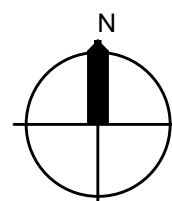
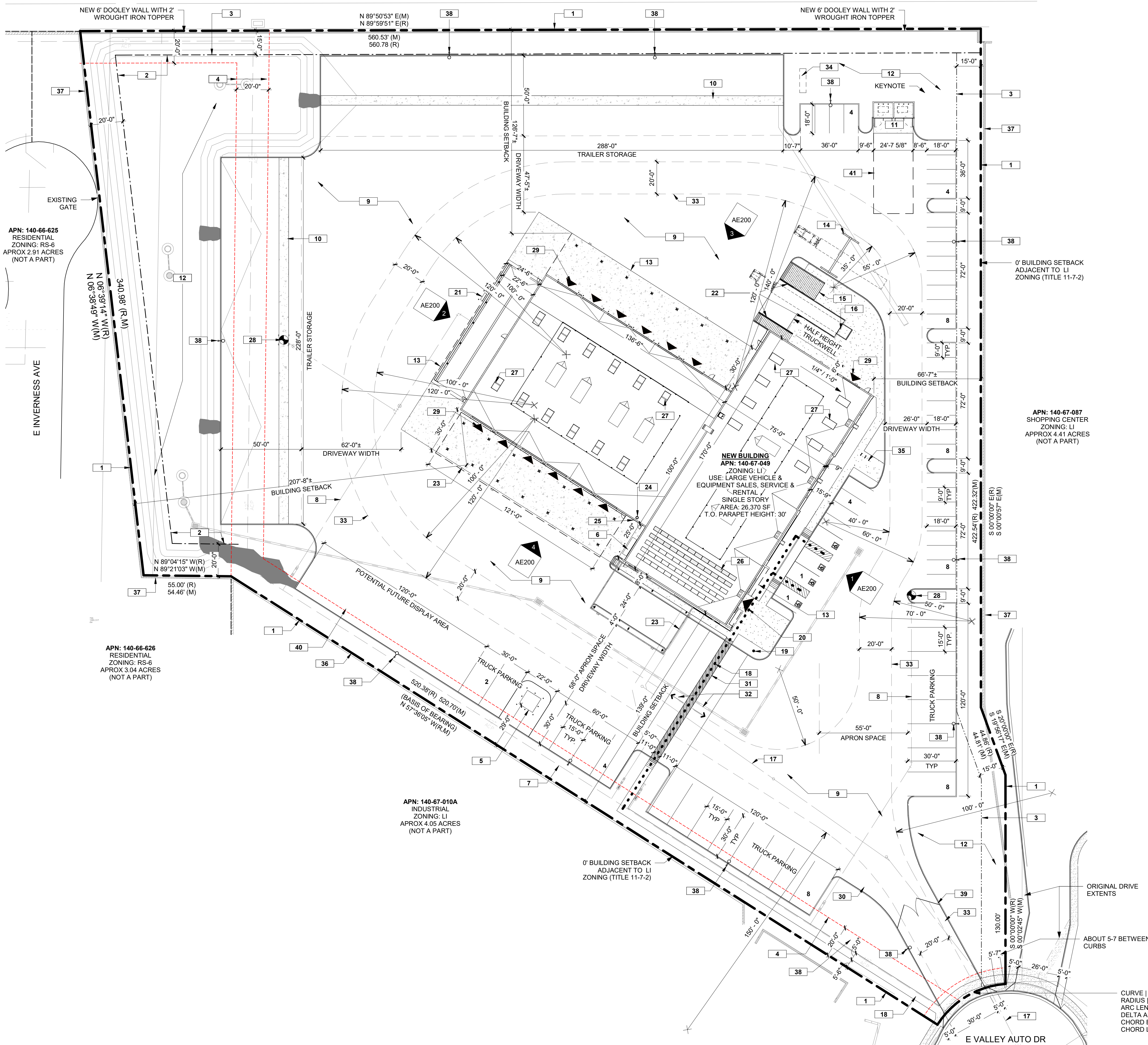


SUPERSTITION FREEWAY (US 60)



2  
AS110

ARCHITECTURAL SITE PLAN

1" = 30'-0"

0'-0" 15'-0" 30'-0" 60'-0"

CURVE |  
RADIUS |  
ARC LENGTH |  
DELTA ANGLE |  
CHORD BEARING |  
CHORD LENGTH |

(R) |  
56.00' |  
51.09' |  
053°13'16" |  
S 59°07'53" W |  
49.27'

(M) |  
55.00' |  
51.09' |  
053°12'26" |  
S 59°02'42" |  
49.26'

PROJECT INFORMATION

SITE AND BUILDING INFORMATION	
CITY	MESA, AZ
ZONING (EXISTING AND PROPOSED)	LI - LIGHT INDUSTRIAL
EXISTING USE	VACANT LAND
PROPOSED USE	LARGE VEHICLE AND EQUIPMENT SALES, SERVICE, AND RENTAL
OCCUPANCY GROUP	B & S-1
CONSTRUCTION TYPE	II-B, SPRINKLERED
ASSESSORS PARCEL NUMBER	140-67-049
LOT SIZE	254,734 SF / 5.584 ACRES
GROSS ACRES	256,139 SF / 5.88 ACRES
NET ACRES	254,734 SF / 5.584 ACRES
TOTAL BUILDING SF (GROSS)	26,370 SF
WASH BAY SF (GROSS)	2,205 SF
COVERED CANOPY AREAS SF (GROSS)	13,245 SF

YARD, HEIGHT, AND AREA REQUIREMENTS	
GROSS LOT AREA	SHALL NOT BE LESS THAN 1 ACRE
FRONT YARD SETBACK	20' MIN
SIDE/REAR YARD SETBACK (ADJACENT TO LI, GI, OR HI)	0' (NONE)
SIDE/REAR YARD SETBACK (OTHER ADJACENCY)	1' PER EACH FOOT OF BUILDING HEIGHT, 20' MIN
LOT COVERAGE ALLOWED	MAX 90% LOT AREA
LOT COVERAGE	76.1% PROPOSED
MAXIMUM BUILDING HEIGHT	40' MAX

PARKING DIMENSIONS AND CALCULATIONS	
STANDARD PARKING SPACE DIMENSIONS	9'x18' TABLE 11-32-2-H-1
PARKING REQUIRED/PROVIDED FOR EXISTING:	
LEVEL 1 = GENERAL AUTO: 1 PER 375 SF FLOOR AREA (14,233 SF)	38 SPACES REQUIRED
LEVEL 1 = OFFICE/RETAIL: 1 PER 375 SF FLOOR AREA (5,600 SF)	15 SPACES REQUIRED
LEVEL 1&2 = WAREHOUSING & STORAGE: 1 PER 900 SF FLOOR AREA (7,234 SF)	9 SPACES REQUIRED
TOTAL REQUIRED:	62 SPACES REQUIRED
TOTAL PROVIDED:	62 SPACES PROVIDED
ACCESSIBLE PARKING REQUIRED:	3 SPACES REQUIRED
ACCESSIBLE PARKING PROVIDED:	4 SPACES PROVIDED
BICYCLE PARKING REQUIRED (1 PER 10 AUTO STALLS)	6 SPACES REQUIRED
BICYCLE PARKING PROVIDED:	6 SPACES PROVIDED

REFERENCE KEYNOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PUBLIC UTILITY & FACILITIES EASEMENT
- TRANSFORMER
- SERVICE ENTRANCE STATION
- WATER LINE, REFERENCE CIVIL
- FIRE LINE, REFERENCE CIVIL
- ASPHALT ON COMPACTED FILL, REFERENCE CIVIL
- CONCRETE DOLLY PAD
- CONCRETE PAD & BOLLARDS FOR DUMPSTERS
- RETENTION, REFERENCE CIVIL
- LINE OF CANOPY ABOVE
- GANTRY CRANE
- FORKLIFT RAMP DOWN TO YARD LEVEL
- FULL HEIGHT TRUCK WELL WITH HYDRAULIC DOCK LEVELER
- SEWER LINE, REFERENCE CIVIL
- ACCESSIBLE ROUTE
- FLAGPOLE
- MAIN BUILDING ENTRANCE
- EV TRUCK CHARGING STATION
- GUARDRAIL
- LINE OF CANOPY ABOVE WITH SOLAR ARRAY, BY OTHERS
- FIRE RISER, REFERENCE CIVIL
- FIRE DEPARTMENT CONNECTION, REFERENCE CIVIL
- ROOFTOP SOLAR ARRAY
- SKYLIGHTS, TYPICAL
- NEW FIRE HYDRANT, REFERENCE CIVIL
- OVERHEAD DOORS, TYPICAL
- MANUAL BUTTERFLY GATE
- 5'-0" RAISED ACCESSIBLE PEDESTRIAN ACCESS WALKWAY WITH CONTRASTING PAVEMENT
- FEATHERED SLOPED TO RAISED PEDESTRIAN WALKWAY
- EMERGENCY VEHICLE ACCESS ROUTE
- PYLON SIGNAGE BY OTHERS
- (6) BICYCLE PARKING STALLS
- EXISTING 8' MASONRY WALL
- INCREASE EXISTING BLOCK WALL HEIGHT TO 8'
- SITE LIGHTING, REFERENCE ELECTRICAL
- MANUAL BUTTERFLY GATE WITH KNOX BOX FOR EMERGENCY ACCESS
- POTENTIAL FUTURE VEHICLE DISPLAY AREA, VEHICLES TO BE DISPLAYED ON GRADE
- 50' REFUSE ENCLOSURE CLEARANCE

PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO CONSTRUCT AN APPROXIMATE 26,370 SQUARE FOOT (SF) SERVICE, WAREHOUSE, AND OFFICE FACILITY COMPRISED OF APPROXIMATELY 12,382 SF OF SERVICE, APPROXIMATELY 7,234 SF OF WAREHOUSE SPACE, AND APPROXIMATELY 5,600 SF OF OFFICE SPACE. THE SERVICE PORTION OF THE BUILDING WILL INCLUDE: TRUCK SERVICE BAYS, LOCKER ROOM, FIRST AID ROOM, QUIET ROOM, A TOOL ROOM, AND SUPPORT SPACES. THE WAREHOUSE PORTIONS OF THE BUILDING WILL INCLUDE PARTS STORAGE AND SUPPORTS SPACES. THE OFFICE PORTIONS OF THE BUILDING WILL INCLUDE LOBBY/ RECEPTION, PARTS SHOWROOM SPACE, PARTS SERVICE AREA, PRIVATE OFFICES, CUSTOMER LOUNGE, CONFERENCE ROOM, AND SUPPORT SPACES.

LEGAL DESCRIPTION

LOT 1 OF "THE CORNER OF US 60 AND GREENFIELD ROAD" ACCORDING TO THE PLAT RECORDED IN BOOK 715 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT CONTACTS

**OWNER:**  
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2482 DOUGLAS RD  
BURNABY, BC V5C 6C9  
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CONTACT: BOYD MCCONNACHIE  
BOYD@INLAND-GROUP.COM

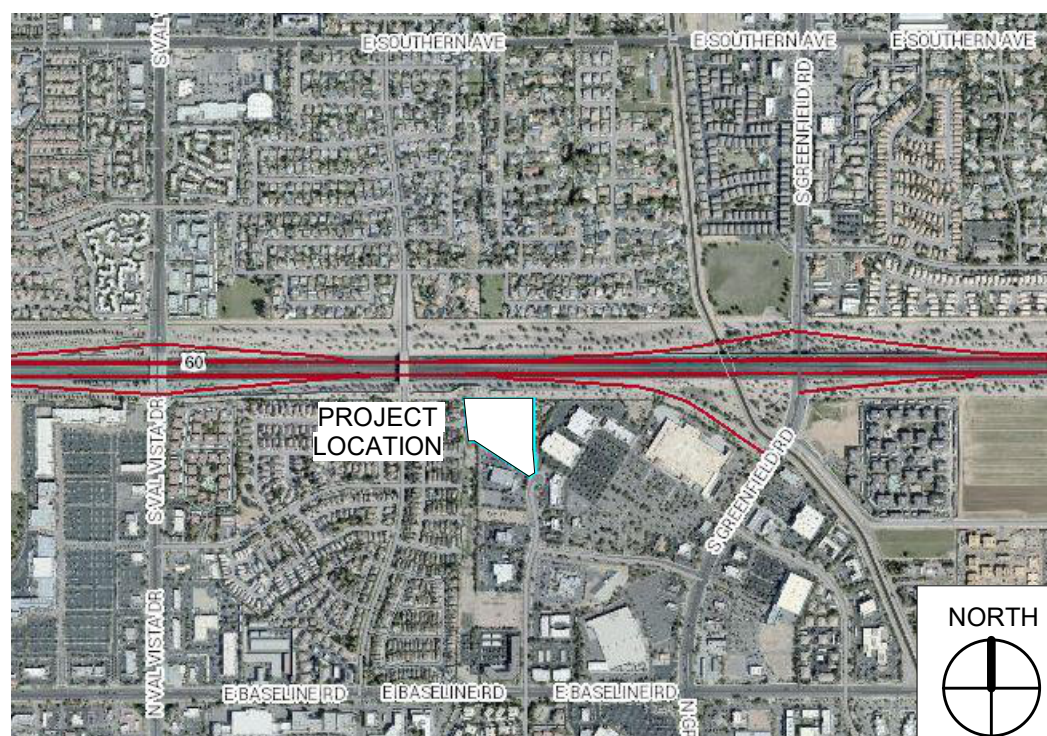
**CIVIL ENGINEER:**  
KRAEMER DESIGN SERVICES  
12409 W INDIAN SCHOOL RD, C-303  
AVONDALE, AZ 85392  
PHONE: (602) 536-1993  
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NATHAN.COTTRELL@KAEKOINC.COM

**CONTRACTOR:**  
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1050 W WASHINGTON ST #214  
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JSCHIFFERER@SUNSTATEBUILDERS.COM

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TIMMCQUEEN@TJMLA.NET

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PHOENIX, AZ 85028  
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CONTACT: RYAN SHORT  
RSHORT@COTTONARCHITECTURE.COM

VICINITY MAP

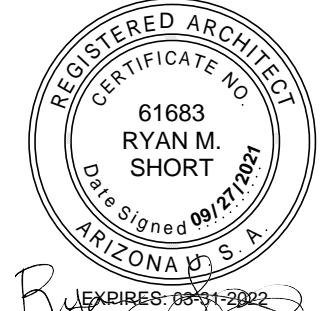


**cotton**  
architecture + design

10645 N TATUM BLVD, SUITE 200-223  
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CONSULTANT

CERTIFICATION



DISCLAIMER

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PROJECT INFORMATION

INLAND KENWORTH

INLAND - MESA

4142 E VALLEY AUTO DRIVE  
MESA, AZ 85206  
PROJECT #: 21024

ISSUE

DRB/P&Z  
SUBMITTAL

ISSUE DATE

2021.08.16

ISSUE REVISIONS

# Date Description

SHEET NAME

ARCHITECTURAL  
SITE PLAN

AS110