



Full Size or Largest Size Plans

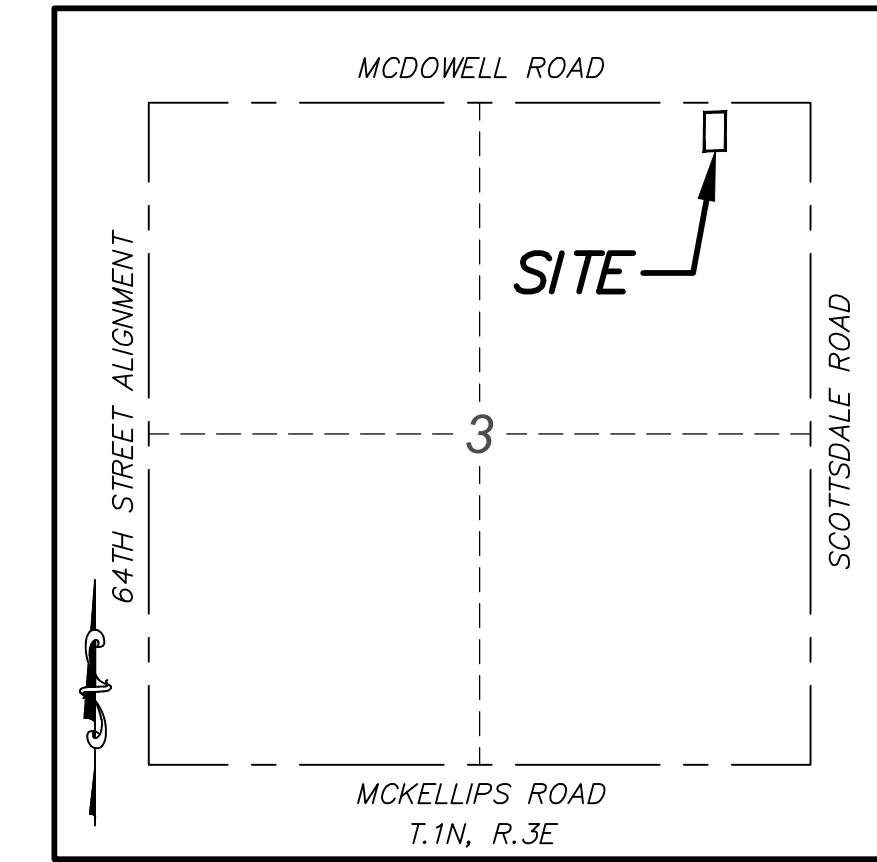
Site Plan

Landscape Plan

Elevations

# ALTA / NSPS LAND TITLE SURVEY PAPAGEO PLAZA (APN 129-12-001L)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**  
N.T.S.

**SIG**  
 SURVEY INNOVATION  
 GROUP, INC.  
 Land Surveying Services  
 22425 N. 16th ST., SUITE 1  
 PHOENIX, ARIZONA 85024  
 PHONE (480) 922-0780  
 FAX (480) 922-0781  
 WWW.SIGSURVEYAZ.COM

**ALTA / NSPS LAND TITLE SURVEY  
PAPAGEO PLAZA (APN 129-12-001L)  
SCOTTSDALE, ARIZONA**

## NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY PREMIERE TITLE AGENCY ORDER NO. A-110362 COMMITMENT DATE JUNE 13, 2019 AT 8:00 AM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

## LEGAL DESCRIPTION

THE WEST 191 FEET OF THE EAST 335 FEET OF THE NORTHWEST QUARTER OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1, SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA);

EXCEPT THE SOUTH 285 FEET THEREOF; AND  
EXCEPT THE NORTH 65 FEET THEREOF; AND

## SCHEDULE 'B' ITEMS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.  
**\*NOT A SURVEY MATTER.**
2. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.  
**\*NOT A SURVEY MATTER.**
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.  
**\*NOT A SURVEY MATTER.**
4. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2019.  
**\*NOT A SURVEY MATTER.**
5. ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.  
**\*NOT A SURVEY MATTER.**
6. UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY PAPAGO PLAZA DEVELOPMENT CO., INC., AN ARIZONA CORPORATION, LESSOR, AND GRANT MALOUF AND ELAINE MALOUF, AS TO AN UNDIVIDED 1/4 INTEREST, ET AL, LESSEE, DATED JULY 1, 1960, FOR A TERM OF 60 YEARS, AS DISCLOSED BY MEMORANDUM OF LEASE, RECORDED JANUARY 23, 1961, IN DOCKET 3562, PAGE 204; AND THEREAFTER AMENDMENT TO LEASE RECORDED IN DOCKET 3562, PAGE 206; AND THEREAFTER AMENDMENT TO LEASE RECORDED IN DOCKET 11070, PAGE 725 AND THEREAFTER THE LESSOR'S INTEREST WAS ASSIGNED TO MARILYN JANE GOLDBERG, AS TRUSTEE OF THE MARILYN JANE GOLDBERG REVOCABLE TRUST CREATED UNDER DECLARATION OF THE TRUST DATED OCTOBER 24, 1989, BY MESNES INSTRUMENTS OF RECORD, THE LAST OF WHICH RECORDED MARCH 15, 1991 IN DOCUMENT NO. 91-107580, AND THEREAFTER RE-RECORDED IN DOCUMENT NO. 91-155364, AND THEREAFTER THE LESSEE'S INTEREST WAS ASSIGNED TO PAPAGO MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY MESNES INSTRUMENTS OF RECORD, THE LAST OF WHICH RECORDED SEPTEMBER 4, 2015 IN DOCUMENT NO. 2015-645110 AND DOCUMENT NO. 2015-645111.  
**\*NOT A SURVEY MATTER.**
7. TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED RIGHT OF ENTRY, RECORDED IN DOCUMENT NO. 2005-1284894.  
**\*BLANKET IN NATURE.**
8. RESOLUTION NO. 8356 BY THE CITY OF SCOTTSDALE, DESIGNATING A PORTION OF THE CITY AS A SINGLE CENTRAL BUSINESS DISTRICT RECORDED IN DOCUMENT NO. 2010-549775.  
**\*BLANKET IN NATURE.**
9. ANY ACTION THAT MAY BE TAKEN BY THE MARICOPA COUNTY FLOOD CONTROL DISTRICT TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2018-412708.  
**\*NOT A SURVEY MATTER.**
10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, THAT MAY BE DISCLOSED BY INSPECTION AND INVESTIGATION. THIS COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED AGREEMENT, CONTRACT OR LEASE BE SUBMITTED TO US, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE.  
**\*NOT A SURVEY MATTER.**

## REFERENCE DOCUMENTS

1. GLO SUPPLEMENTAL PLAT DATED 5-3-1933
2. PAPAGO PARKWAY PLAT BK. 78, PG. 12
3. RECORD OF SURVEY BK.1133, PG. 9
4. PROPERTY ASSEMBLAGE BK. 815, PG. 7
5. RECORD OF SURVEY BK. 1164, PG. 3
6. RECORD OF SURVEY BK. 1177, PG. 31
7. MINOR LAND DIVISION BK. 1210, PG.22

## AREA

SUBJECT PROPERTY CONTAINS 59,150 SQ.FT. OR 1.358 ACRES, MORE OR LESS.

## ADDRESS

7025 E MCDOWELL ROAD  
SCOTTSDALE, AZ 85257

## PARKING

REGULAR	70
HANDICAP	2

## BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, T.1N., R.4E, BEARS SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST.

## ZONING

ZONING C-3  
SUBJECT PROPERTY IS PART OF SINGLE CENTRAL BUSINESS DISTRICT (MCDOWELL AND SCOTTSDALE CORRIDOR SINGLE CENTRAL BUSINESS DISTRICT) PER "RESOLUTION NO. 8356" RECORDED 2010-0549775 MCR

\*PER 2011 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE ONLY.

## FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

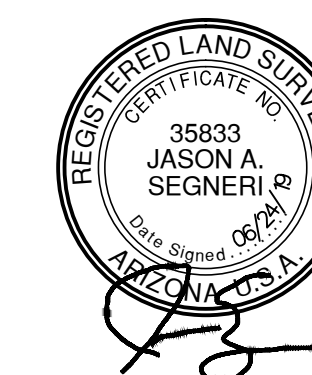
## CERTIFICATION

TO: THE BELL GROUP, LLC, PREMIERE TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B1), 7(C), 8, 9, 13, 14, 15, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JUNE, 2019

JASON SEGNERI  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
JASONS@SIGSURVEYAZ.COM



REVISIONS:

- △
- △
- △

DRAWING NAME:  
2014-053 ALTA  
JOB NO. 2014-053  
DRAWN: JLD  
CHECKED: JAS  
DATE: 06/24/2019  
SCALE: N.T.S.  
SHEET: 1 OF 2

N88°56'24"E 2624.62'

509.81'

802.50'

# MCDOWELL ROAD

65' R/W

41.8 (PUBLIC ROADWAY)  
DRIVEWAY

N1°03'36"W  
65.00

N88°56'24"E 191.12'

RETENTION

LS31601

DRIVEWAY  
ENTRY

PAVED  
PARKING  
LOT

WEST LINE  
OF EAST 144'  
NW1/4 OF LOT 1  
SEC 3, T1N, R4E

RAMP

OVH

WALL

WALL

4.6'

CONC

CONC

59.6'

N0°55'57"E 310.02'

S0°55'57"W 309.35'

EX BUILDING

EX BUILDING

EX BUILDING

LINE  
335'  
LOT 1  
, R4E

LS31601

PAVED  
PARKING  
LOT

LS31601

S88°44'24"W 191.14'

**LOT 77**  
APN 129-12-078  
OWNER: CHRISTIAN  
KORSNACK  
NOT A PART

**LOT 76**  
APN 129-12-077  
OWNER: PRESTON/SHEILA  
BARHAM  
NOT A PART

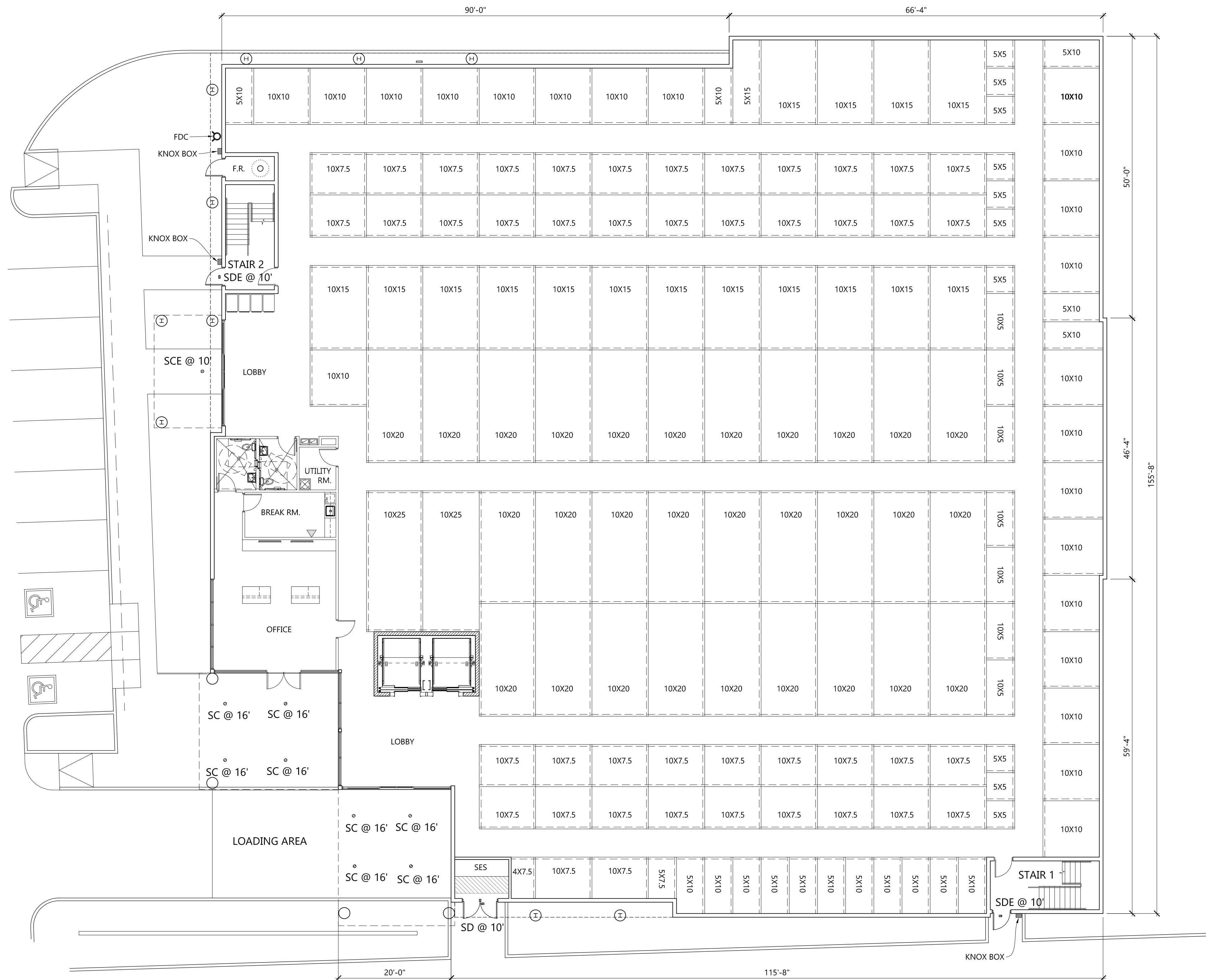
**LOT 75**  
APN 129-12-076  
OWNER: FRANCES  
CASTAGNA  
NOT A PART

DR	DEVELOPMENT REVIEW	01-28-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680  
DRAWN BY: JE  
CHECKED BY: MAB

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DRAWING TITLE  
**PRELIMINARY FIRST FLOOR PLAN**



**1ST FLOOR UNIT MIX**  
G.S.F = 22,639 S.F.  
L.S.F. = 15,742 S.F.  
70%

**CLIMATE CONTROLLED UNIT MIX SUMMARY**

UNIT SIZE	TOTAL	S.F. PER	AREA
5X5	10	25	250
4X7.5	1	30	30
5X7.5	1	37	37
10X5	7	50	350
5X10	16	50	800
5X15	1	75	75
10X7.5	44	75	3300
10X10	22	100	2200
10X15	16	150	2400
10X20	29	200	5800
10X25	2	250	500
<b>TOTAL</b>	<b>149</b>	<b>0</b>	<b>15742.0</b>

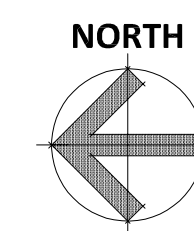
**OVERALL UNIT MIX**  
**CLIMATE-CONTROL**  
G.S.F = 90,556 S.F.  
L.S.F. = 65,819 S.F.  
72%

AVERAGE UNIT SIZE = 90 S.F.

**CLIMATE CONTROLLED UNIT MIX SUMMARY**

UNIT SIZE	TOTAL	S.F. PER	AREA
5X5	58	25	1450
4X7.5	4	30	120
5X7.5	4	37	148
10X5	21	50	1050
5X10	153	50	7650
5X15	4	75	300
10X7.5	187	75	14025
10X10	136	100	13600
10X12	9	120	1080
11X12	3	132	396
10X15	102	150	15300
10X20	51	200	10200
10X25	2	250	500
<b>TOTAL</b>	<b>734</b>	<b>0</b>	<b>65819</b>

**FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



2ND FLOOR UNIT MIX			
G.S.F. = 22,639 S.F.			
L.S.F. = 16,484 S.F.			
72.8%			
CLIMATE CONTROLLED UNIT MIX SUMMARY			
UNIT SIZE	TOTAL	S.F. PER	AREA
5X5	25	25	625
4X7.5	1	30	30
5X7.5	1	37	37
5X10	37	50	1850
5X15	1	75	75
10X7.5	71	75	5325
10X10	39	100	3900
10X12	3	120	360
11X12	1	132	132
10X15	13	150	1950
10X20	11	200	2200
<b>TOTAL</b>	<b>203</b>	<b>0</b>	<b>16484.0</b>

THIS DOCUMENT WAS ORIGINALLY ISSUED AND SEALED BY ##### REGISTRATION NUMBER ##### ON ##### AND THE ORIGINAL DOCUMENTS ARE STORED AT #####

CLIENT

**BELL GROUP, LLC**

PROJECT DESCRIPTION

**PAPAGO INTERNALIZED SELF STORAGE**

ADDRESS 7025 E. MCDOWELL RD.

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

DR	DESCRIPTION	DATE
DR	DEVELOPMENT REVIEW	01-27-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680

DRAWN BY: JE

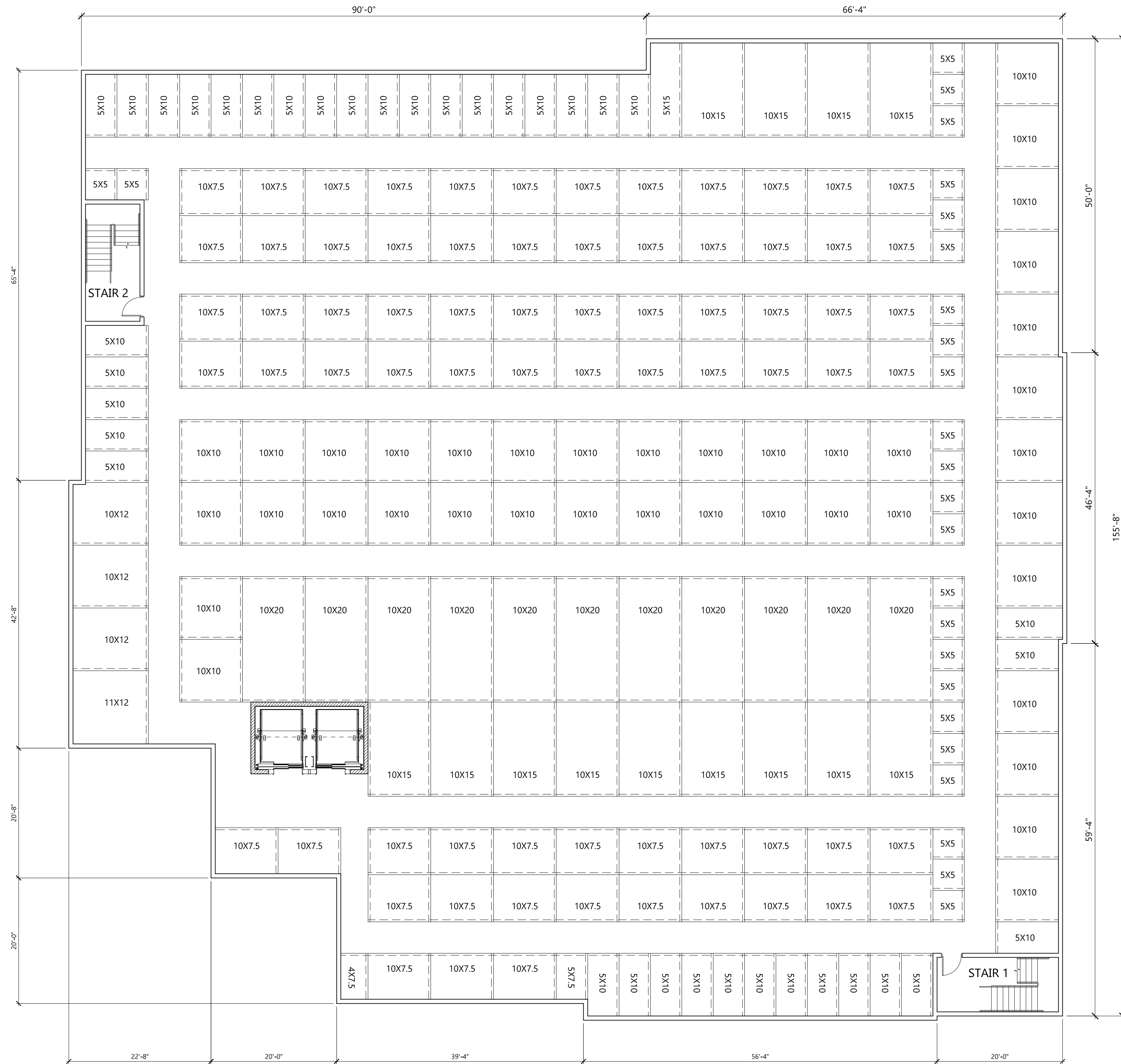
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DRAWING TITLE

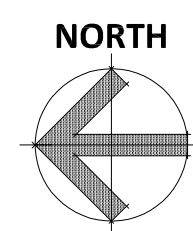
**PRELIMINARY SECOND FLOOR PLAN**

**A201**



**SECOND FLOOR PLAN**

SCALE: 3/32" = 1'-0"





BASEMENT 1 UNIT MIX			
G.S.F. = 22,639 S.F.			
L.S.F. = 17,109 S.F.			
75.5%			
CLIMATE CONTROLLED UNIT MIX SUMMARY			
UNIT SIZE	TOTAL	S.F. PER	AREA
5X5	10	25	250
4X7.5	1	30	30
5X7.5	1	37	37
10X5	8	50	400
5X10	37	50	1850
5X15	1	75	75
10X7.5	23	75	1725
10X10	27	100	2700
10X12	3	120	360
11X12	1	132	132
10X15	49	150	7350
10X20	11	200	2200
<b>TOTAL</b>	<b>172</b>	<b>0</b>	<b>17109.0</b>

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CLIENT  
**BELL GROUP, LLC**

PROJECT DESCRIPTION  
**PAPAGO INTERNALIZED SELF STORAGE**

7025 E. MCDOWELL RD.  
CITY SCOTTSDALE  
STATE ARIZONA

ISSUE DATES

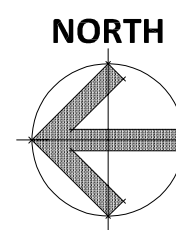
DR	DESCRIPTION	DATE
DR	DEVELOPMENT REVIEW	01-27-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

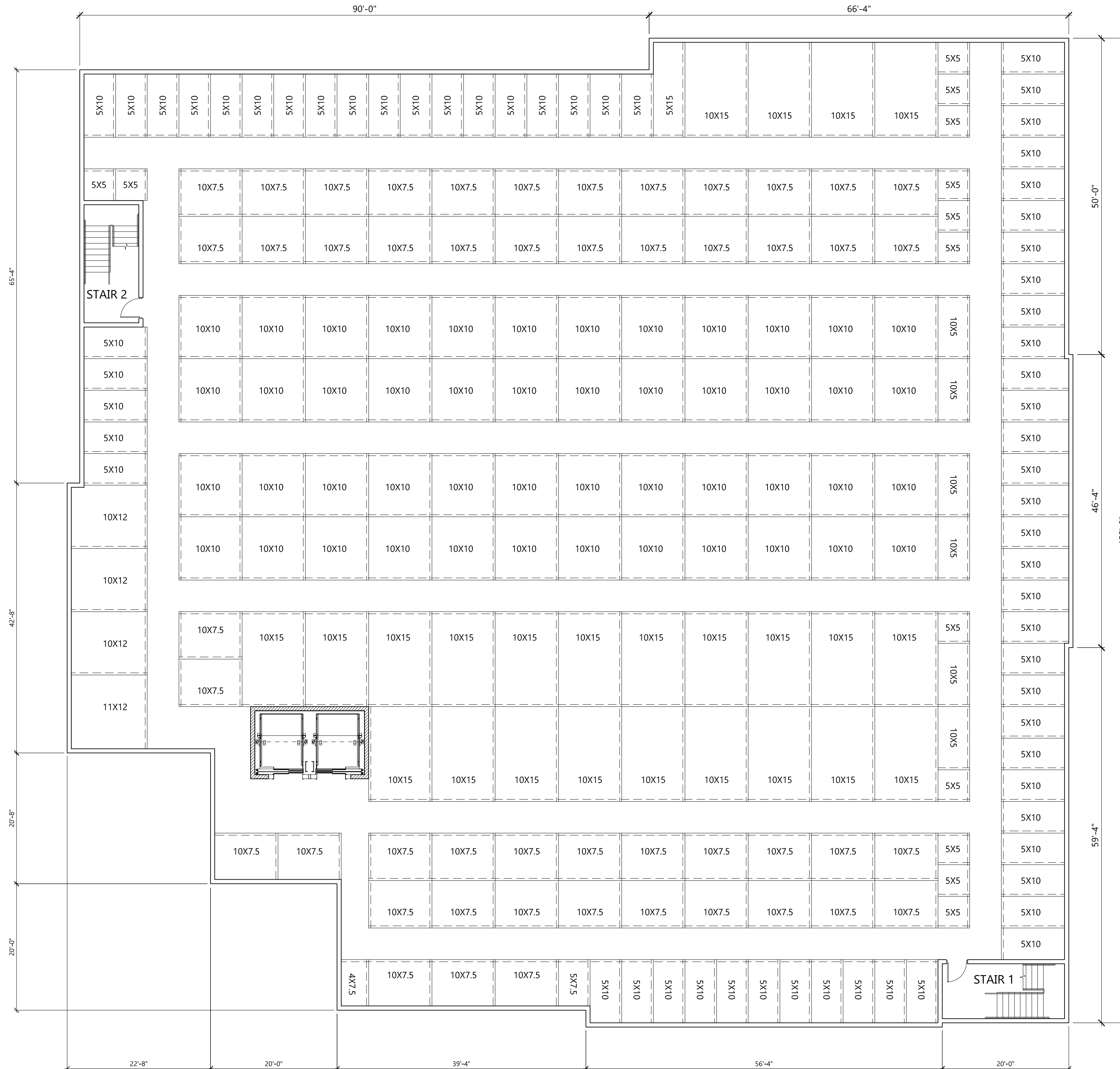
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DRAWING TITLE  
**PRELIMINARY BASEMENT LEVEL 1 FLOOR PLAN**

**BASEMENT LEVEL 1 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"





BASEMENT 2 UNIT MIX			
G.S.F. = 22,639 S.F.			
L.S.F. = 16,484 S.F.			
72.8%			
CLIMATE CONTROLLED UNIT MIX SUMMARY			
UNIT SIZE	TOTAL	S.F. PER	AREA
5X5	13	25	325
4X7.5	1	30	30
5X7.5	1	37	37
10X5	6	50	300
5X10	63	50	3150
5X15	1	75	75
10X7.5	49	75	3675
10X10	48	100	4800
10X12	3	120	360
11X12	1	132	132
10X15	24	150	3600
<b>TOTAL</b>	<b>210</b>	<b>0</b>	<b>16484.0</b>

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CLIENT  
**BELL GROUP, LLC**

PROJECT DESCRIPTION  
**PAPAGO INTERNALIZED SELF STORAGE**

7025 E. MCDOWELL RD.  
CITY SCOTTSDALE  
STATE ARIZONA

ISSUE DATES

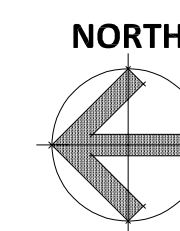
DR	DESCRIPTION	DATE
DR	DEVELOPMENT REVIEW	01-27-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680  
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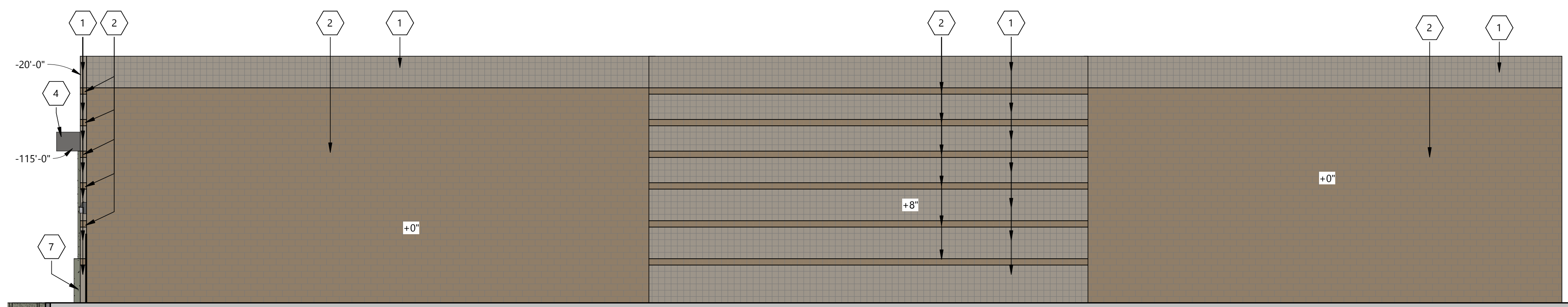
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DRAWING TITLE  
**PRELIMINARY BASEMENT LEVEL 2 FLOOR PLAN**

**BASEMENT LEVEL 2 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

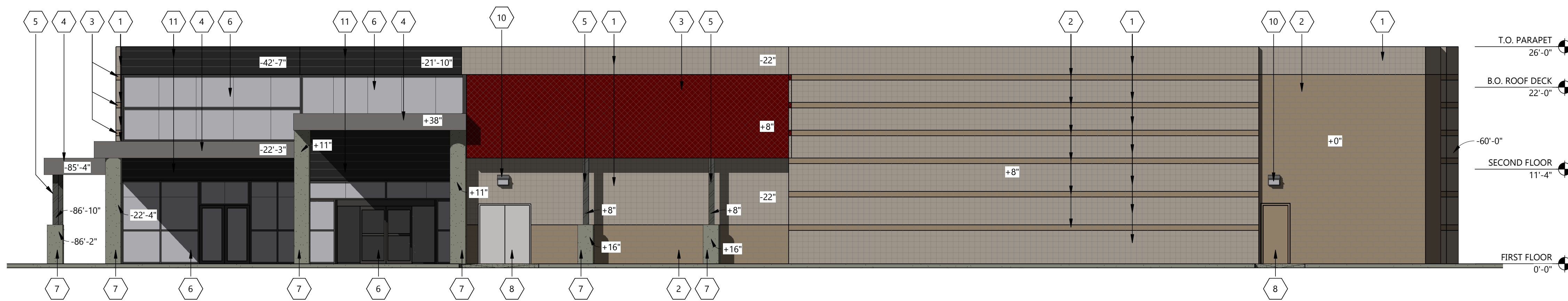






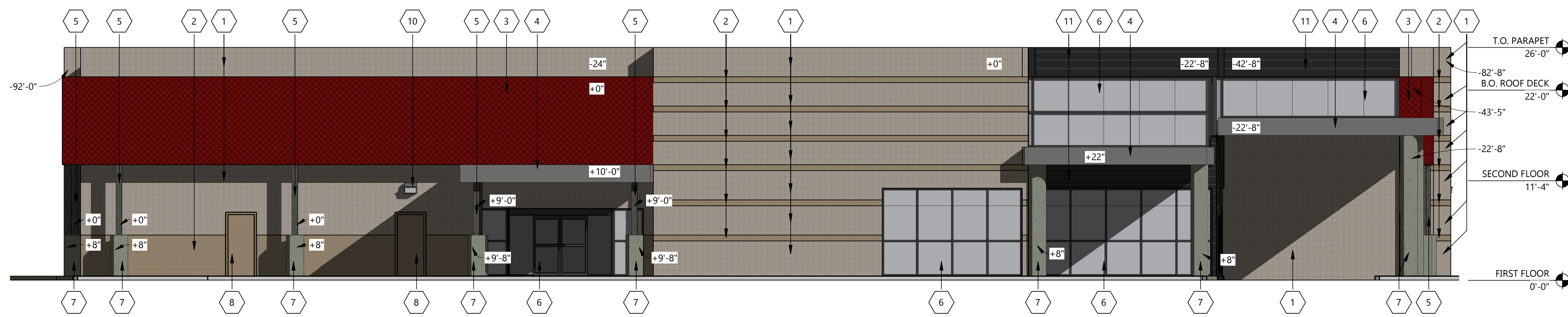
1 COLOR - SOUTH ELEVATION

A402 1/8" = 1'-0"



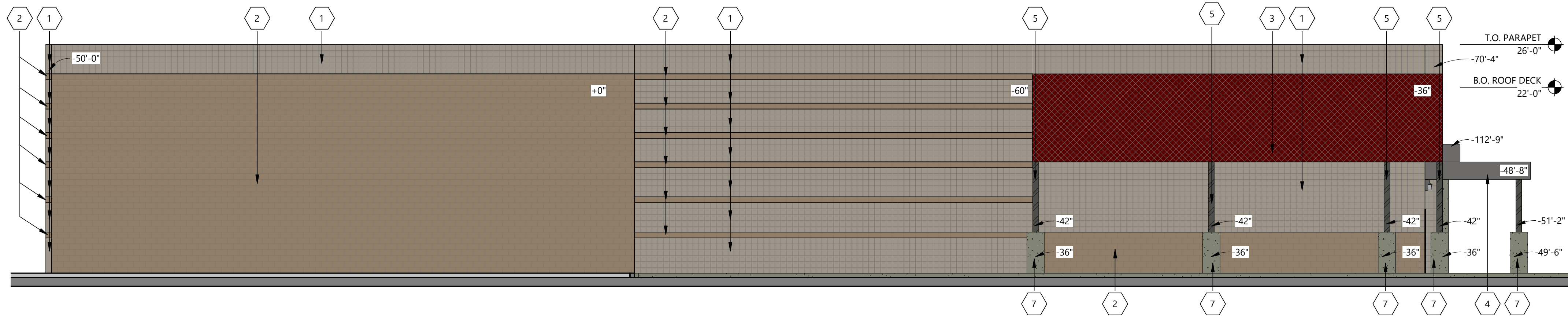
2 COLOR - WEST ELEVATION

A402 1/8" = 1'-0"



3 COLOR - NORTH ELEVATION

A402 1/8" = 1'-0"



4 COLOR - EAST ELEVATION

A402 1/8" = 1'-0"

**ELEVATION GENERAL NOTES:**

1. NUMBER NOTATIONS (+8", +10", +16", -10'-0", ETC.) INDICATE DISTANCES BETWEEN PLANAR SURFACES RELATIVE TO THE EXTERIOR FACE OF FROUND LEVEL EXTERIOR WALL ASSEMBLY INDICATED ON ELEVATIONS AS 0".
2. ALL ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY THE BUILDING PARAPET WALL AND/OR ADDITIONAL ROOFTOP SCREENING TO MATCH THE BUILDING DESIGN.

**ELEVATION KEYNOTES:**

- 1 8X8X16 SCORED CMU, SMOOTH FACE, PAINTED DET620 BARNWOOD GRAY
- 2 8X16X16 CMU, SPLIT FACE, PAINTED DE62116 BARREL STOVE
- 3 AEP SPAN 23.5% OPEN AREA PERF. METAL SCREEN, COLOR COLONIAL RED
- 4 PRE-FINISH METAL FASCIA CANOPY OVER STEEL STUD FRAMING, DE6377 BOAT ANCHOR
- 5 STEEL 'H' COLOMNS, PAINTED DE6377 BOAT ANCHOR
- 6 ALUMINUM STOREFRONT, BLACK ANODIZED BRONZE, INSULATED LOW-E GLAZING, DARK SOLAR GRAY TINT
- 7 SAND BLASTED CONCRETE ROUND COLUMNS
- 8 HOLLOW METAL DOOR, PAINTED DE6216 BARREL STOVE
- 9 ROOF TOP EQUIPMENT METAL SCREENING, PAINTED DE6376 LOOKING GLASS
- 10 LIGHT FIXTURE - SEE PHOTOMETRIC
- 11 SPANDREL GLAZING



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

TELE 602.441.4505 FAX  
901 E Madison St, Phoenix, AZ 85034

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Williston ND  
Bemidji MN  
St. Paul MN

Fargo ND  
Minot ND  
Bismarck ND  
Sioux Falls SD  
Fort Collins Co  
Phoenix AZ

www.eapc.net

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO  
INTERNALIZED SELF  
STORAGE

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

DR	DEVELOPMENT REVIEW	01-27-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680

DRAWN BY: AJS

CHECKED BY: MAB

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DRAWING TITLE

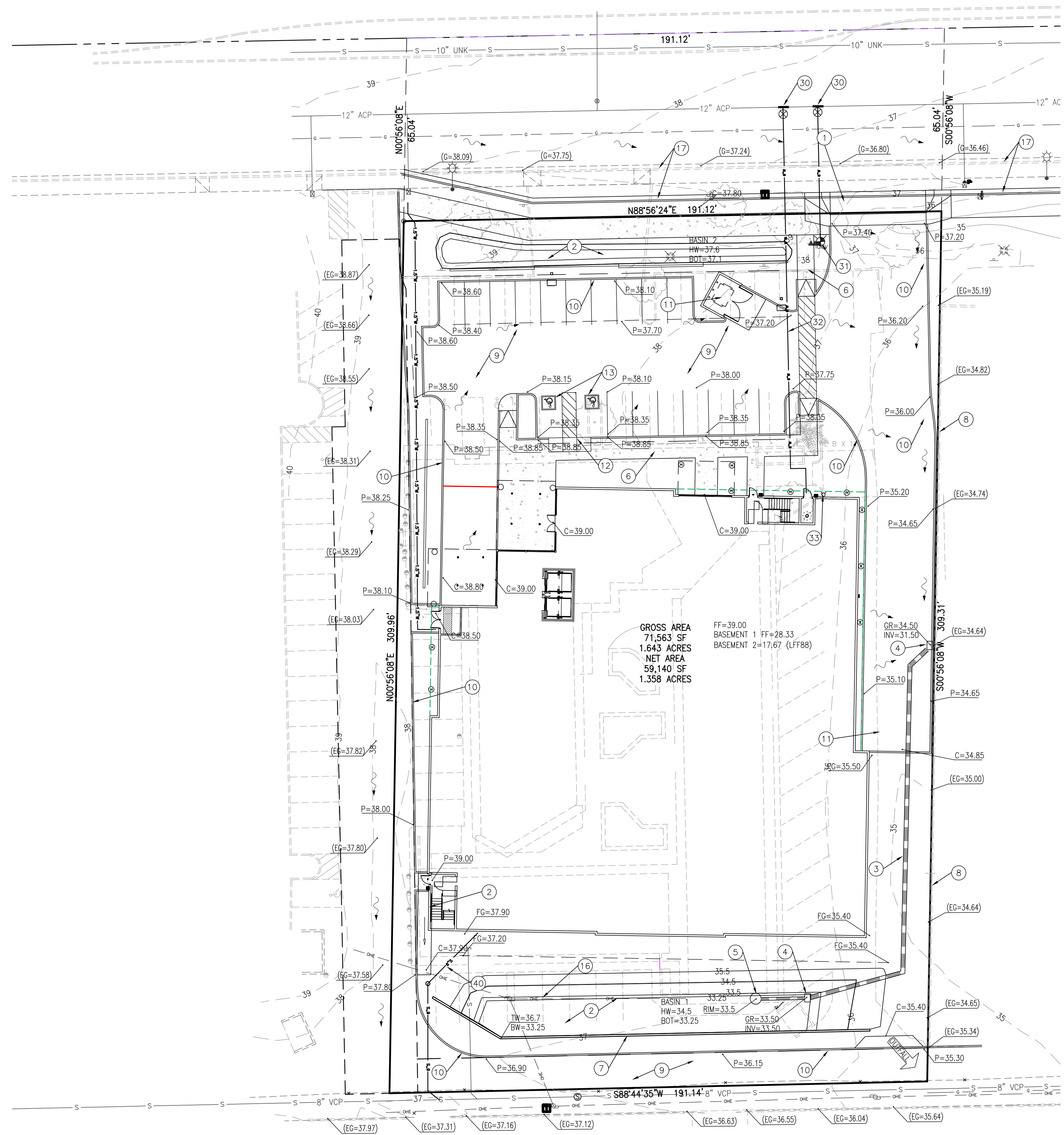
COLOR - BUILDING  
ELEVATIONS

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

2/18/2021  
DATE APPROVED BY

james  
elison  
architect

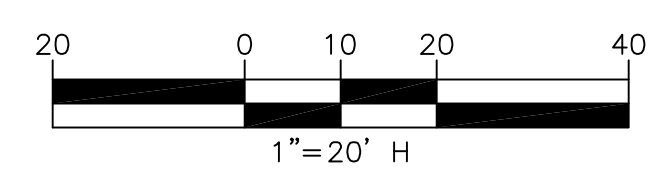
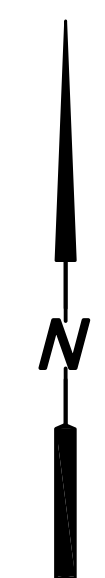
A402



**KEYED NOTES**

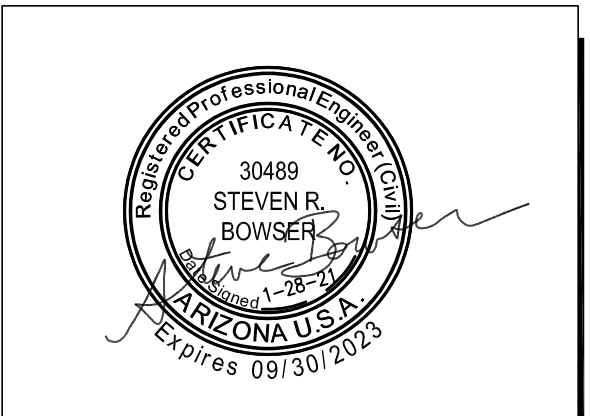
1. CONSTRUCT DRIVEWAY PER COS STD DET 2251-1
  2. CONSTRUCT SURFACE BASIN. BASIN SHALL BE MAX 4:1 SLOPE. SCARIFY BOTTOM OF BASIN MIN 12". CONTRACTOR SHALL ACCOUNT FOR FINAL LANDSCAPING AND DG TO ACHIEVE FINAL ELEVATIONS (ELEVATIONS SHALL BE TO TOP OF DG)
  3. INSTALL 18" PIPE. PIPE SHALL BE HDPE TYPE WT IB.
  4. INSTALL INLET PER MAG STD DET 535
  5. INSTALL DRYWELL PER MAXWELL OR APPROVED EQUAL.
  6. CONSTRUCT SIDEWALK PER MAG STD DET 230. SIDEWALK ADJACENT TO BLDG SHALL BE OVER 4" ABC.
  7. CONSTRUCT RETAINING WALL
  8. EXISTING WALL TO REMAIN
  9. CONSTRUCT ONSITE PAVING.
  10. CONSTRUCT 6" CURB.
  11. CONSTRUCT REFUSE ENCLOSURE PER COS STD DET 2146-1
  12. CONSTRUCT 12:1 MAX ADA RAMP
  13. PLACE TWO 12"x18" NO PARKING SIGN AND PAINT WHITE STRIPE HATCH AREA SHOWN ON PLAN. HATCH STRIPES SHALL BE 2' APART. PAVE ADA STALL MAX 2% IN ALL DIRECTIONS. SIGN PER COS AND ADA REGULATIONS
  14. SRP TRANSFORMER - SEE SRP PLANS
  15. SITE LIGHTING - SEE ELECTRICAL PLANS
  16. REMOVE / RELOCATE OVERHEAD POWER
  17. CONSTRUCT 11' WIDE DECEL LANE. PROJECT TO WORK WITH ADJ PROPERTY OWNER FOR CONTINUOUS DECEL LANE IF NECESSARY. SIDEWALK EASEMENT TO BE ADDED FOR ANY SIDEWALK OUTSIDE RIGHT OF WAY
- 
30. INSTALL 12X6 TS&V
  31. INSTALL NEW FIRE HYDRANT
  32. INSTALL 6" FIRELINE
  33. NEW FDC
- 
40. INSTALL NEW 6" SEWER TAP

CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL SITEWORK DISCIPLINES, INCLUDING, BUT NOT LIMITED TO, BUILDING, LANDSCAPE, DRY UTILITIES, LIGHTING, LOW VOLTAGE, FUEL SYSTEM, ETC AND COORDINATE ALL WORK APPROPRIATELY.



**CLIENT:**  
EAPC

901 E. Madison St  
Phoenix, AZ 85034  
(602) 441-4505



**Helix Engineering, LLC**  
Engineering / Surveying / Consulting

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RELEASE	
DATE	
1-8-21	PRELIM ENGR
1-26-21	REV SITE PLAN
1-28-21	REV SITE PLAN
1-28-21	REV SITE PLAN

REVISIONS	
NO.	DATE
1	
2	
3	

PROJECT NAME

SELF STORAGE

PROJECT ADDRESS

McDowell / Scottsdale Rd  
SCOTTSDALE, ARIZONA  
85257

PROJECT AREA

HELIX JOB NUMBER: 523

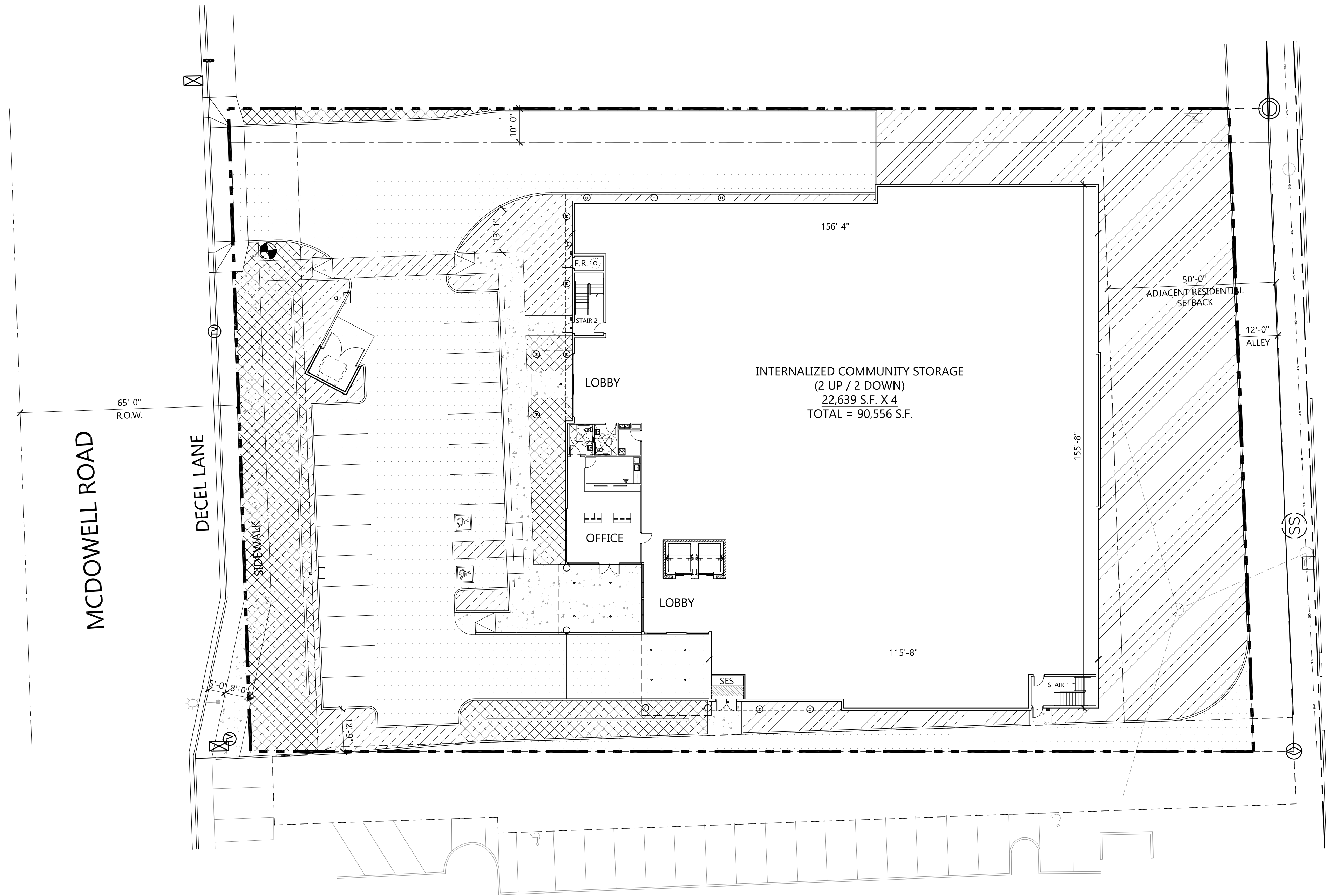
IN HOUSE: MT  
DRAWN BY: MT  
CHECKED BY: SB

SHEET TITLE

Prelim G / D PLAN

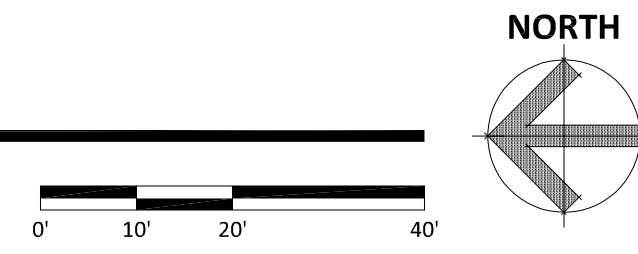
SHEET: GD-1 PAGE: 1 OF 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"



**OPEN SPACE PLAN**

SCALE: 1" = 20'-0"



**PROJECT DIRECTORY:**

**DEVELOPER:**  
 BELL GROUP, LLC  
 10405 E. MCDOWELL MOUNTAIN RANCH RD., SUITE 271  
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 POINT OF CONTACT: GEORGE BELL SR.  
 PHONE: (602) 525-2469  
 EMAIL: gbell@landrd.com

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**CIVIL ENGINEER:**  
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 3240 E. UNION HILLS DR. #113  
 PHOENIX, ARIZONA 85050  
 POINT OF CONTACT: STEVE BOWSER  
 PHONE: (602) 788-2616  
 EMAIL: sb@hxeng.com

**SITE PLAN DATA:**

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NET SITE AREA:	1.31 ACRES (56,856 S.F.)

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BUILDING HEIGHT PROPOSED:	29'-4"

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FAR PERCENTAGE:	79%
BUILDING AREA (BELOW GROUND):	45,278 S.F.
SITE COVERAGE:	42% (23,875 S.F.)

**OPEN SPACE:**

REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):	10' X 56,856 S.F. = 5,686 S.F.
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TOTAL OPEN SPACE REQUIRED:	5,686 S.F. + 3,934 S.F. = 9,620 S.F.
FRONT OPEN SPACE REQUIRED (50%):	9,620 S.F. X .50 = 4,810 S.F.

FRONT OPEN SPACE PROVIDED:	4,957 S.F.
OTHER OPEN SPACE PROVIDED:	9,492 S.F.
TOTAL OPEN SPACE PROVIDED:	14,449 S.F.

**PARKING LOT LANDSCAPING:**

PARKING LOT AREA:	7,561 S.F.
PARKING LOT LANDSCAPING REQUIRED (15%):	1,134 S.F.
PARKING LOT LANDSCAPING PROVIDED:	1,744 S.F.

33% OF PARKING LOT LANDSCAPE AREA MUST BE >7'-0" WIDE  
 33% OF LANDSCAPE AREA PROVIDED = 0.33 X 1,744 S.F. = 576 S.F. REQUIRED  
 939 S.F. PROVIDED

**OPEN SPACE LEGEND:**

	FRONT OPEN SPACE	4,957 S.F.
	OTHER OPEN SPACE	9,492 S.F.
	PAVING	15,143 S.F.



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CLIENT

**BELL GROUP, LLC**

PROJECT DESCRIPTION

**PAPAGO INTERNALIZED SELF STORAGE**

7025 E. MCDOWELL RD.

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

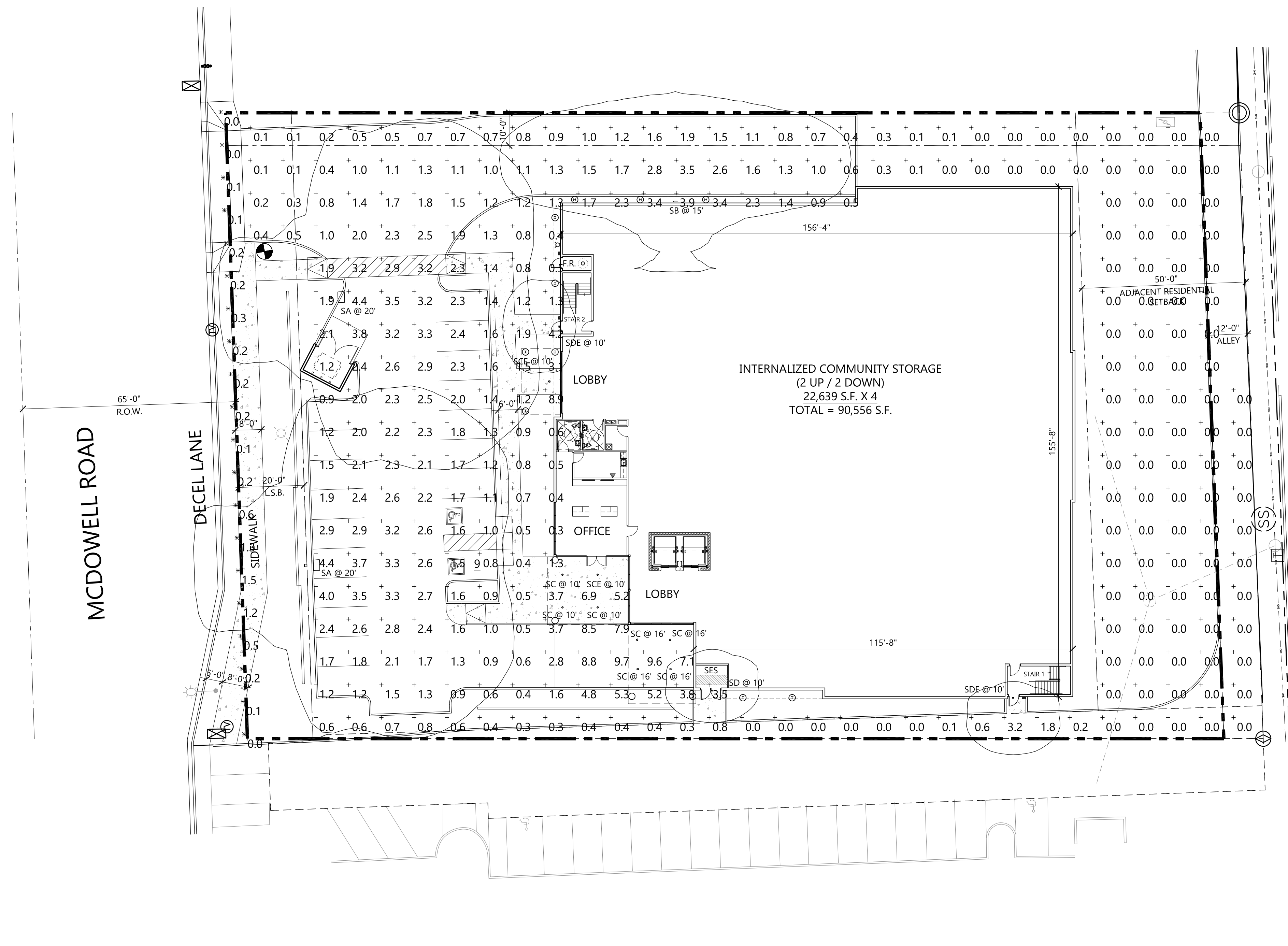
DR	DESCRIPTION	DATE
DR	DEVELOPMENT REVIEW	01-28-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680  
 DRAWN BY: JE  
 CHECKED BY: MAB

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DRAWING TITLE  
**OPEN SPACE PLAN**

**A003**



**PHOTOMETRIC SITE PLAN**

SCALE: 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE -- FC @ 6' AFG	X	0.4 fc	1.5 fc	0.0 fc	N/A	N/A
SITE -- FC @ GRADE	+	1.3 fc	9.7 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
SA	SA	2	Lithonia Lighting	DSX0 LED P6 40K TFM MVOLT SPA (FINISH) / SSS 17.5" W/2.5" BASE	DSX0 LED P6 40K TFM MVOLT	LED	DSX0_LED_P6_40K_TFM_MVOLT.ies	15964	0.91	134
SB	SB	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K T2M MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_40K_T2M_MVOLT.ies	7373	0.91	73.2
SC	SC	7	Lithonia Lighting	LDN6 40/10 L06AR LSS MVOLT E210	6IN LDN, 4000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR WET LOCATION	LED	LDN6_40_10_L06AR_LSS.ies	1054	0.91	12.75
SCE	SCE	2	Lithonia Lighting	LDN6 40/10 L06AR LSS MVOLT E210 EL	6IN LDN, 4000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR WET LOCATION W/EM BATTERY PACK	LED	LDN6_40_10_L06AR_LSS.ies	1054	0.91	12.75
SD	SD	1	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF MVOLT (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	LED	WDGE1_LED_P1_40K_80CRI_VF.ies	1227	0.91	10.0002
		2	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF MVOLT (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	LED	WDGE1_LED_P1_40K_80CRI_VF.ies	1227	0.91	10.0002

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CONSTRUCTION TYPE:	II-B
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BUILDING HEIGHT PROPOSED:	29'-4"

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PROVIDED FAR (ABOVE GROUND):	45,278 S.F. (0.79)
FAR PERCENTAGE:	79%
BUILDING AREA (BELOW GROUND):	45,278 S.F.
SITE COVERAGE:	42% (23,875 S.F.)

**PARKING CALCULATION:**

REQUIRED PARKING:	19 SPACES
1/2500 S.F. OF ABOVE GRADE	
INTERNALIZED COMMUNITY STORAGE	
45,278 S.F. @ 1/2500 = 19 SPACES	

**PROVIDED PARKING:** 19 SPACES

REQUIRED ADA PARKING:	1 SPACES
PROVIDED ADA PARKING:	2 SPACES
BIKE PARKING REQUIRED (1/10 VEHICLES):	2 SPACES
BIKE PARKING PROVIDED:	2 SPACES

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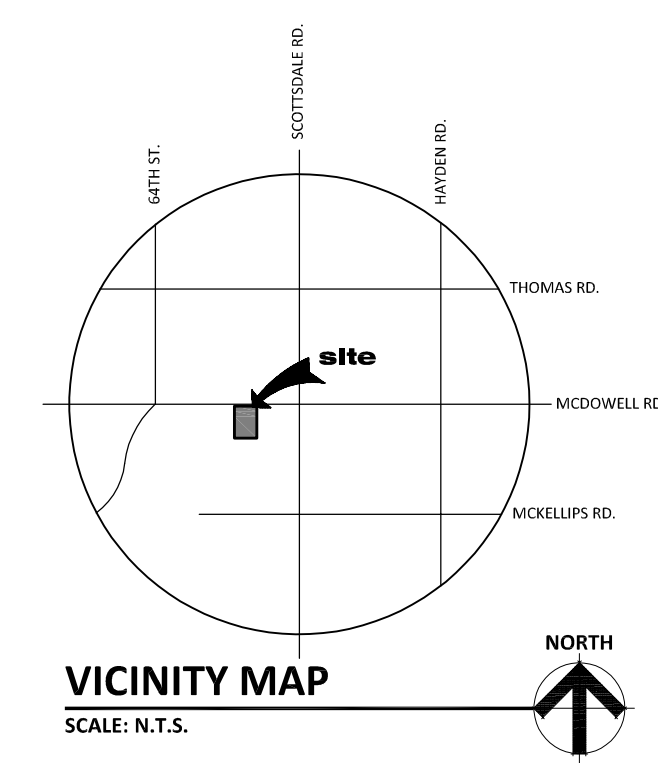
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 939 S.F. PROVIDED



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CLIENT

**BELL GROUP, LLC**

PROJECT DESCRIPTION

**PAPAGO INTERNALIZED SELF STORAGE**

7025 E. MCDOWELL RD.

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

DR	DESCRIPTION	DATE
DR	DEVELOPMENT REVIEW	01-28-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680  
 DRAWN BY: JE  
 CHECKED BY: MAB

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DRAWING TITLE

**PHOTOMETRIC SITE PLAN**



NORTH ELEVATION FACING MCDOWELL ROAD



PERSPECTIVE OF SOUTHWEST CORNER

Pic Date: 1/29/2021 4:55:05 PM

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO  
INTERNALIZED SELF  
STORAGE

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

DR	DEVELOPMENT REVIEW	01-27-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680

DRAWN BY: MAB

CHECKED BY: MAB

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DRAWING TITLE

EXTERIOR  
RENDERINGS

**A404**



PERSPECTIVE OF NORTHEAST CORNER



PERSPECTIVE OF NORTHWEST CORNER

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO  
INTERNALIZED SELF  
STORAGE

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

DR	DEVELOPMENT REVIEW	01-27-2021
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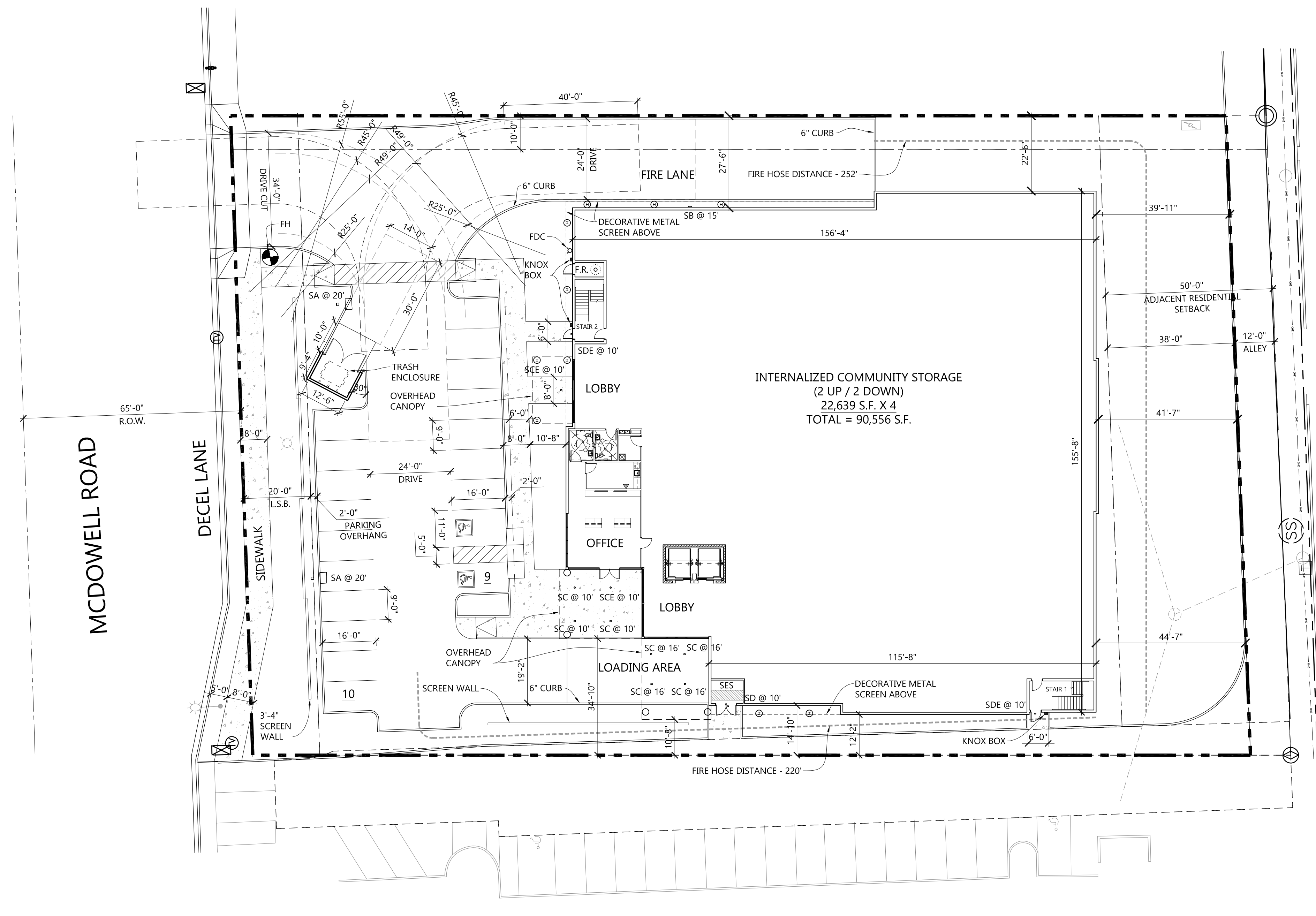
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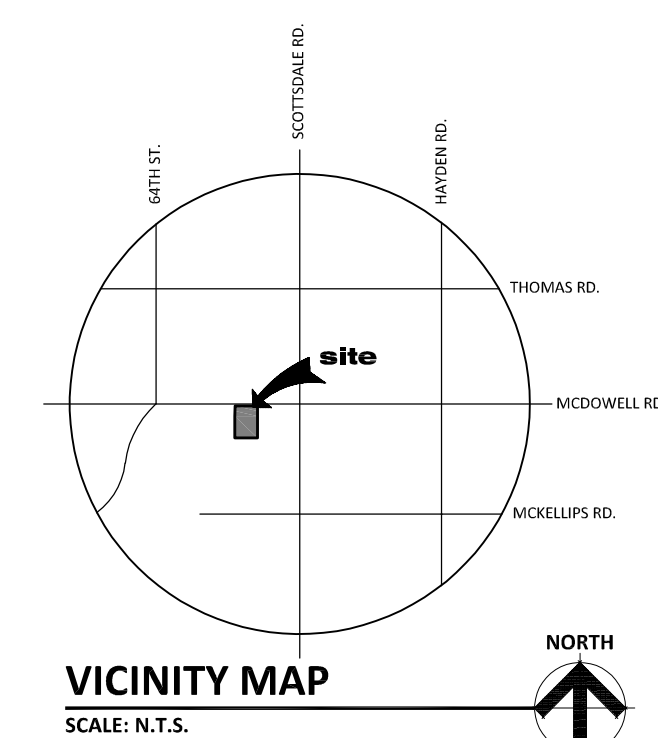
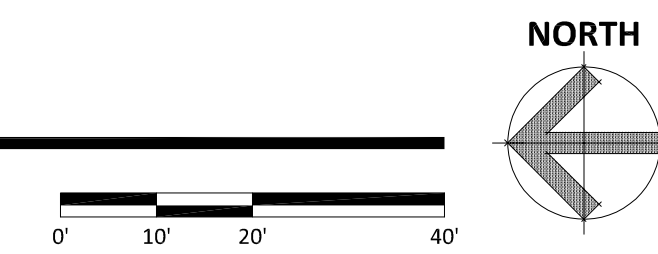
DRAWING TITLE

EXTERIOR  
RENDERINGS

**A403**



**SITE PLAN**  
SCALE: 1" = 20'-0"



**PROJECT DIRECTORY:**

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33% OF LANDSCAPE AREA PROVIDED = 0.33 X 1,744 S.F. = 576 S.F. REQUIRED	
939 S.F. PROVIDED	

**FIRE ORDINANCE REQUIREMENTS:**

- FIRE LANE SURFACES SHALL BE DESIGNED FOR ALL WEATHER USE AND WILL SUPPORT 83,000 LB GW. IN ACCORDANCE WITH THE DESIGN STANDARDS & POLICIES MANUAL, SECTION 2-1-802 (3)
- MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24 FT - FIRE ORDINANCE 4045, 503.2.1
- EXISTING FIRE HYDRANT SPACING IN COMPLIANCE WITH FIRE ORDINANCE 4045, 507.5.1.2
- FDC LOCATION - FIRE ORDINANCE 4045, 912. PER MAG DET. 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: CMJ APPROX. 36" HIGH - MAINTAIN SHRUBS @ 18"
- FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5)
- FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368

**SITE PLAN NOTES:**

- GATES ON REFUSE ENCLOSURE WILL BE LOCKED FROM PUBLIC USE
- REFUSE ENCLOSURE SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING.
- SIGNS UNDER SEPARATE SUBMITTAL

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**  
2/18/2021 *[Signature]*  
DATE APPROVED BY



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CLIENT

**BELL GROUP, LLC**

PROJECT DESCRIPTION

**PAPAGO  
INTERNALIZED  
SELF STORAGE**

7025 E.  
ADDRESS MCDOWELL RD.

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

DR	DEVELOPMENT REVIEW	01-28-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680  
DRAWN BY: JE  
CHECKED BY: MAB

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DRAWING TITLE

**PRELIMINARY SITE PLAN**

**A002**





