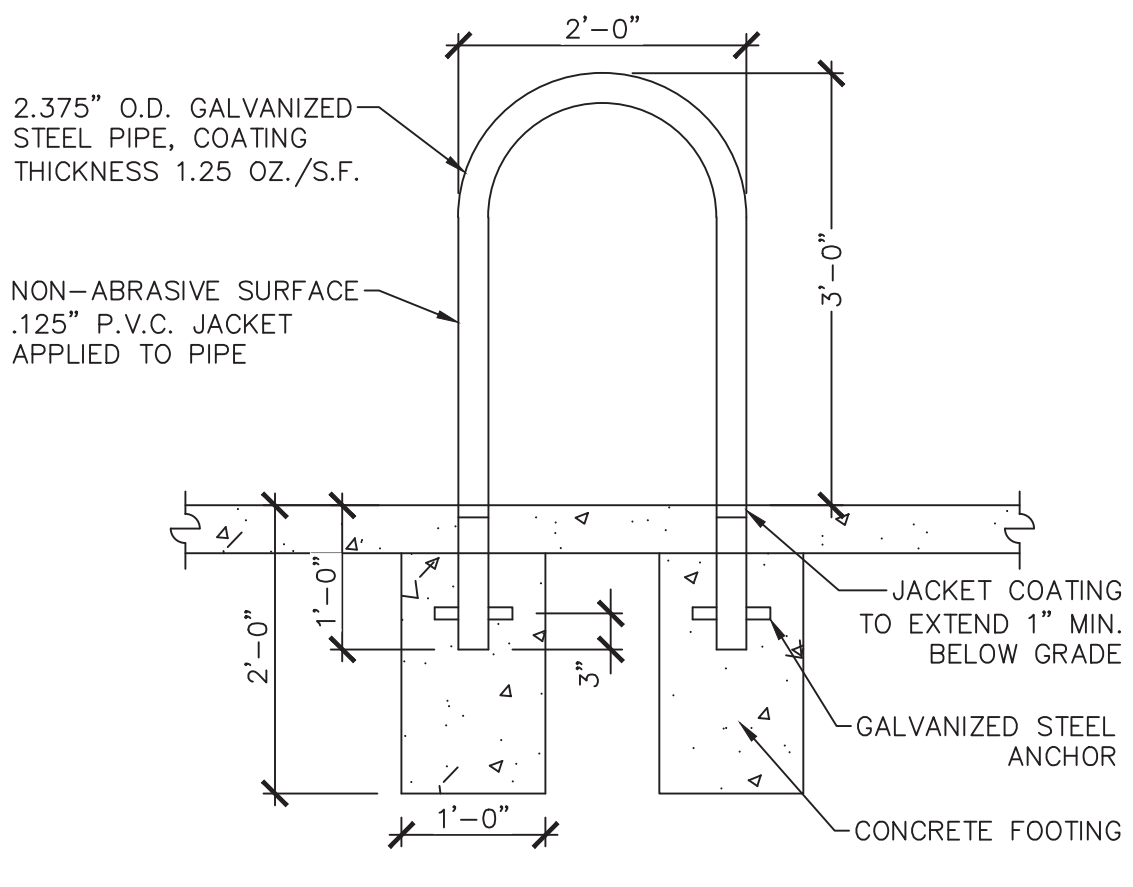


2 ACCESSIBLE PARKING SYMBOL
SCALE: 1/2" = 1'-0"

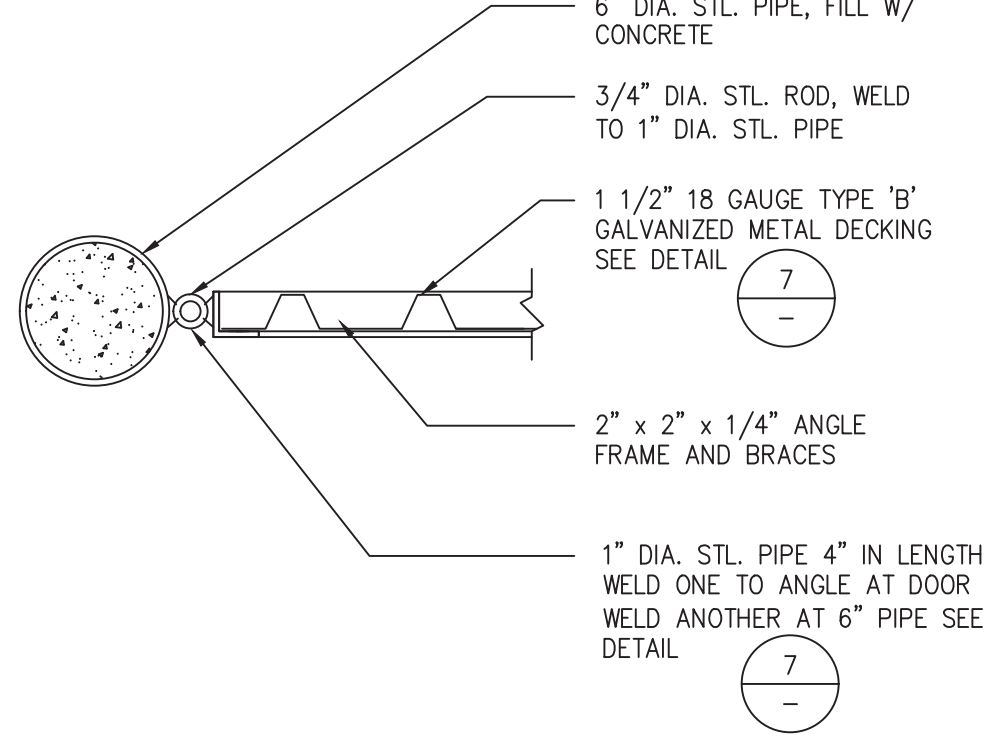
- NOTES:
1. ALL STROKES TO BE MIN. 4" WIDE. PAINT: FIELD ROYAL BLUE, BORDER / SYMBOL WHITE
 2. PROVIDE TWO (2) COATS OF REFLECTIVE PAINT. LET DRY BETWEEN COATS.
 3. LOCATE SYMBOL IN FRONT OF PARKING STALL, VISIBLE TO TRAFFIC OFFICER AND CENTERED AS SHOWN ON SITE PLAN
 4. ACCESSIBLE SYMBOL TO COMPLY W/ CURRENT STATE, LOCAL PUBLIC AGENCY, ETC., REQUIREMENTS U.N.O.



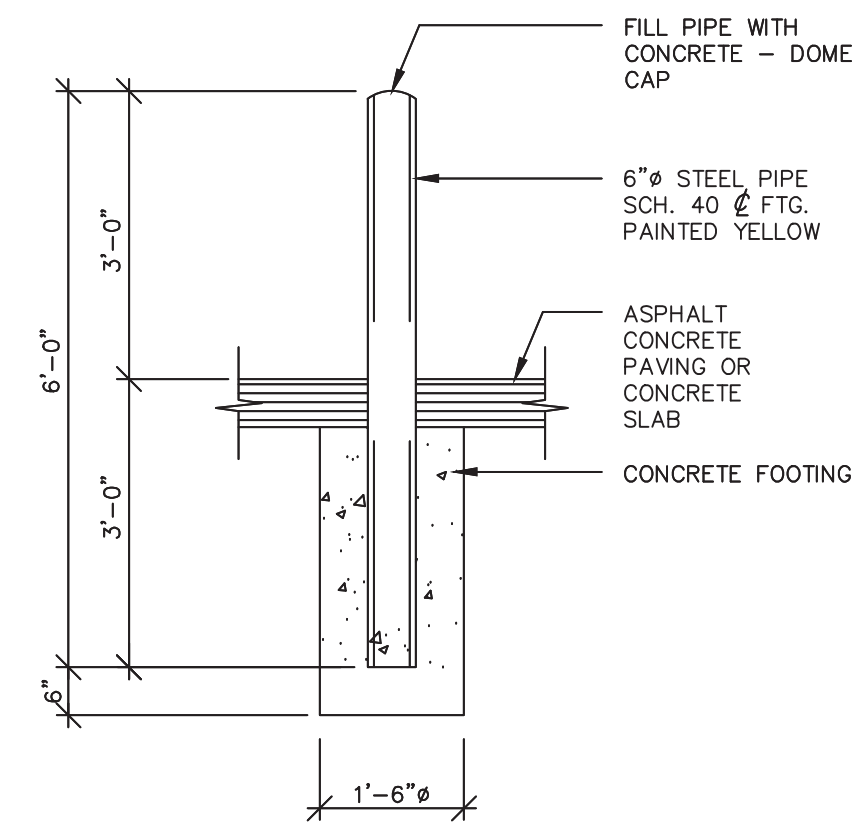
3 ACCESSIBLE PKG SYMBOL
SCALE: 3/4" = 1'-0"



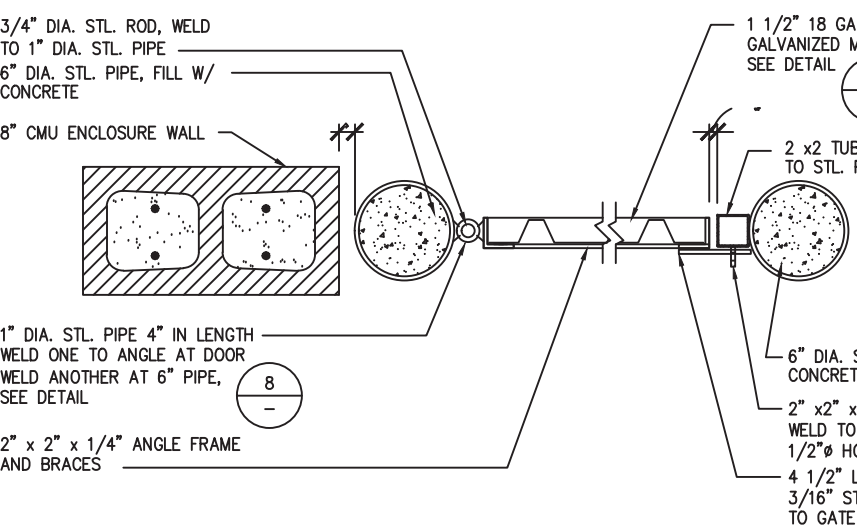
4 BIKE RACK
SCALE: 3/4" = 1'-0"



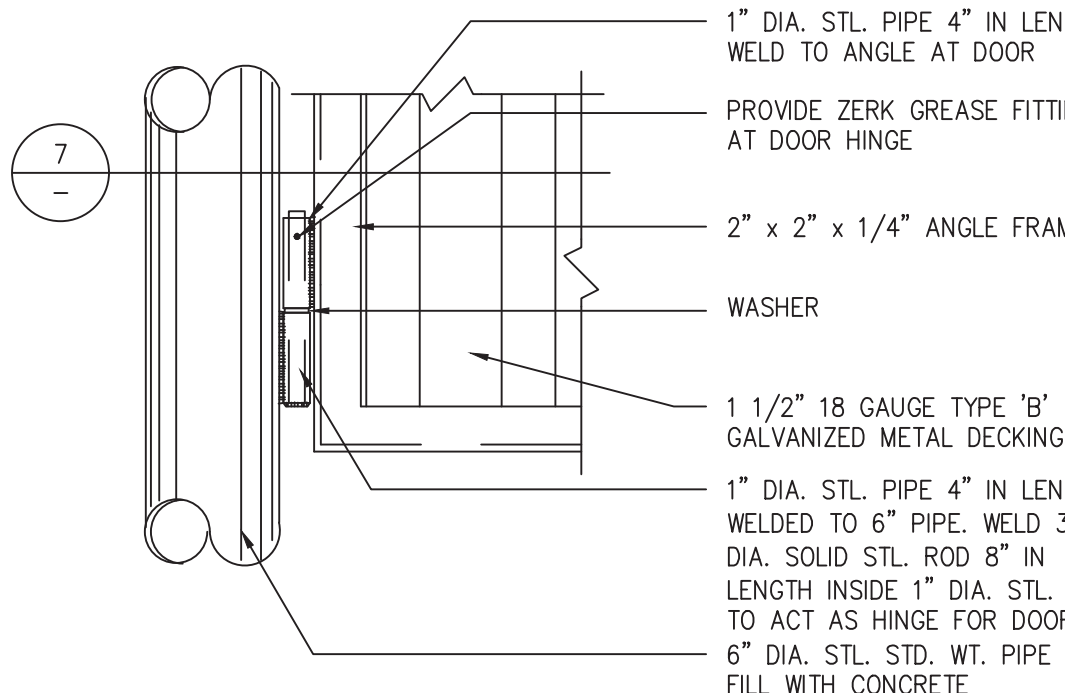
5 HINGE @ TRASH ENC
SCALE: 3/4" = 1'-0"



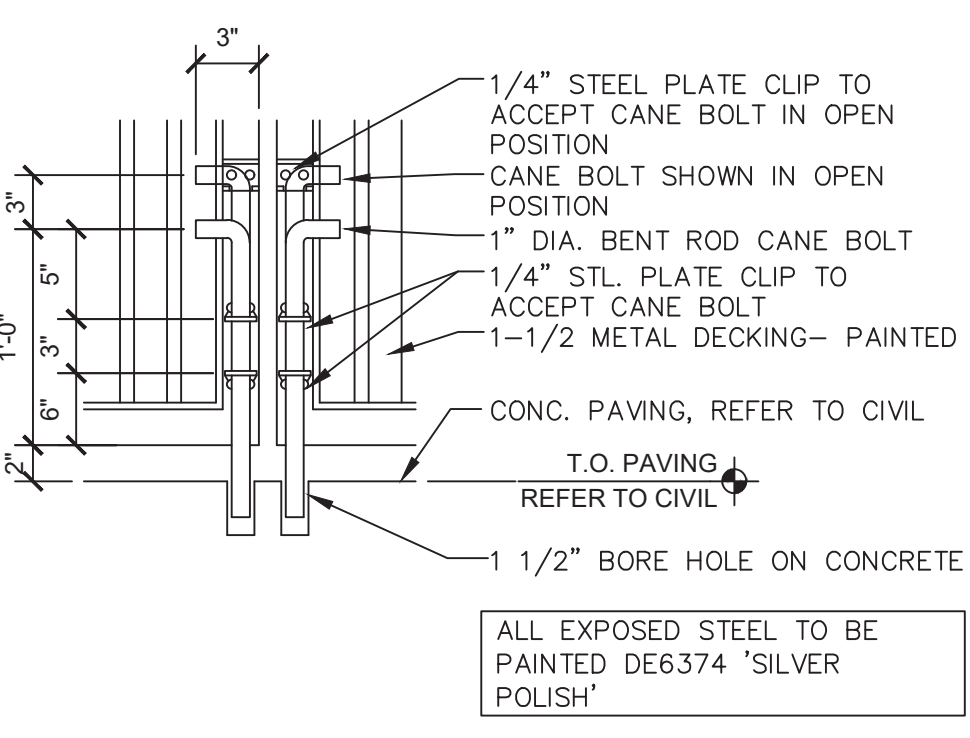
6 GUARD POST
SCALE: 1/2" = 1'-0"



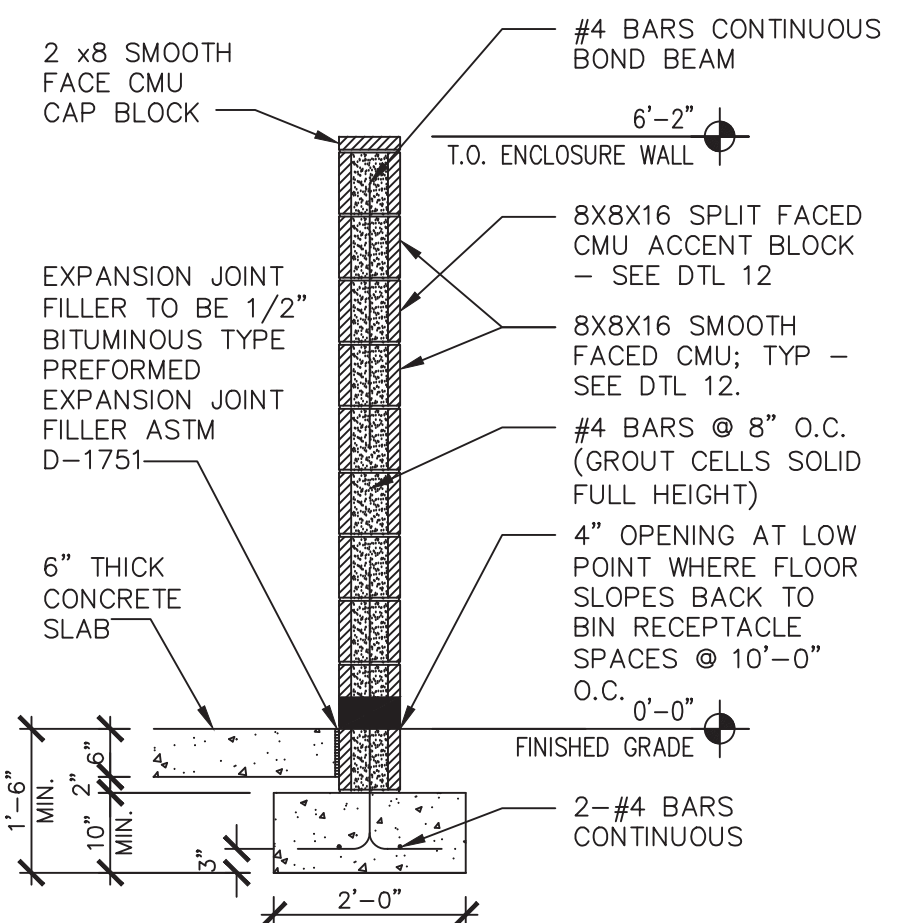
7 GATE DTL AT TRASH ENCL
SCALE: 3/4" = 1'-0"



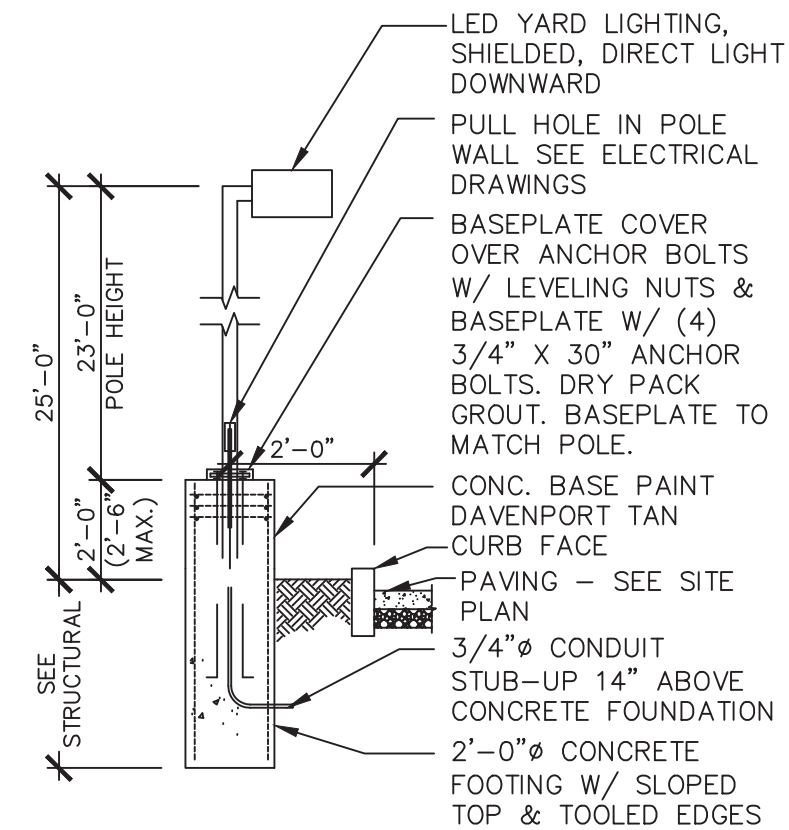
8 JAMB AT TRASH ENCL
SCALE: 1 1/2" = 1'-0"



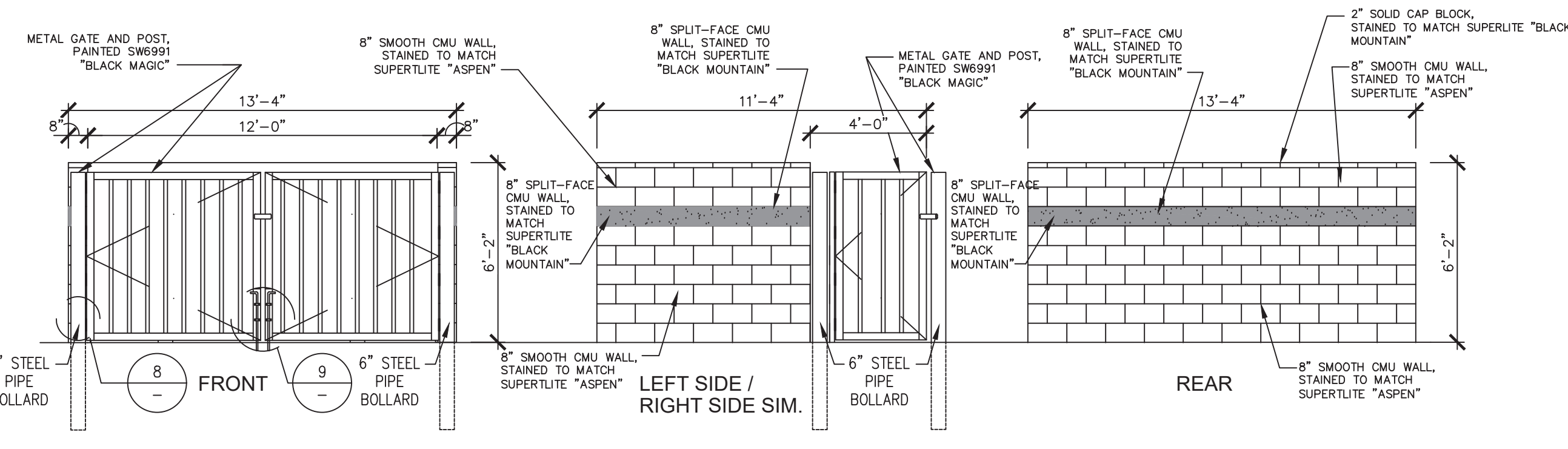
9 CANE BOLT
SCALE: 1 1/2" = 1'-0"



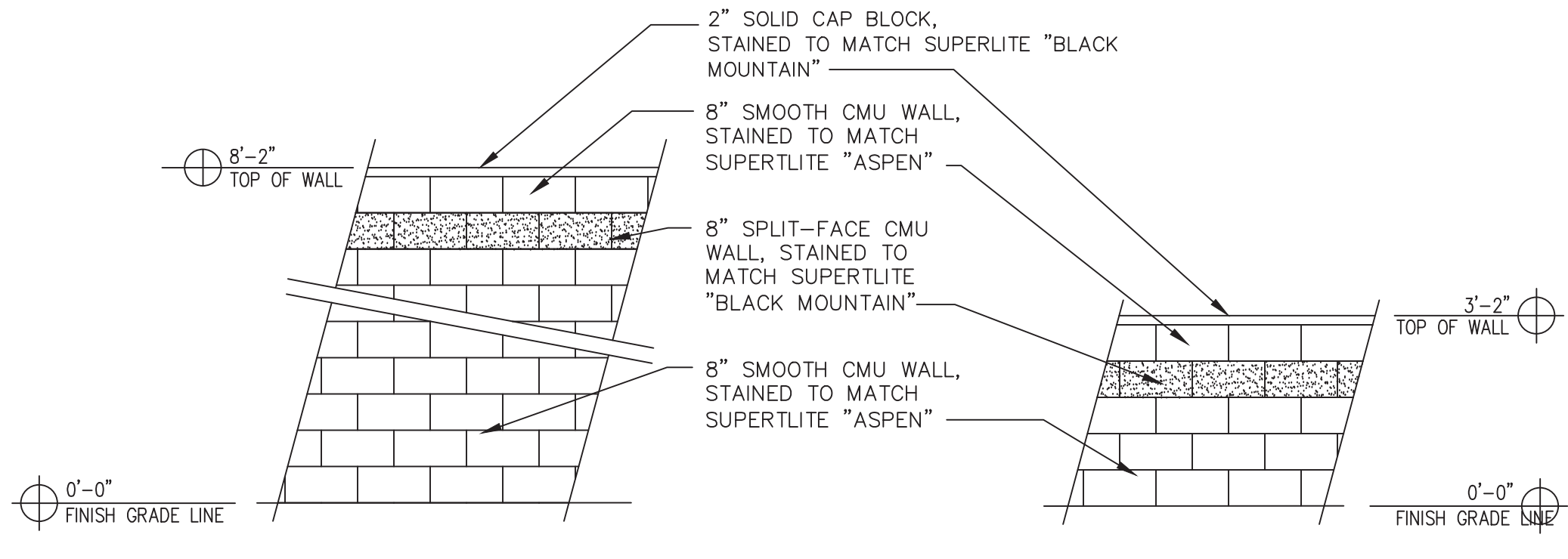
10 TRASH ENCL SECTION
SCALE: 1/2" = 1'-0"



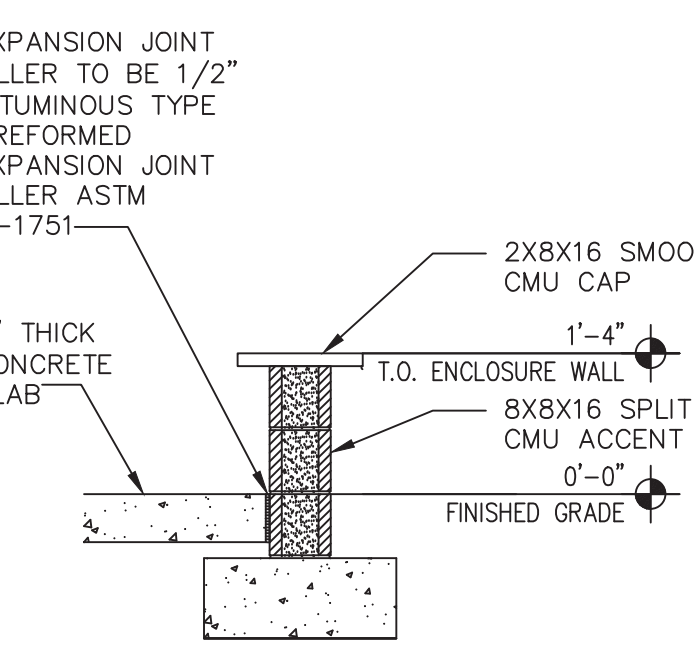
11 SITE LIGHT DTL
SCALE: 1/4" = 1'-0"



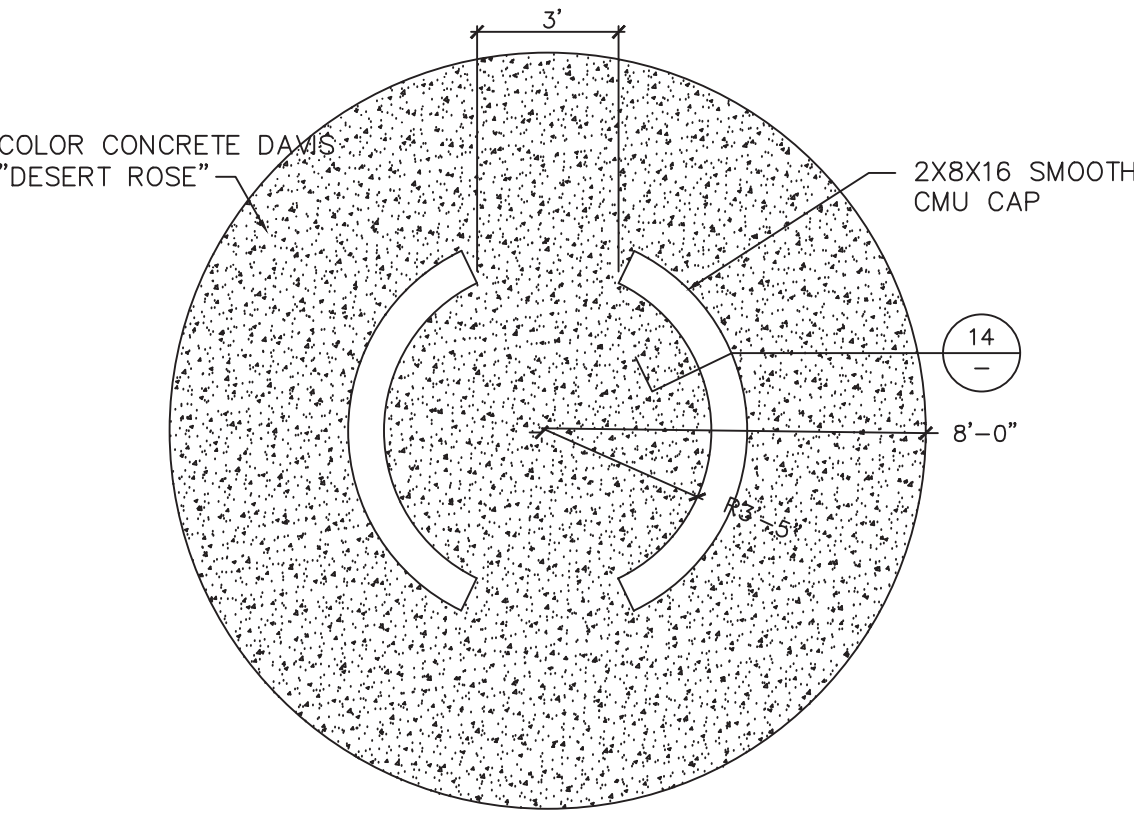
12 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



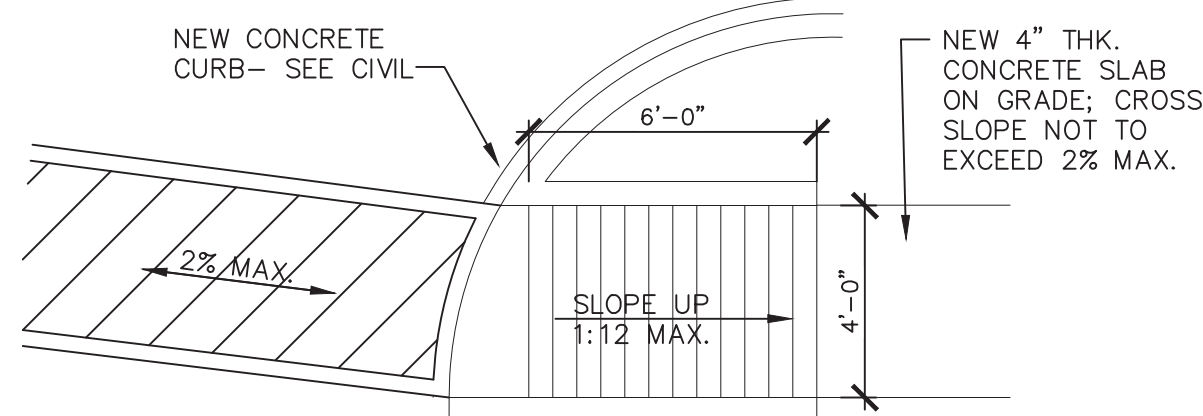
13 3/8' H SCREEN WALL
SCALE: 3/8" = 1'-0"



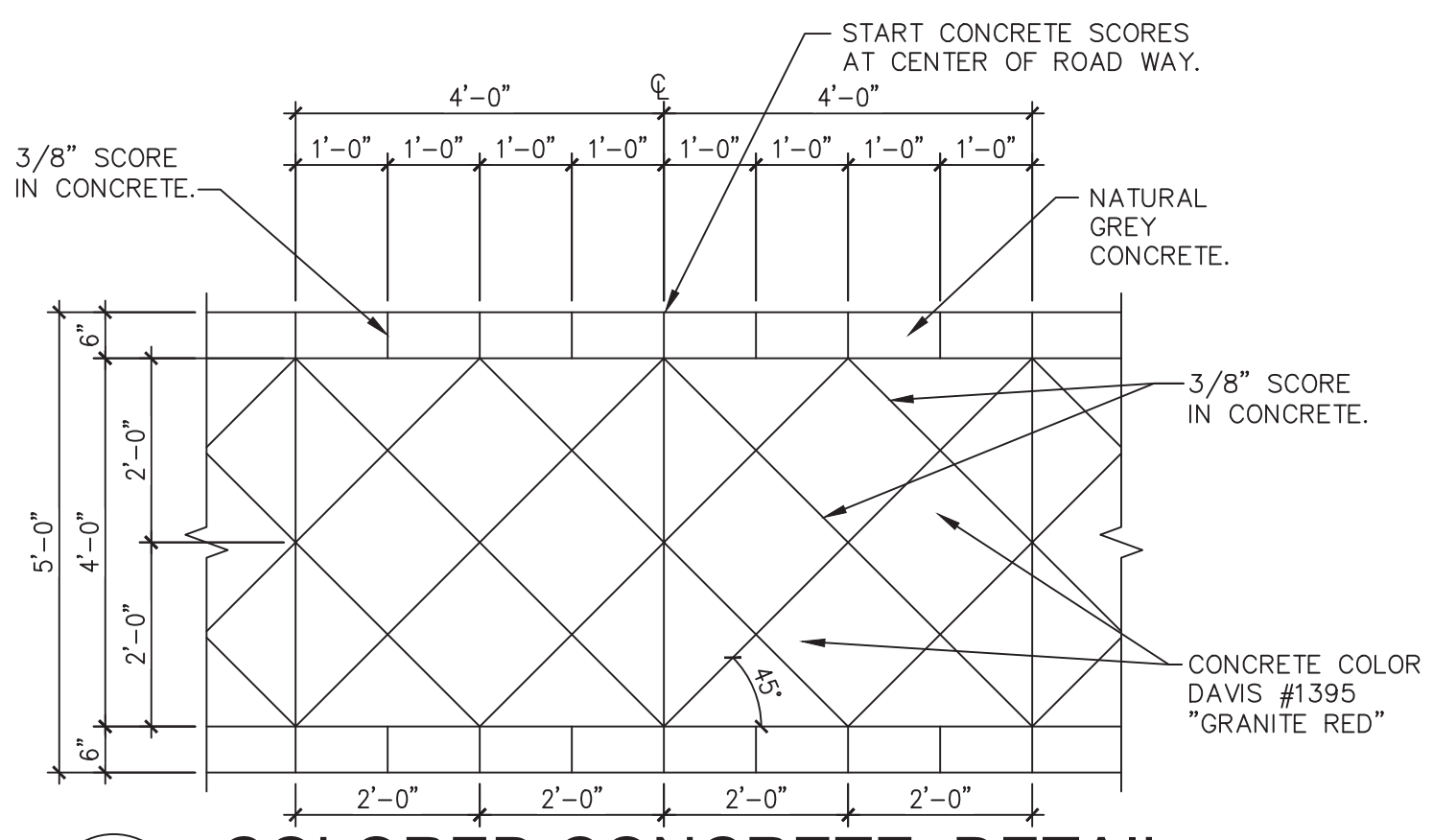
14 18" H CMU SEATING
SCALE: 1 1/2" = 1'-0"



15 SEATING AREA
SCALE: 1/4" = 1'-0"



16 RAMP DETAIL
SCALE: 1/4" = 1'-0"



17 COLORED CONCRETE DETAIL
SCALE: 1/4" = 1'-0"

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SEC ELLSWORTH & PECOS
MESA, ARIZONA

SITE DETAILS

DATE:	2020-01-31
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	KLP19001.0
SHEET:	
DD1.4	
REV:	