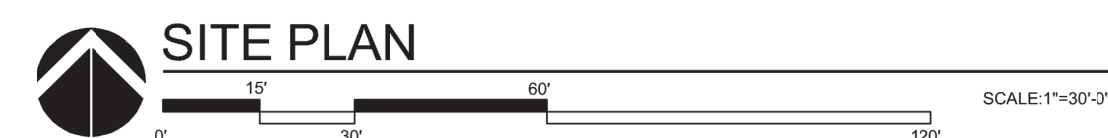


APN: 304-34-038
6711 S MOUNTAIN RD
MESA, AZ 85212
ZONING: GI

APN: 304-34-928A
6751 S MOUNTAIN RD
MESA, AZ 85212
ZONING: GI

APN: 304-34-930
11318 E PECOS RD
MESA, AZ 85212
ZONING: GI

APN: 304-63-005B
MESA, AZ 85212
ZONING: GI



PROJECT INFORMATION

PROPERTY OWNER: CAVAN COMMERCIAL
10632 NORTH SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, ARIZONA 85254
CONTACT: DALE CAVAN
PHONE: 602.390.4560
EMAIL: agnes@cavacommercial.com

ARCHITECT: PINNACLE DESIGN INC.
1048 N. 44TH STREET SUITE 200
PHOENIX, ARIZONA 85008
CONTACT: IAN MULICH
PHONE: 602.852.8585
EMAIL: imulich@pdi-az.com

ADDRESS: NA
MESA, ARIZONA 85212

APN #: 304-34-929B
SITE ACREAGE: NET: ±2.00 ACRES (±87,121 SF)
GROSS: ±2.25 ACRES (±97,828 SF)

CURRENT LAND USE: VACANT
PROPOSED LAND USE: LIGHT INDUSTRIAL/ WAREHOUSE/ OFFICE
EXISTING ZONING: GI
PROPOSED ZONING: GI
BUILDING SF COVERAGE: ±23,800 SF/ ±87,121 SF = 27.3%
LANDSCAPE COVERAGE: ±12,180 SF/ ±87,121 SF = 14.0%
LOT COVERAGE: ±74,941 SF/ ±87,121 SF = 86.0%

PROPOSED BUILDING USE: WAREHOUSE / OFFICE
TOTAL BUILDING SF: ±23,800 SF
PROPOSED BUILDING HEIGHT: ±30'-0"

PARKING REQUIRED: WAREHOUSE: ±21,800 SF @ 1/900 = 24.2
OFFICE: ± 2,000 SF @ 1/375 = 5.3
29.5 (30 SPACES)

PARKING PROVIDED: 22 SPACES
INCLUDES (1) ADA SPACE
REFER TO PARKING STUDY

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, SAID POINT BEING A FOUND MARICOPA COUNTY BRASS CAP L.S. #36553, FROM WHICH THE SOUTHEAST CORNER OF SECTION 36, BEING A FOUND G.L.O. BRASS CAP BEARS SOUTH 89 DEGREES 27 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 2638.97 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, FOR A DISTANCE OF 514.65 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 65.01 FEET, TO A POINT ON THE EXISTING 65 FOOT NORTH RIGHT-OF-WAY LINE OF E. PECOS ROAD, AS CONVEYED TO THE CITY OF MESA IN DEED RECORDED IN RECORDING NO. 92-0118833, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 528.97 FEET;

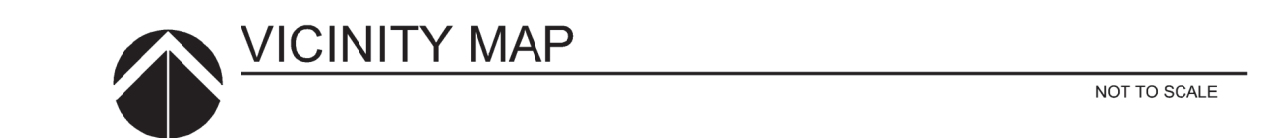
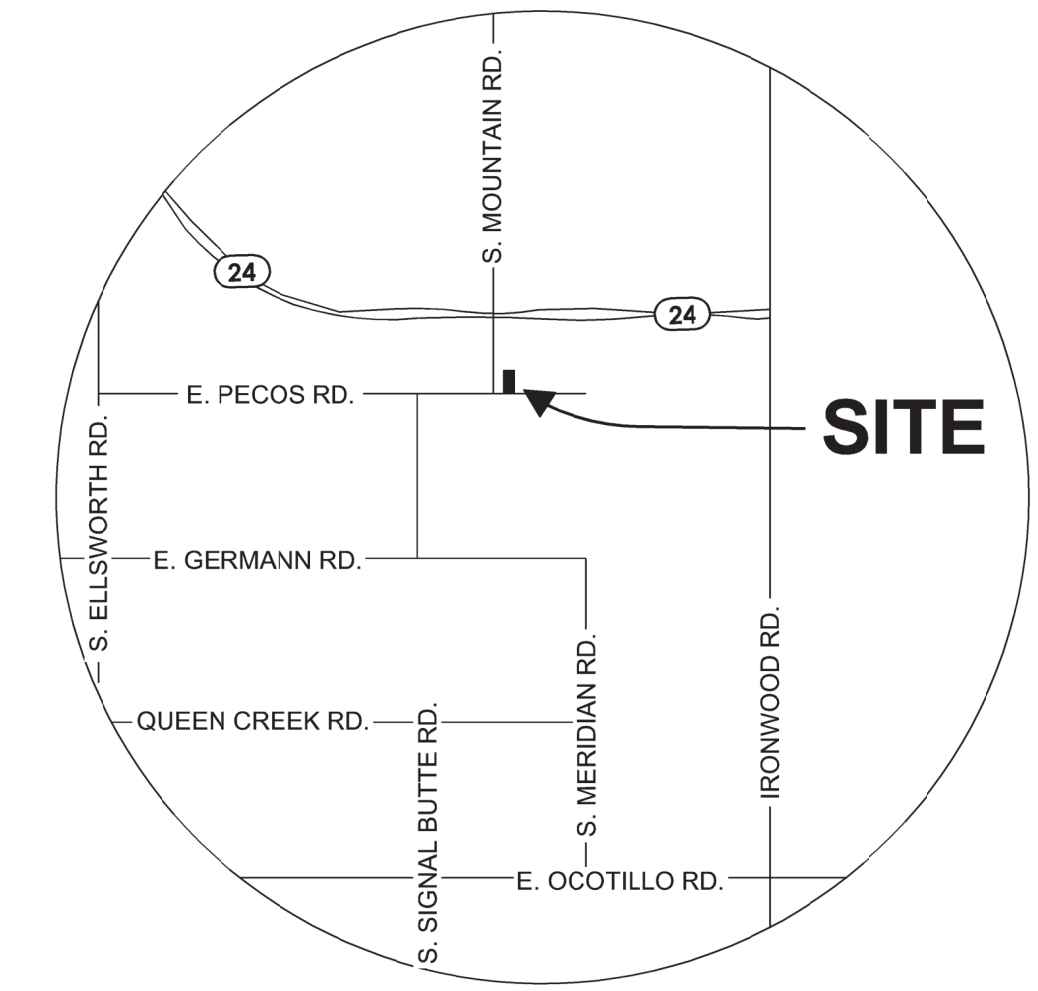
THENCE NORTH 89 DEGREES 27 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 164.73 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 528.97 FEET TO A POINT ON SAID EXISTING 65 FOOT NORTH RIGHT-OF-WAY LINE OF E. PECOS ROAD;

THENCE SOUTH 89 DEGREES 27 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 164.72 FEET, TO THE POINT OF BEGINNING.

EXCEPT ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND, AS RESERVED BY THE STATE OF ARIZONA IN THE PATENT TO SAID LAND, RECORDED IN BOOK 152 OF DEEDS, PAGE 119.

- SITE KEYNOTES**
- PROPERTY LINE
 - PROPOSED 30'-0" ENTRY DRIVE
 - LANDSCAPE AREA
 - ASPHALT PAVEMENT
 - 6" RAISED CONCRETE CURB
 - CONCRETE SIDEWALK
 - REFUSE ENCLOSURE PER MESA SOLID WASTE STANDARDS M-62.01 THROUGH M-62.04.2. SEE DETAIL 1/DR-2
 - REFUSE ENCLOSURE 50'-0" CLEARANCE
 - 35'-0" & 55'-0" TURNING RADII
 - 20'-0" x 20'-0" 900 SF ENTRY PLAZA PER M2.0 SECTION 11-35-5 A.1.A.11, SEE ENLARGED DETAIL ENTRY 10/DR-2
 - FIRE HYDRANT
 - 8'-0" HIGH CMU WALL. SEE DETAIL 7/DR-2
 - 3'-4" HIGH CMU PARKING SCREEN WALL. SEE DETAIL 8/DR-2
 - TRANSFORMER
 - SERVICE ENTRY SECTION
 - 55'-0" DEPRESSED TRUCK DOCK WITH ACCESS GATE
 - 9'-0" X 18'-0" PARKING SPACE
 - 11'-0" X 18'-0" ACCESSIBLE PARKING SPACE WITH 5'-0" ACCESS AISLE
 - 18'-0" WIDE YARD ENTRY GATE. SEE DETAIL 5/DR-2
 - FIRE DEPARTMENT CONNECTION / FIRE RISER ROOM
 - 2'-0" DETECTABLE WARNING STRIP AND ACCESSIBLE RAMP
 - DASHED LINE INDICATES LOCATION OF FIRE LANE MARKING
 - DASHED LINE INDICATES LOCATION OF ACCESSIBLE ROUTE TO RIGHT OF WAY
 - POLE MOUNTED SITE LIGHT. SEE PHOTOMETRIC PLAN
 - SHADED REGION INDICATES SITE VISIBILITY TRIANGLES PER CITY OF MESA ENGINEERING AND DESIGN STANDARDS. SEE LANDSCAPE PLANS.
 - (4) BICYCLE PARKING SPACES
 - 8'-0" MIN. x 30'-0" MIN. LANDSCAPE ISLAND FOR DOUBLE ROW PARKING
 - 6'-0" HIGH SCREEN WALL. SEE DETAIL 9/DR-2
 - 5'-0" WIDE, 3" HIGH RAISED CONCRETE PEDESTRIAN WALKWAY WITH 4" WIDE TRAFFIC YELLOW STRIPING
 - EXISTING DRAINAGE WASH



PINNACLE DESIGN INC

1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

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CAVAN COMMERCIAL

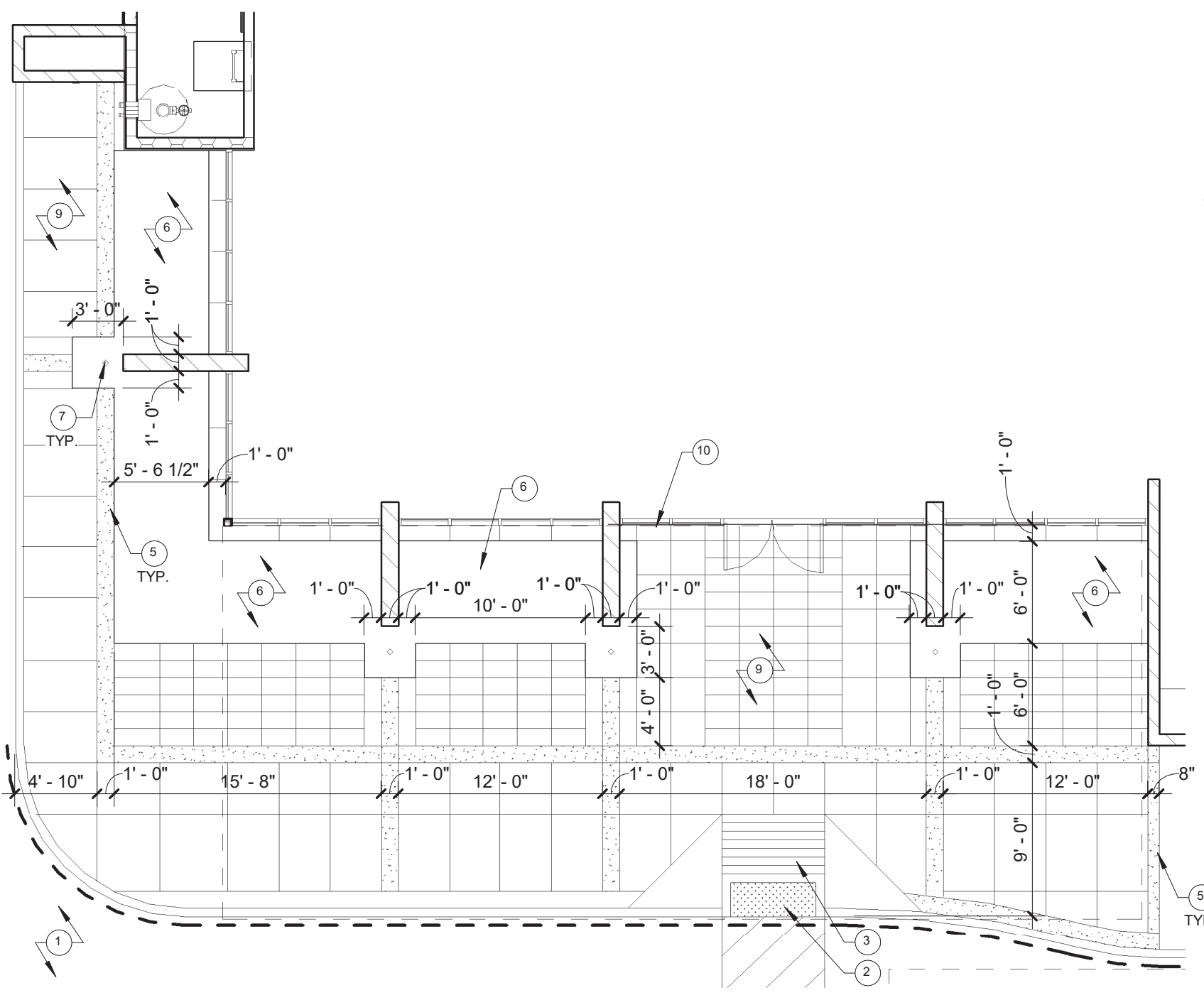
PECOS & MOUNTAIN
MESA, AZ 85212

PROJECT #: 23.019.0
DATE: 2.9.2024
DRAWN BY:
REV # DATE DESCRIPTION

CONCEPTUAL SITE PLAN

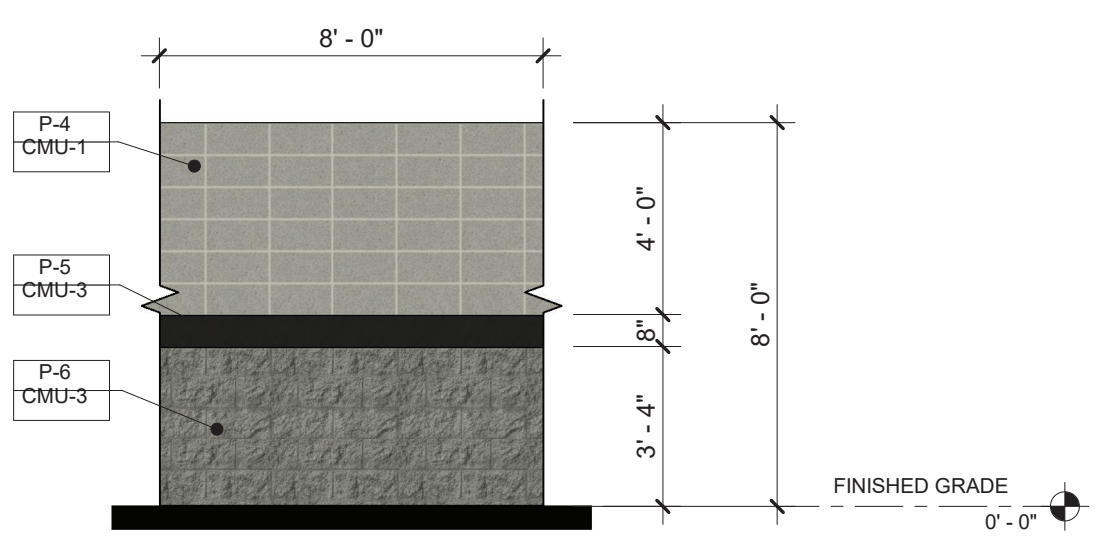
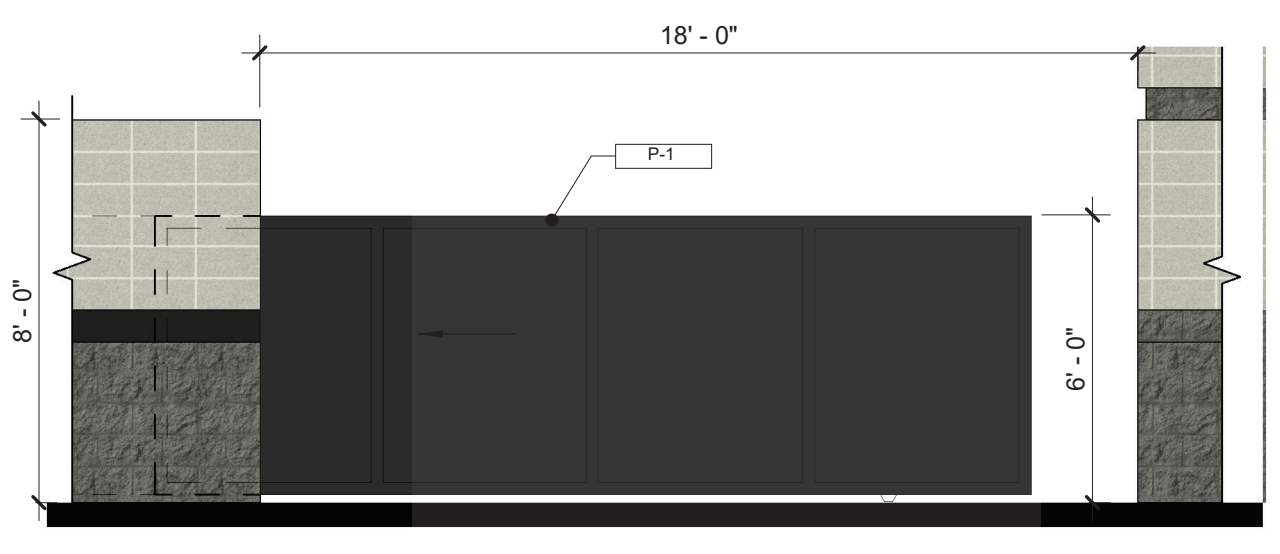
DR-1

PLEASE RECYCLE

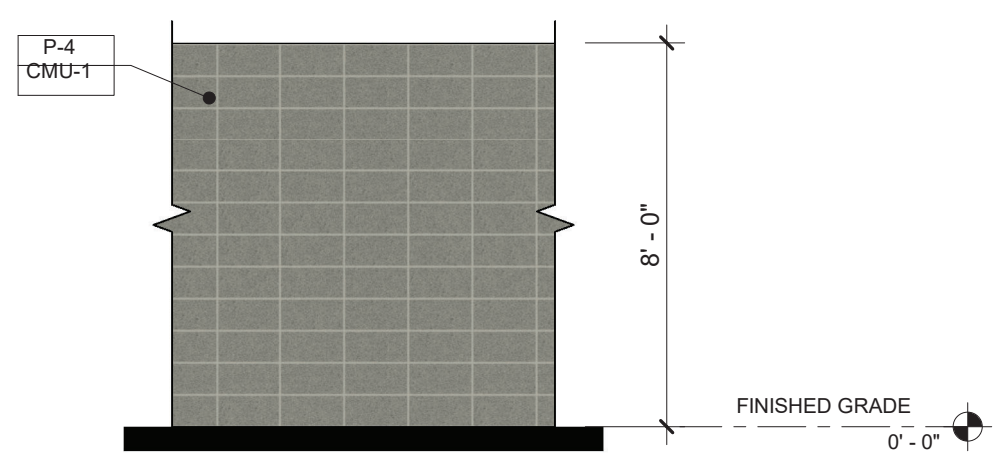


1. ASPHALT PAVING- SEE CIVIL DRAWINGS
2. DETECTABLE WARNING STRIP
3. ACCESSIBLE CURB RAMP
4. DASHED LINE INDICATES FIRE LANE MARKING
5. HATCHED REGION INDICATES LOCATION OF DECORATIVE CONCRETE PAVING WITH PEA GRAVEL FINISH
6. LANDSCAPE AREA- SEE LANDSCAPE DRAWINGS
7. LED UP LIGHT
8. 6" CONCRETE CURB
9. CONCRETE PAVING
10. DASHED LINE INDICATES 22'-6" x 54'-0" ENTRY PLAZA

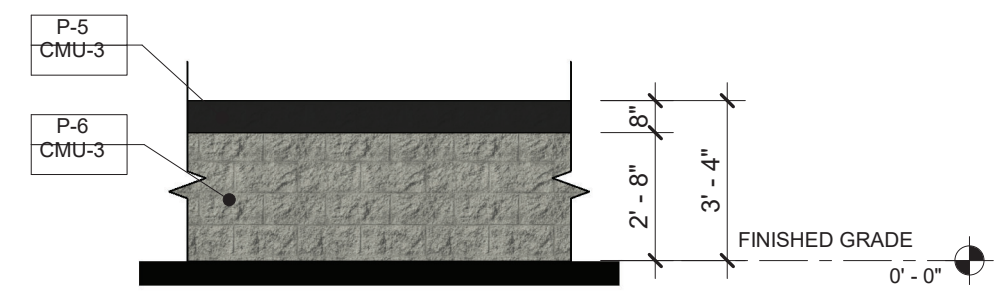
5 ROLLING YARD GATE ELEVATION
1/4" = 1'-0"



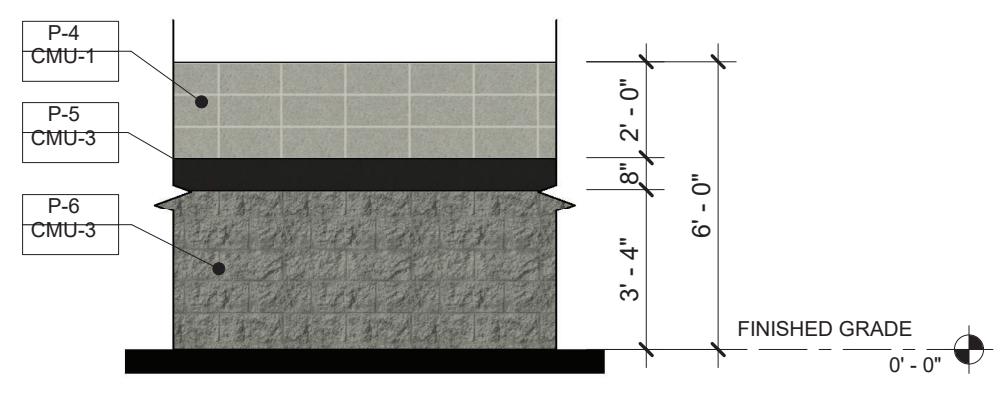
6 FRONT SITE WALL ELEVATION
1/4" = 1'-0"



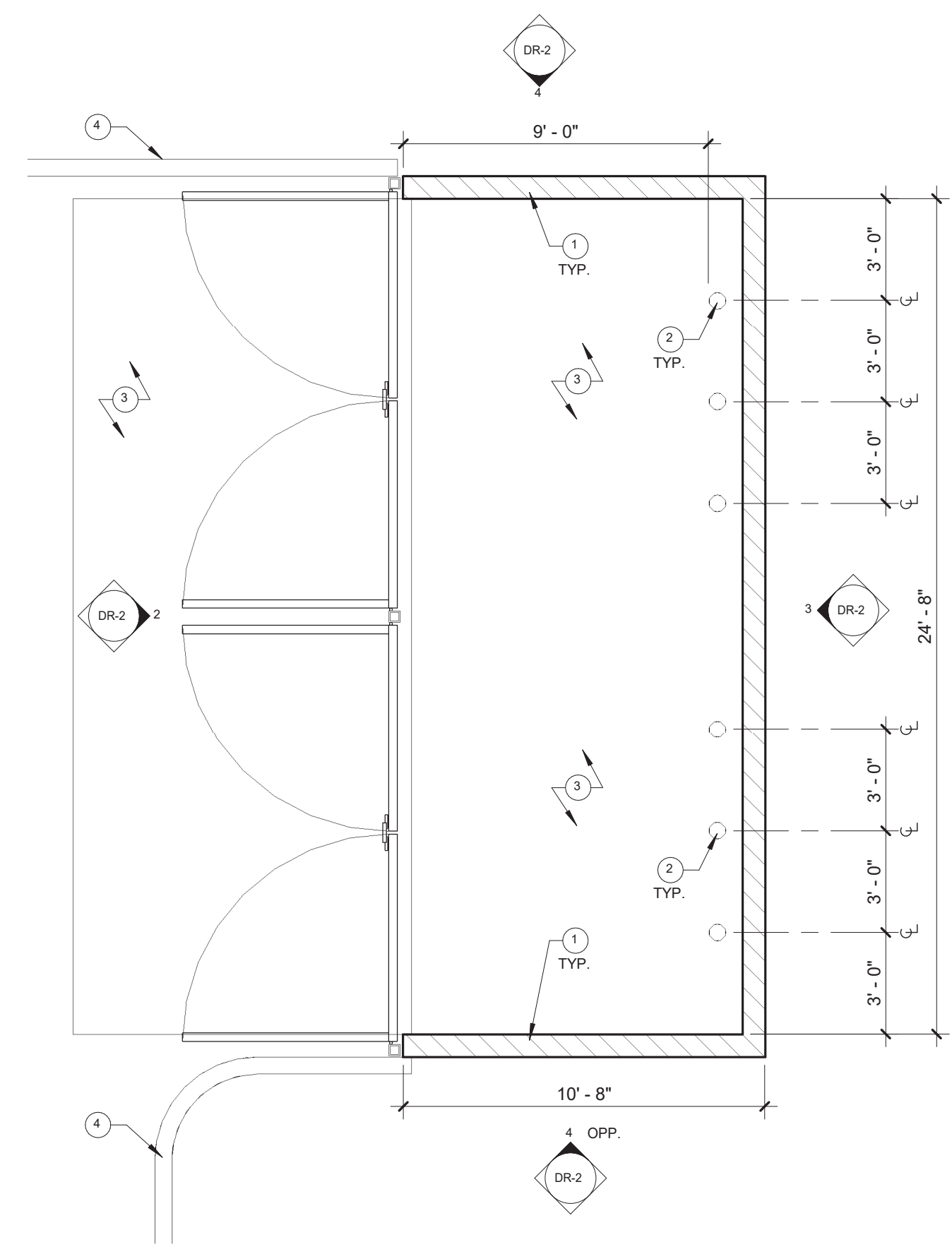
7 REAR SITE WALL ELEVATION
1/4" = 1'-0"



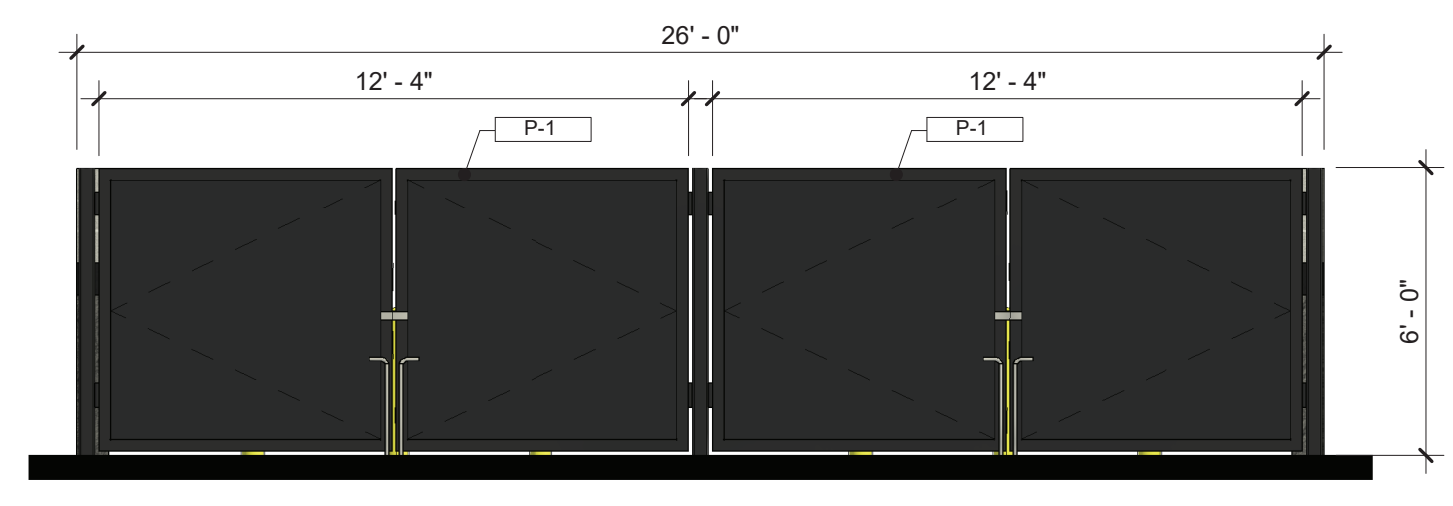
8 SCREEN WALL ELEVATION
1/4" = 1'-0"



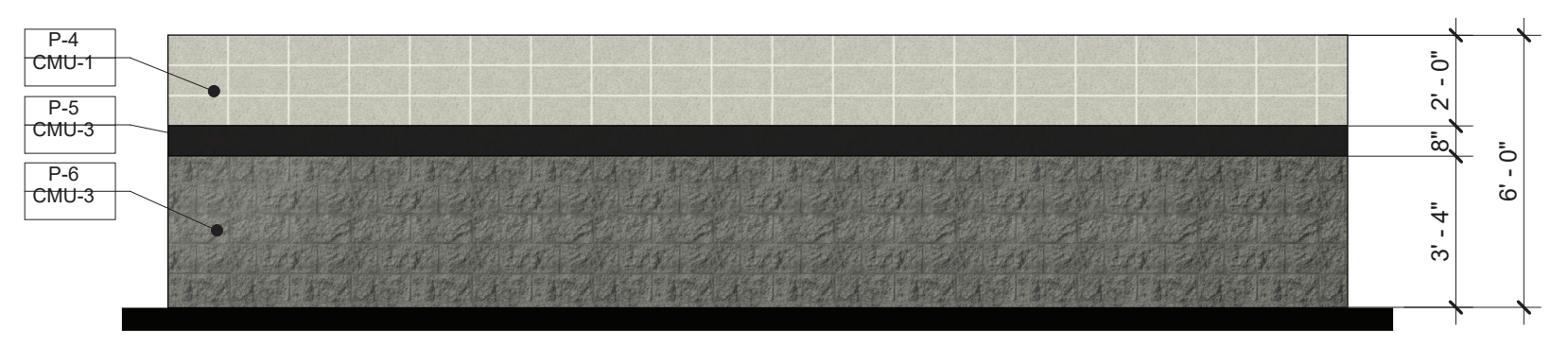
9 TRANSFORMER SCREEN WALL ELEVATION
1/4" = 1'-0"



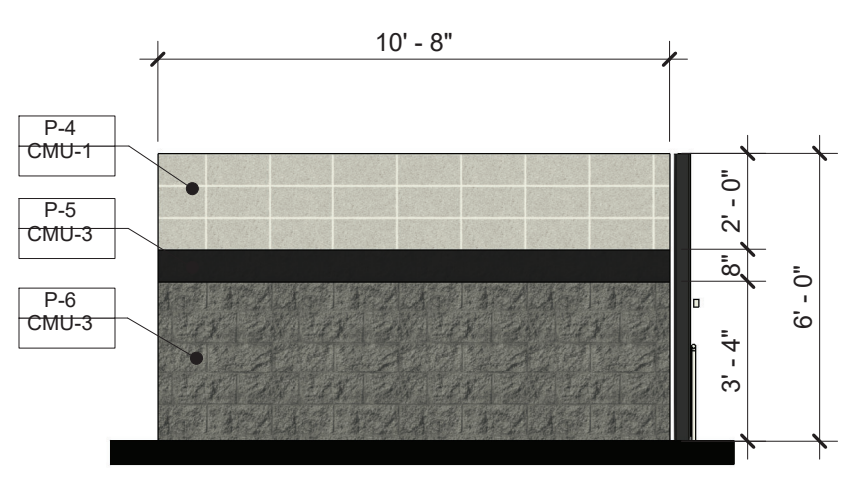
1 ENLARGED REFUSE ENCLOSURE
1/4" = 1'-0"



2 REFUSE ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



3 REFUSE ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



4 REFUSE ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"

1. 6'-0" HIGH CMU WALL
2. 6" DIAMETER x 6'-0" SOLLARD PER CITY OF MESA DETAIL M-62.04.1
3. 6" CONCRETE PAD PER CITY OF MESA STANDARD DETAIL M-62.02.1
4. ADJACENT CURB

10 ENLARGED ENTRY HARDSCAPE
1/8" = 1'-0"

EXTERIOR FINISHES & MATERIALS SCHEDULE

PAINT	
P-1	BEHR "BLACK"
P-2	BEHR #134-2 "CHIC GRAY"
P-3	BEHR #100-4 "POLAR BEAR"
P-4	BEHR #134-3 "GREIGE"
P-5	BEHR #133-7 "INTELLECTUAL"
P-6	BEHR #114-6 "ANCESTRAL"

MASONRY	
CMU-1	8"x8"x16" SMOOTH FACE CMU STANDARD GRAY
CMU-2	12"x8"x16" SMOOTH FACE CMU STANDARD GRAY
CMU-3	8"x8"x16" SPLIT FACE CMU STANDARD GRAY
CMU-4	12"x8"x16" SPLIT FACE CMU STANDARD GRAY

GLASS	
GL-1	1" INSULATED GLAZING UNIT VITRO SOLARBAN 90 (2) CLEAR + CLEAR MULLION FINISH: ARCADIA SYSTEMS- DARK BRONZE FINISH AB7

STUCCO / EIFS	
STUC-1	7/8" STUCCO OVER CMU
STUC-2	7/8" STUCCO OVER METAL STUD FRAMING

METAL	
MTL-1	ALUMINUM COMPOSITE PANEL: DARK BRONZE

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