



**CONTEXT SITE PLAN**  
 SCALE: 1"=60' 0"

PROJECT INFORMATION	
PROPERTY OWNER:	CAVAN COMMERCIAL 10632 NORTH SCOTTSDALE ROAD SUITE 200 SCOTTSDALE, ARIZONA 85254 CONTACT: DALE CAVAN PHONE: 602.390.4560 EMAIL: dale@cavanccommercial.com
ARCHITECT:	PINNACLE DESIGN INC. 1048 N. 44TH STREET SUITE 200 PHOENIX, ARIZONA 85008 CONTACT: IAN MULICH PHONE: 602.952.8585 EMAIL: imulich@pdi-az.com
ADDRESS:	8817 E PECOS ROAD MESA, ARIZONA 85212
APN #:	304-62-943
SITE ACREAGE:	NET: ±2.00 ACRES (±87,121 SF) GROSS: ±2.36 ACRES (±102,694 SF)
CURRENT LAND USE:	VACANT
PROPOSED LAND USE:	LIGHT INDUSTRIAL WITH OFFICE
EXISTING ZONING:	LI
PROPOSED ZONING:	LI
BUILDING SF COVERAGE:	±24,400 SF / ±87,121 SF = 28.0%
LANDSCAPE COVERAGE:	±15,073 SF / ±87,121 SF = 17.3%
LOT COVERAGE:	±72,048 SF / ±87,121 SF = 82.7%
PROPOSED BUILDING USE:	WAREHOUSE / OFFICE
TOTAL BUILDING SF:	±24,400 SF
PROPOSED BUILDING HEIGHT:	30'-0"
PARKING REQUIRED:	WAREHOUSE: ±22,181 SF @ 1,900 = 24.6 OFFICE: ± 2,219 SF @ 1,375 = 5.9 30.5 (31 SPACES)
PARKING PROVIDED:	33 SPACES INCLUDES (1) ADA SPACE

**LEGAL DESCRIPTION**

A PORTION OF LOT 4 OF REPLAT OF LOTS 3 AND 4 OF WILLIAMS GATEWAY SELF STORAGE, ACCORDING TO BOOK 1296 OF MAPS, PAGE 32, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH STAMPED R.L.S. #50105 MARKING THE EAST QUARTER CORNER OF SAID SECTION 4, FROM WHICH A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE, STAMPED R.L.S. #36914, AND DATED 2007 MARKING THE SOUTHEAST CORNER OF SAID SECTION 4 BEARS SOUTH 00 DEGREES 20 MINUTES 28 SECONDS EAST, A DISTANCE OF 2646.55 FEET, AND FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 4 BEARS NORTH 00 DEGREES 21 MINUTES 44 SECONDS WEST, A DISTANCE OF 2635.08 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 58 SECONDS WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2179.59 FEET;

THENCE SOUTH 00 DEGREES 37 MINUTES 00 SECONDS WEST LEAVING THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 65.00 FEET TO A FOUND 1/2 INCH REBAR AFFIXED WITH "ACCEPTED" TAG STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 37 MINUTES 00 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 4, A DISTANCE OF 224.85 FEET TO A FOUND 1/2 INCH REBAR AFFIXED WITH "ACCEPTED" TAG STAMPED R.L.S. #49864 MARKING A CORNER OF SAID LOT 4;

THENCE SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 24.03 FEET TO A FOUND 1/2 INCH REBAR WITH ORANGE PLASTIC CAP STAMPED R.L.S. #21786, MARKING A CORNER OF SAID LOT 4;

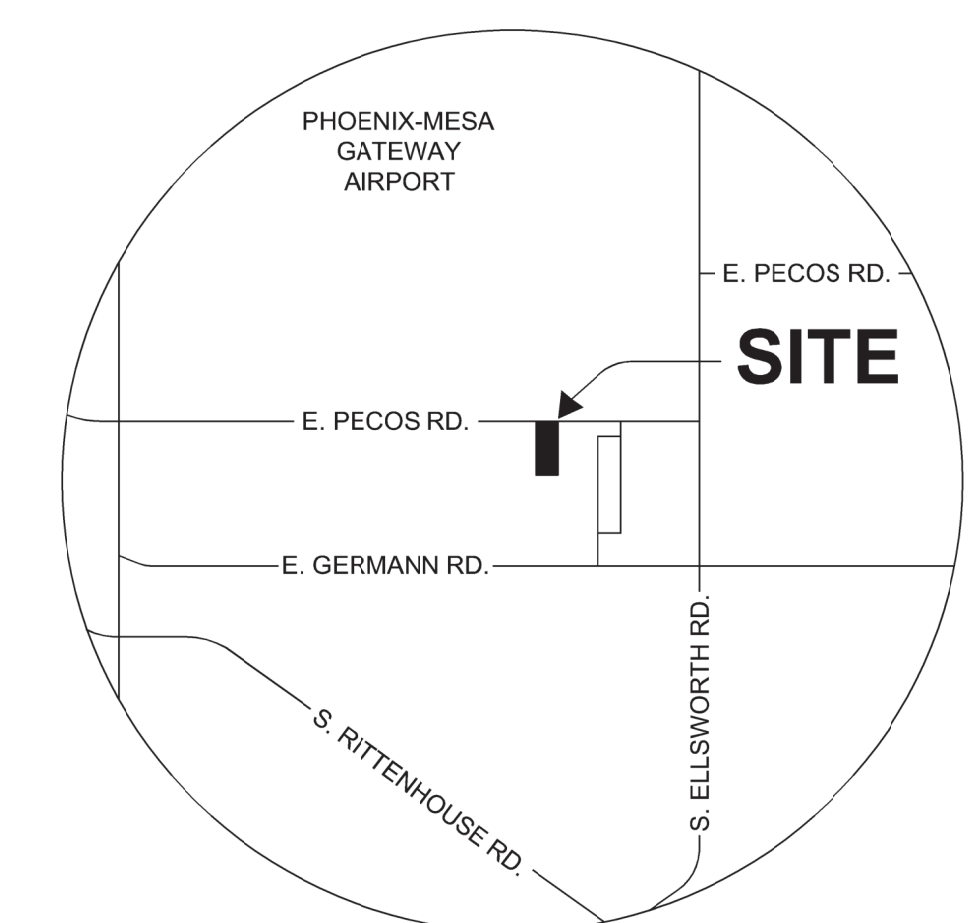
THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 4, A DISTANCE OF 151.65 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 4, A DISTANCE OF 218.45 FEET TO A SET MAG NAIL WITH TAG STAMPED R.L.S. #49864, ON TOP OF WALL;

THENCE NORTH 00 DEGREES 34 MINUTES 06 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID LOT 4, A DISTANCE OF 379.18 FEET TO A SET MAG NAIL WITH TAG STAMPED R.L.S. #49864, MARKING THE NORTHWEST CORNER OF SAID LOT 4;

THENCE SOUTH 89 DEGREES 23 MINUTES 58 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID LOT 4, A DISTANCE OF 239.71 FEET TO A FOUND 1/2 INCH REBAR AFFIXED WITH "ACCEPTED" TAG STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

- SITE KEYNOTES**
- 1 PROPERTY LINE
  - 2 EXISTING ENTRY DRIVE
  - 3 EXISTING CURB CUT



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

**PINNACLE DESIGN INC**

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

**DESIGN REVIEW / P&Z**  
 5.28.2024

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**CAVAN COMMERCIAL**

**8817 PECOS**  
 8817 E PECOS ROAD MESA, AZ 85212

PROJECT #: 22-037.0  
 DATE: 5.28.2024  
 DRAWN BY: IM / MC  
 REV # DATE DESCRIPTION

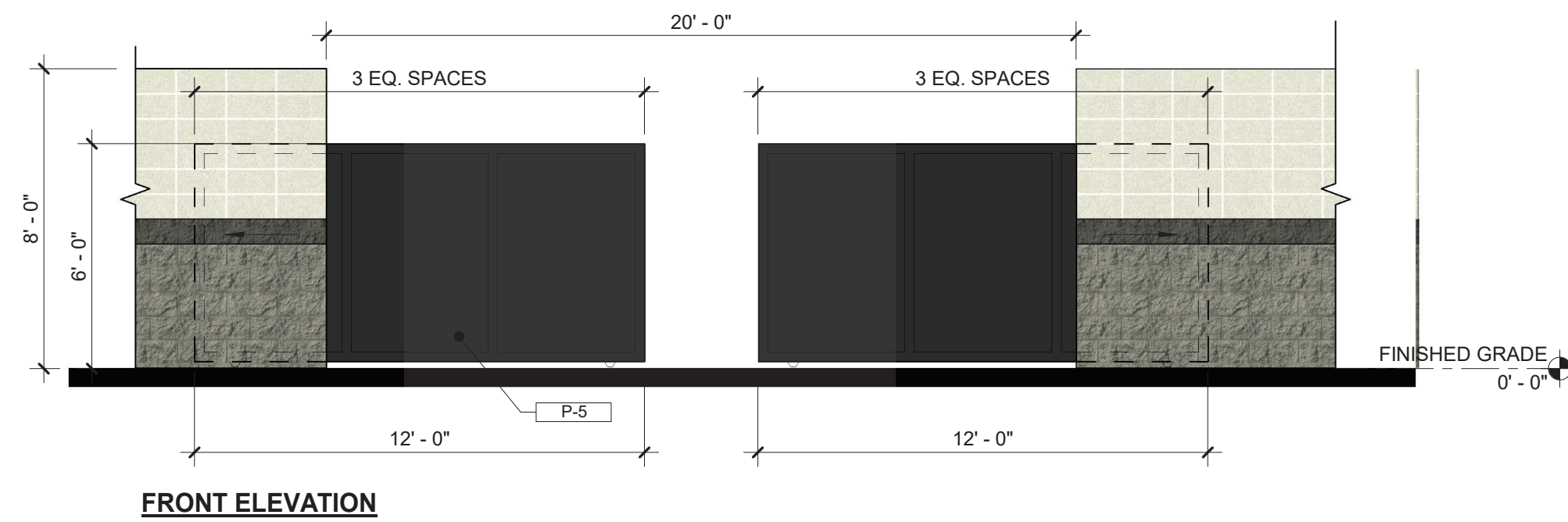
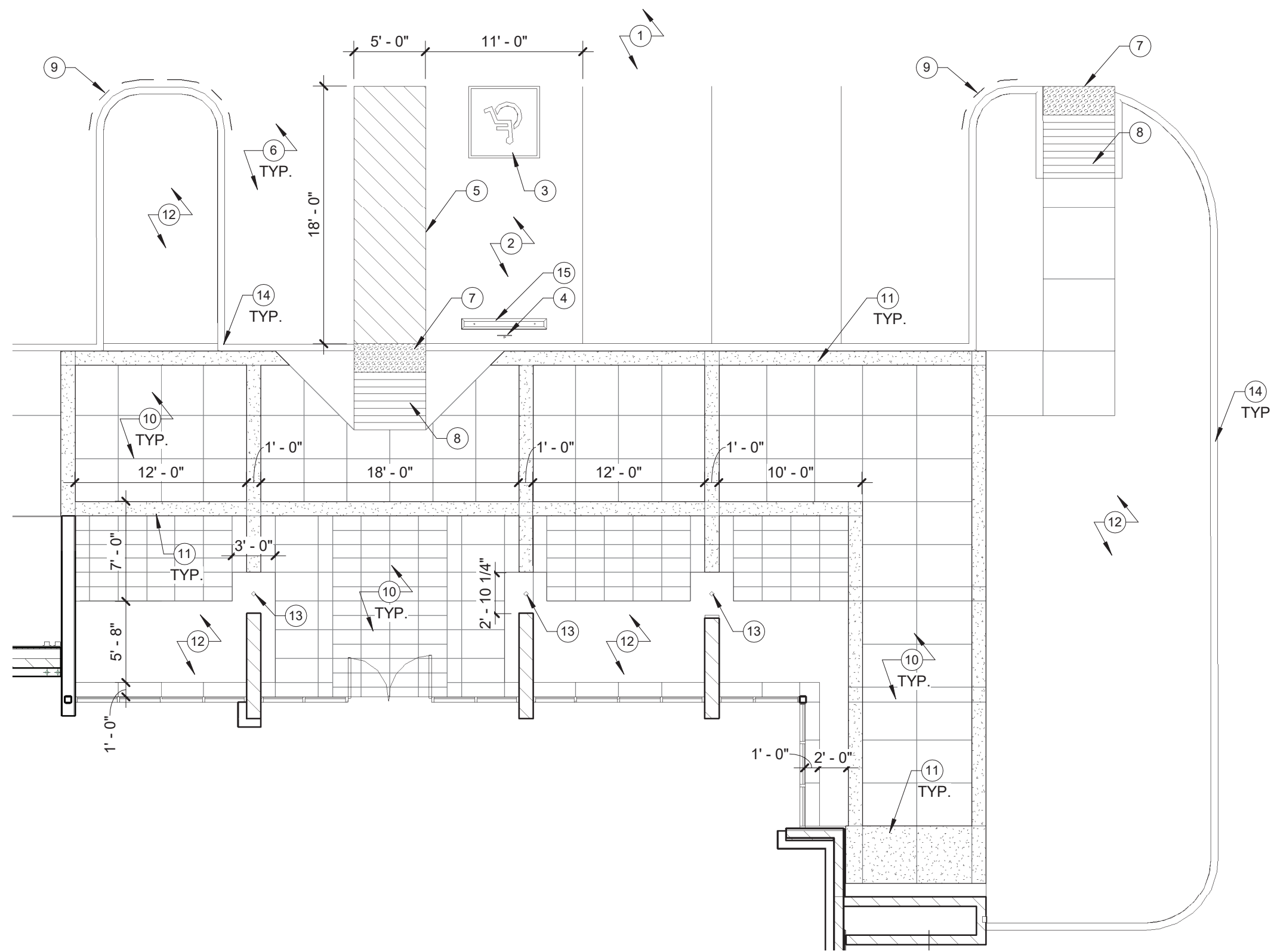
CONTEXT SITE PLAN

**DR-9**  
 PLEASE RECYCLE

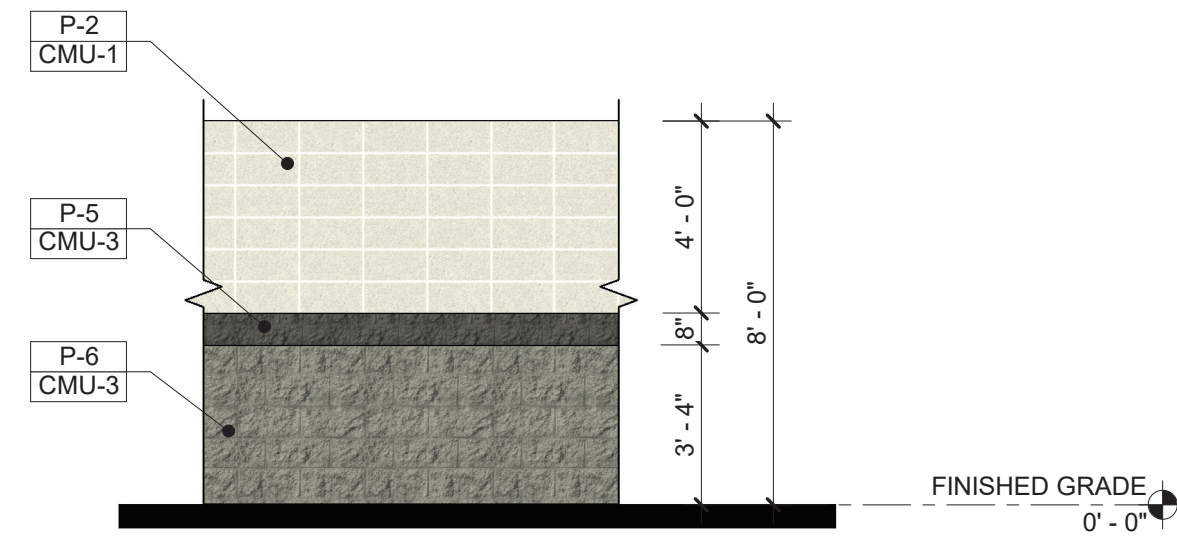
**EXTERIOR FINISHES & MATERIALS SCHEDULE**

<b>PAINT</b>	
P-1	BEHR "BLACK"
P-2	BEHR #134-2 "CHIC GRAY"
P-3	BEHR #104-4 "POLAR GRAY"
P-4	BEHR #134-3 "GREIGE"
P-5	BEHR #133-7 "INTELLECTUAL"
P-6	BEHR #114-6 "ANCESTRAL"
<b>MASONRY</b>	
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
<b>MORTAR</b>	
M-1	SPEC MIX "SM200 WHITE"
<b>GLASS</b>	
GL-1	1" INSULATED GLAZING UNIT VITRO SOLARBAN 70 (2) CLEAR + CLEAR MULLION FINISH ARCADIA SYSTEMS - BLACK FINISH AB-8
<b>STUCCO</b>	
STUC-1	7/8" STUCCO OVER CMU
STUC-2	7/8" STUCCO OVER METAL STUD FRAMING
<b>METAL</b>	
MTL-1	ALUMINUM COMPOSITE PANEL: REYNOBOND COLORWELD 500 "DEEP BLACK"

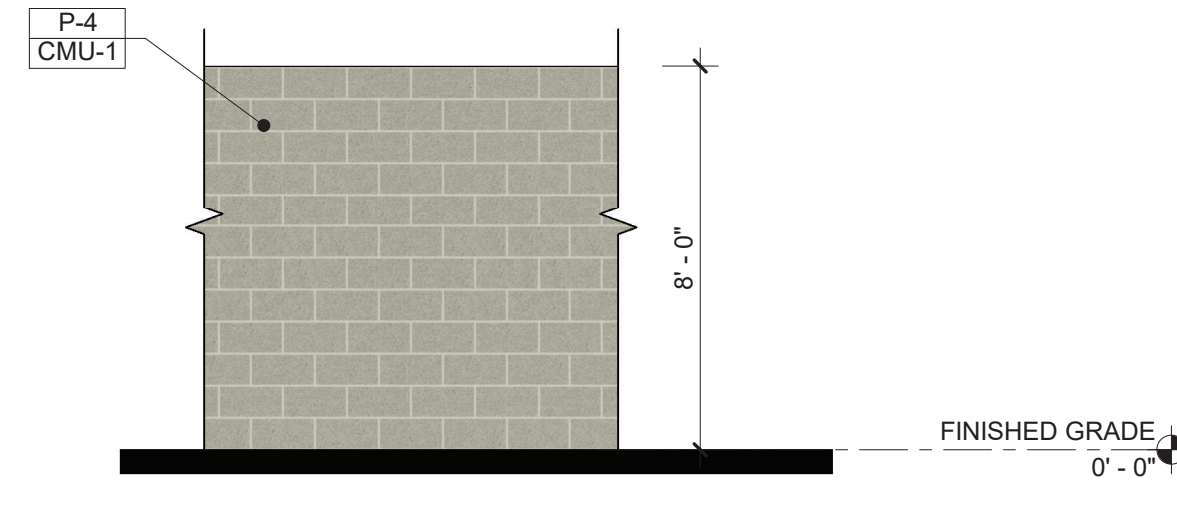
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|--|--|
| 1. ASPHALT PAVING- SEE CIVIL DRAWINGS                  | 11. HATCHED REGION INDICATES DECORATIVE CONCRETE PAVING WITH PEA GRAVEL FINISH |
| 2. 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE            | 12. LANDSCAPE AREA- SEE LANDSCAPE DRAWINGS                                     |
| 3. ACCESSIBLE PARKING SYMBOL                           | 13. LED LANDSCAPE UP LIGHT   |
| 4. ACCESSIBLE PARKING SIGNAGE                          | 14. 6" RAISED CONCRETE CURB  |
| 5. 5'-0" WIDE ACCESSIBLE AISLE                         | 15. 6" CONCRETE WHEEL STOP   |
| 6. STANDARD PARKING SPACE                              |  |
| 7. DETECTABLE WARNING STRIP                            |  |
| 8. ACCESSIBLE CURB RAMP                                |  |
| 9. DASHED LINE INDICATES LOCATION OF FIRE LANE MARKING |  |
| 10. 1,700 SF ENTRY PLAZA                               |  |



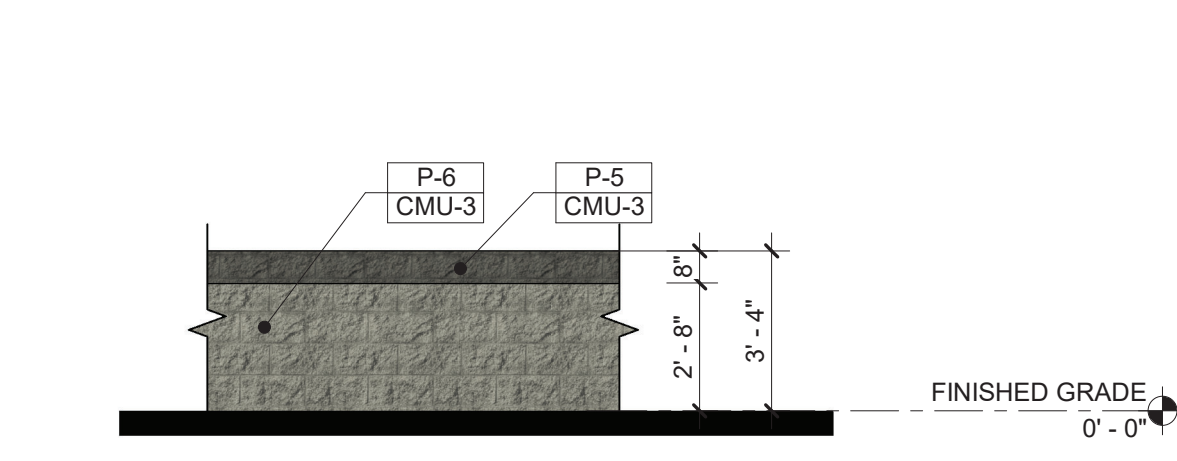
**5 EAST YARD GATE ELEVATION**  
1/4" = 1'-0"



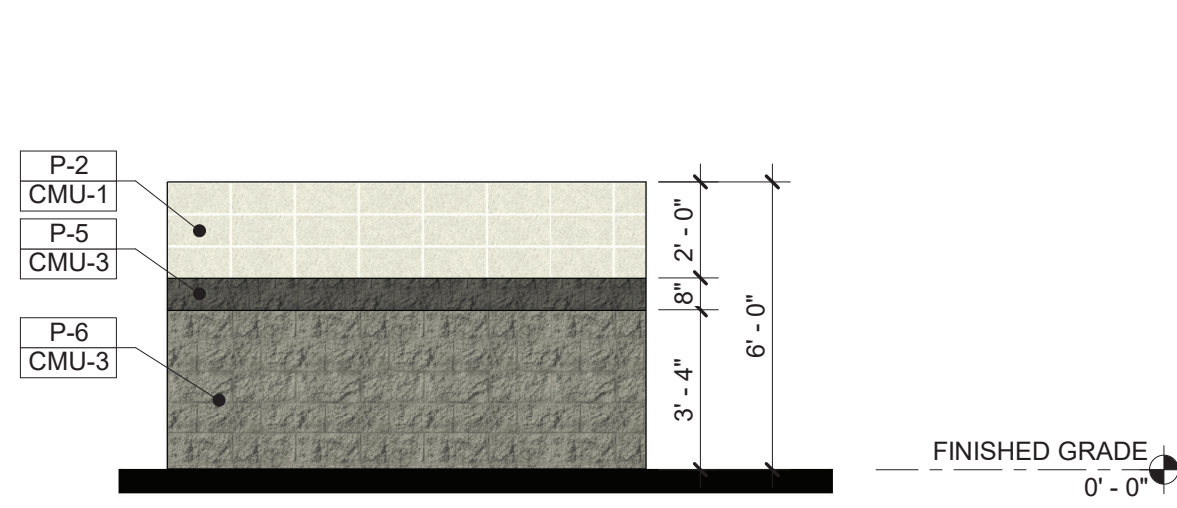
**6 FRONT SITE WALL ELEVATION**  
1/4" = 1'-0"



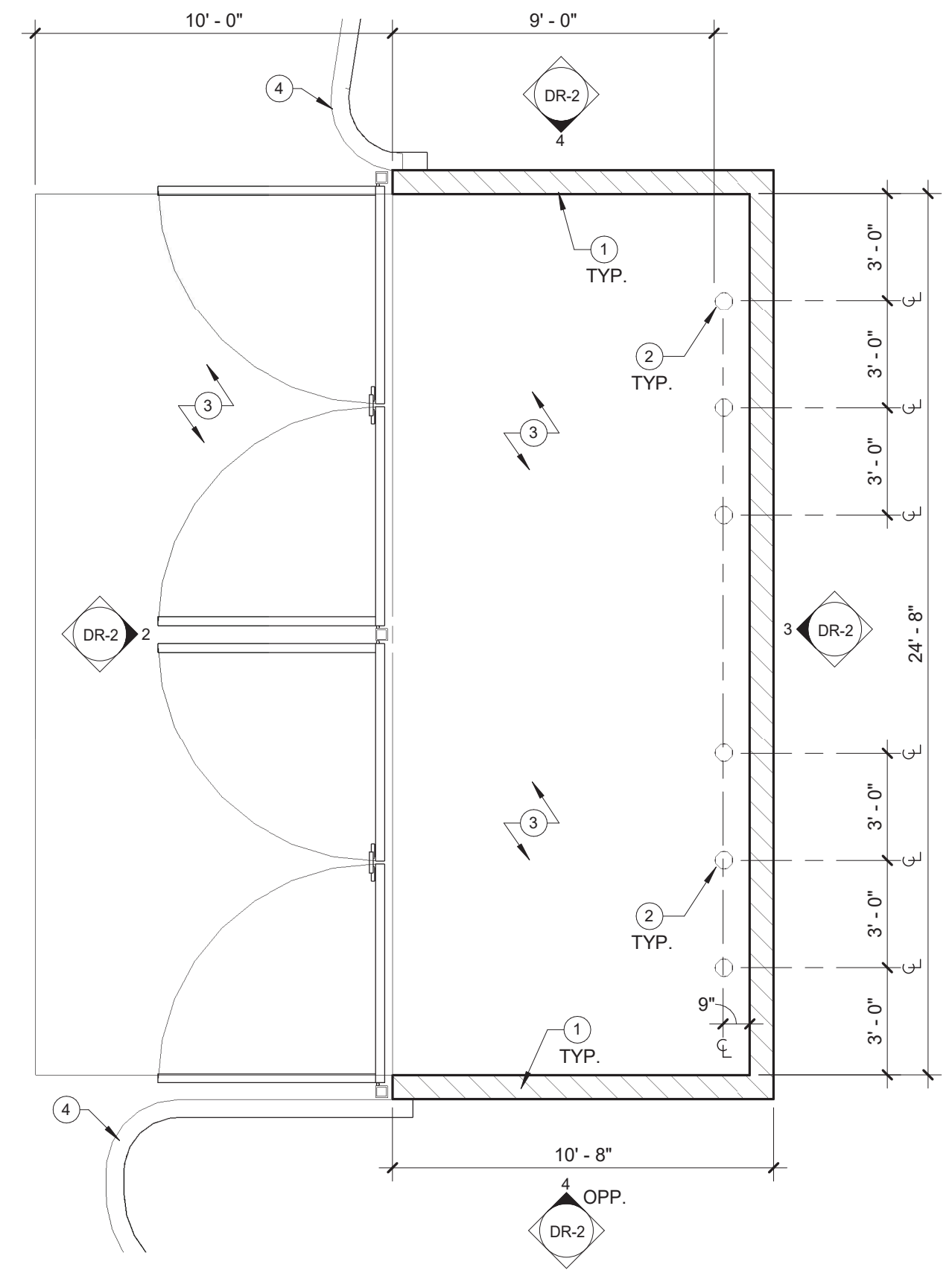
**7 REAR SITE WALL ELEVATION**  
1/4" = 1'-0"



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

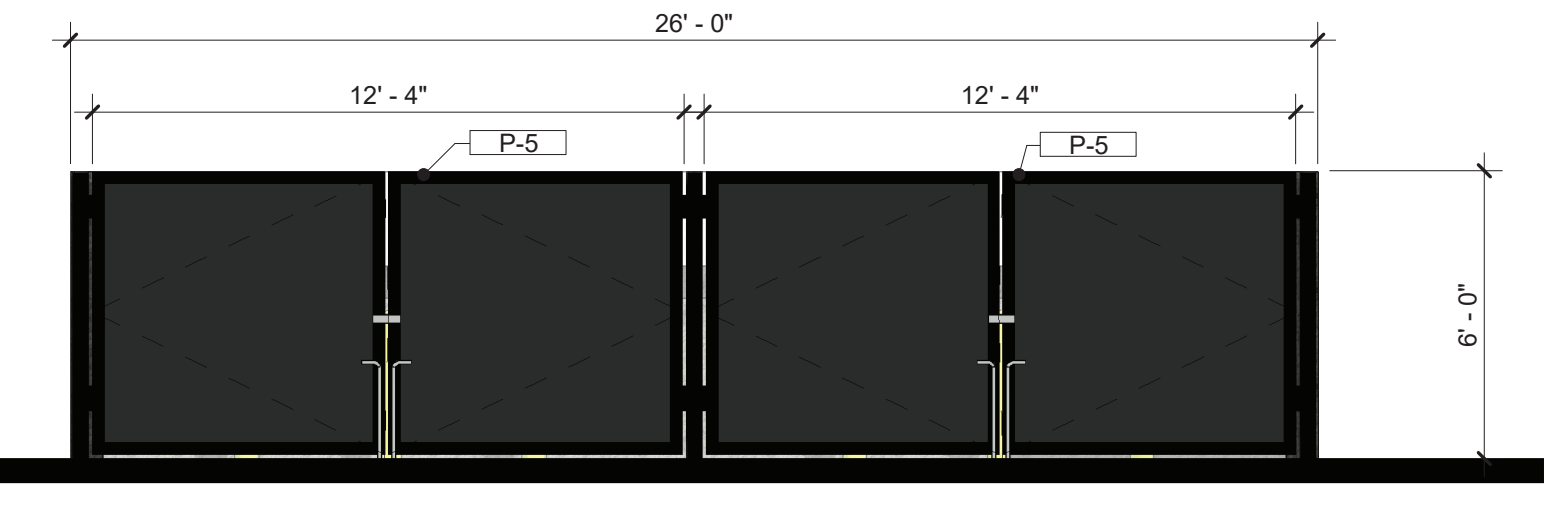


**9 TRANSFORMER SCREEN WALL ELEVATION**  
1/4" = 1'-0"

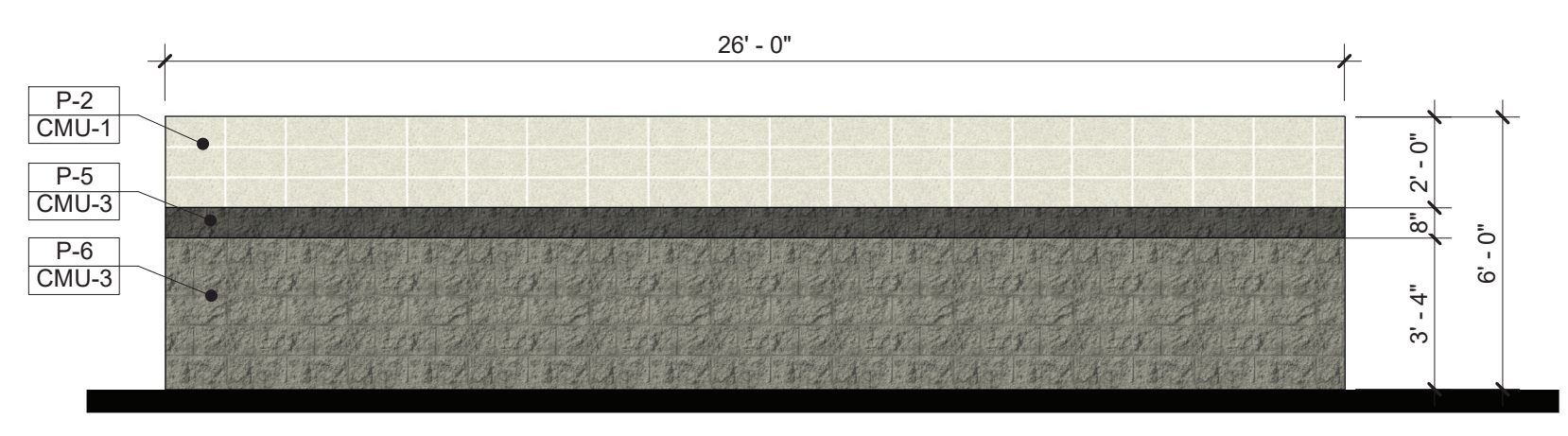


- 6'-0" HIGH CMU WALL
- 6" DIAMETER x 6'-0" BOLLARD PER CITY OF MESA DETAIL M-62.04.1
- 6" CONCRETE PAD PER CITY OF MESA DETAIL M-62.02.1
- ADJACENT CURB

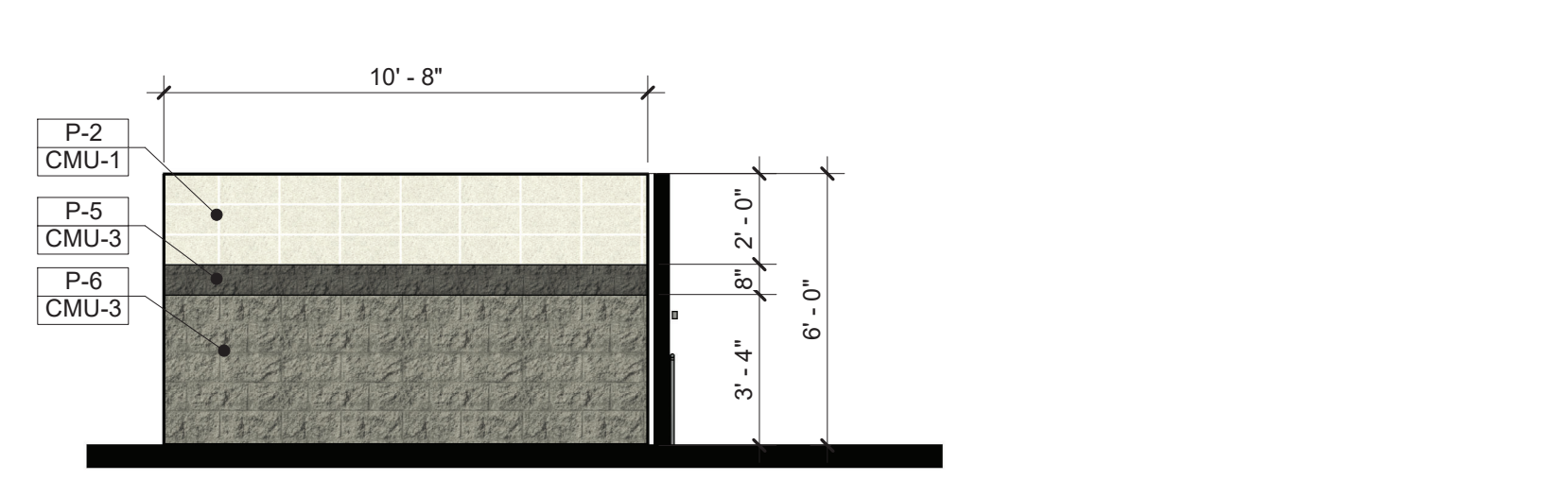
**1 ENLARGED REFUSE ENCLOSURE**  
1/4" = 1'-0"



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



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



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

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