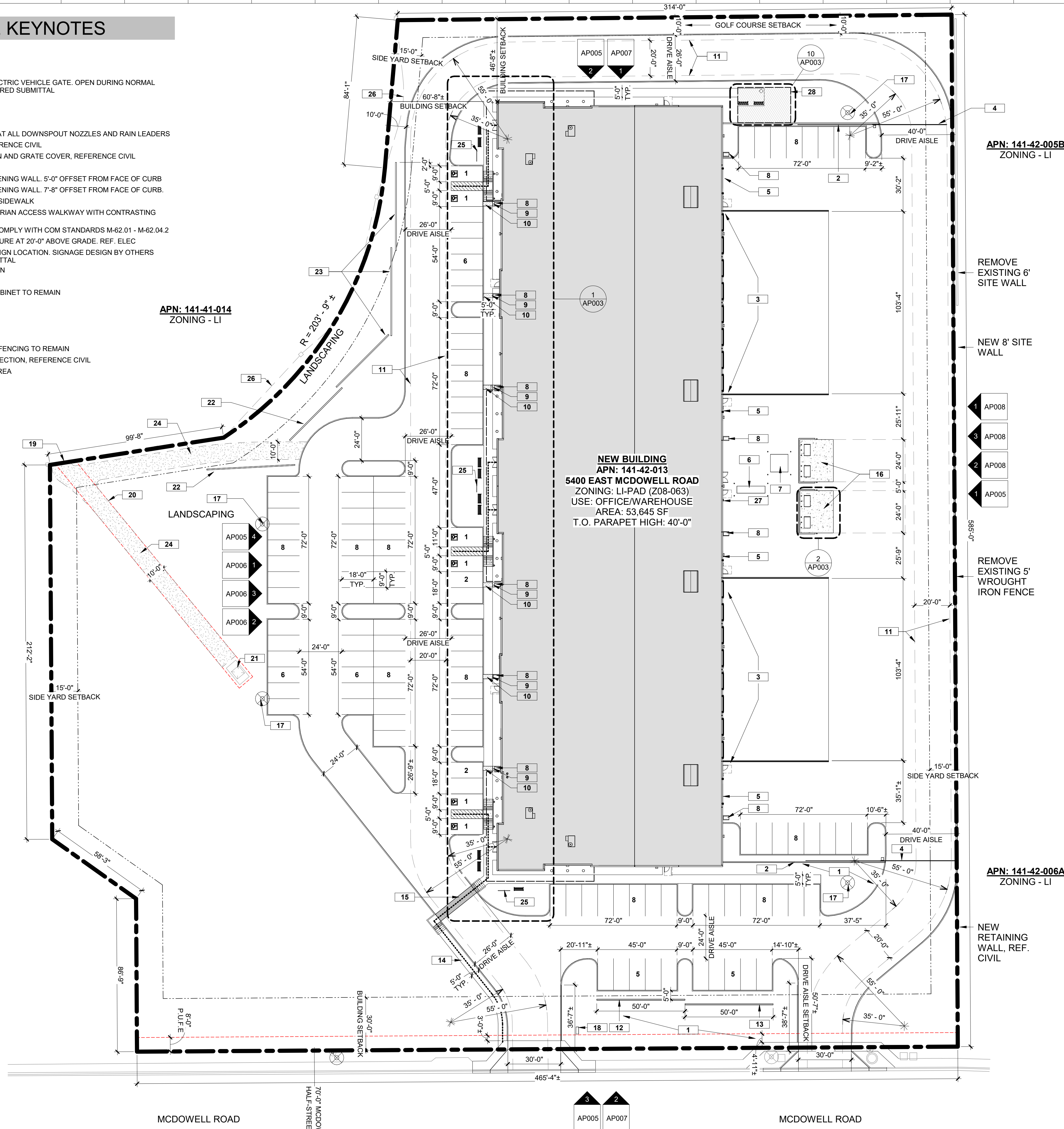


REFERENCE KEYNOTES

- 1 LANDSCAPING
- 2 8'-0" CMU SITE WALL
- (8) DOCK DOORS
- 4 8'-0" X 40'-0" OPAQUE ELECTRIC VEHICLE GATE. OPEN DURING NORMAL WORKING HOURS. DEFERRED SUBMITTAL
- (1) GRADE DOOR
- 5 SES
- 7 TRANSFORMER
- 8 SPLASHBLOCK, TYPICAL AT ALL DOWNSPOUT NOZZLES AND RAIN LEADERS
- 9 GRAVEL SPILLWAY, REFERENCE CIVIL
- 10 SIDEWALK TRENCH DRAIN AND GRATE COVER, REFERENCE CIVIL
- 11 FIRE APPARATUS PATH
- 12 3'-4" CMU PARKING SCREENING WALL. 5'-0" OFFSET FROM FACE OF CURB
- 13 3'-0" CMU PARKING SCREENING WALL. 7'-8" OFFSET FROM FACE OF CURB.
- 14 CONNECTION TO PUBLIC SIDEWALK
- 15 5'-0" ACCESSIBLE PEDESTRIAN ACCESS WALKWAY WITH CONTRASTING PAVEMENT
- 16 TRASH ENCLOSURE TO COMPLY WITH COM STANDARDS M-62.01 - M-62.04.2
- 17 POLE MOUNTED LED FIXTURE AT 20'-0" ABOVE GRADE. REF. ELEC
- 18 POTENTIAL MONUMENT SIGN LOCATION. SIGNAGE DESIGN BY OTHERS UNDER SEPARATE SUBMITTAL
- 19 EXISTING GATE TO REMAIN
- 20 ELECTRICAL EASEMENT
- 21 EXISTING ELECTRICAL CABINET TO REMAIN
- 22 4'-0" CMU SCREEN WALL
- 23 4'-8" CMU SCREEN WALL
- 24 10'-0" GOLF CART PATH
- 25 (5) STALL BICYCLE RACK
- 26 EXISTING GOLF COURSE FENCING TO REMAIN
- 27 FIRE DEPARTMENT CONNECTION, REFERENCE CIVIL
- 28 COMMON OPEN SPACE AREA



PROJECT INFORMATION

A. SITE AND BUILDING INFORMATION

TOWN	MESA, AZ
ZONING (EXISTING)	LI-PAD (LIGHT INDUSTRIAL)
EXISTING USE	VACANT LAND
PROPOSED USE	MULTI-TENANT OFFICE & WAREHOUSE
CONSTRUCTION TYPE	IIB
ASSESSORS PARCEL NUMBER	141-41-013
LOT SIZE	253,022 SF
GROSS ACREAGE	5.81 ACRES
NET ACREAGE	5.81 ACRES
PROPOSED BUILDING AREA (GROSS)	53,645 SF
WAREHOUSE	49,000 SF
OFFICE	4,645 SF
NUMBER OF LEVELS	1

B. YARD, HEIGHT, AND AREA REQUIREMENTS

GROSS LOT AREA	SHALL NOT BE LESS THAN 1 ACRE
FRONT YARD SETBACK	30' INCLUDING DOUBLE FRONTAGE AND CORNER LOTS
SIDE YARD SETBACK	15'-0"
REAR YARD SETBACK	20', 10' WHEN ABUTTING GOLF COURSE
LOT COVERAGE ALLOWED	MAX 90% NET LOT AREA
LOT COVERAGE	67.1% PROPOSED
COMMON OPEN SPACE REQUIRED	536 SF 1% PER BUILDING GFA
COMMON OPEN SPACE PROVIDED	600 SF
MAXIMUM BUILDING HEIGHT	40'-0"
PROPOSED BUILDING HEIGHT	40'-0"

C. PARKING DIMENSIONS AND CALCULATIONS

STANDARD PARKING SPACE DIMENSION	9' X 18'	STANDARD / ADA
	11' X 18'	ADA VAN
PARKING REQUIRED/PROVIDED:	VEHICLE	
LEVEL 1 = OFFICE		
1 PER 375 SF 25% GROSS FLOOR AREA (53645 SF X 25% = 13412 SF)	36	
LEVEL 1 = INDUSTRIAL USE		
1 PER 500 SF 75% GROSS FLOOR AREA (53645 SF X 75% = 40234 SF)	81	
VEHICLE PARKING REQUIRED	117	
VEHICLE PARKING PROVIDED	118	
ACCESSIBLE PARKING REQUIRED	5	
ACCESSIBLE PARKING PROVIDED	6	
PARKING REQUIRED/PROVIDED:	BICYCLE	
1 PER 10 VEHICLE SPACES	12	
BICYCLE PARKING REQUIRED	12	
BICYCLE PARKING PROVIDED	15	

PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO CONSTRUCT AN APPROXIMATELY 53,645 SQUARE FOOT (SF) MULTI-TENANT OFFICE WAREHOUSE BUILDING COMPRISED OF APPROXIMATELY 49,000 SF (GROSS) OF WAREHOUSE SPACE AND APPROXIMATELY 4,645 SF (GROSS) OF OFFICE SPACE. THE OFFICE SPACES WILL INCLUDE: LOBBY / RECEPTION, OPEN OFFICE SPACE, PRIVATE OFFICES, BREAK ROOMS, CONFERENCE ROOMS, AND SUPPORT SPACES. THE WAREHOUSE SPACE WILL BE PROVIDED WITH FOUR (4) OVERHEAD DOORS AT GRADE AND TWO TRUCK WELLS EACH PROVIDED WITH EIGHT (8) OVERHEAD DOORS BAYS FOR A TOTAL OF SIXTEEN (16) OVERHEAD DOORS. NO OUTDOOR STORAGE IS PROPOSED AS A PART OF THIS NEW DEVELOPMENT. IN SPECIFIC RESPONSE TO STAFF REQUEST TO MOVE AND FLIP THE BUILDING, FLIPPING THE BUILDING WOULD NOT LEAVE ENOUGH SPACE FOR A TRUCK LOADING AREA AND DRIVE AISLE WHILE ALSO ALLOWING THE WASH TO REMAIN AS IS.

LEGAL DESCRIPTION

LOT 7, OF LONGBOW BUSINESS PARK AND GOLF CLUB, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 829 OF MAPS, PAGE 44, THEREAFTER PLAT RATIFICATION RECORDED JULY 06, 2006-0905661 OF OFFICIAL RECORDS AND PLAT CORRECTION RECORDED JULY 06, 2006 AS 2006-0905662 OF OFFICIAL RECORDS.

PROJECT CONTACTS

OWNER:
CTC PROPERTIES LLC
529 E OAK HOLLOW CT
BOUNTIFUL, UTAH 84010
PHONE: 801-573-5110
CONTACT: KORY COLEMAN
EMAIL: KORYC67@GMAIL.COM

CONTRACTOR:
SUN STATE BUILDERS
1050 W WASHINGTON ST #214
TEMPE, AZ 85281
PHONE: (480) 894-1286
CONTACT: MIKE FORST
MFORST@SUNSTATEBUILDERS.COM

PROJECT ARCHITECT:
COTTON ARCHITECTURE + DESIGN, LLC.
502 S 2ND STREET, SUITE 3
PHOENIX, AZ 85004
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CONTACT: RYAN SHORT
RSHORT@COTTONARCHITECTURE.COM

VICINITY MAP



cotton
architecture + design

502 S 2ND STREET, SUITE 3 | PHOENIX, AZ 85004
WWW.COTTONARCHITECTURE.COM | (602) 529-1386

CERTIFICATION



DISCLAIMER

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS "ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990". THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO COTTON ARCHITECTURE + DESIGN LLC.

PROJECT INFORMATION

CTC PROPERTIES LLC
LONGBOW BUSINESS PARK LOT 7
5400 E MCDOWELL RD
MESA, AZ 85215

PROJECT #: 22036

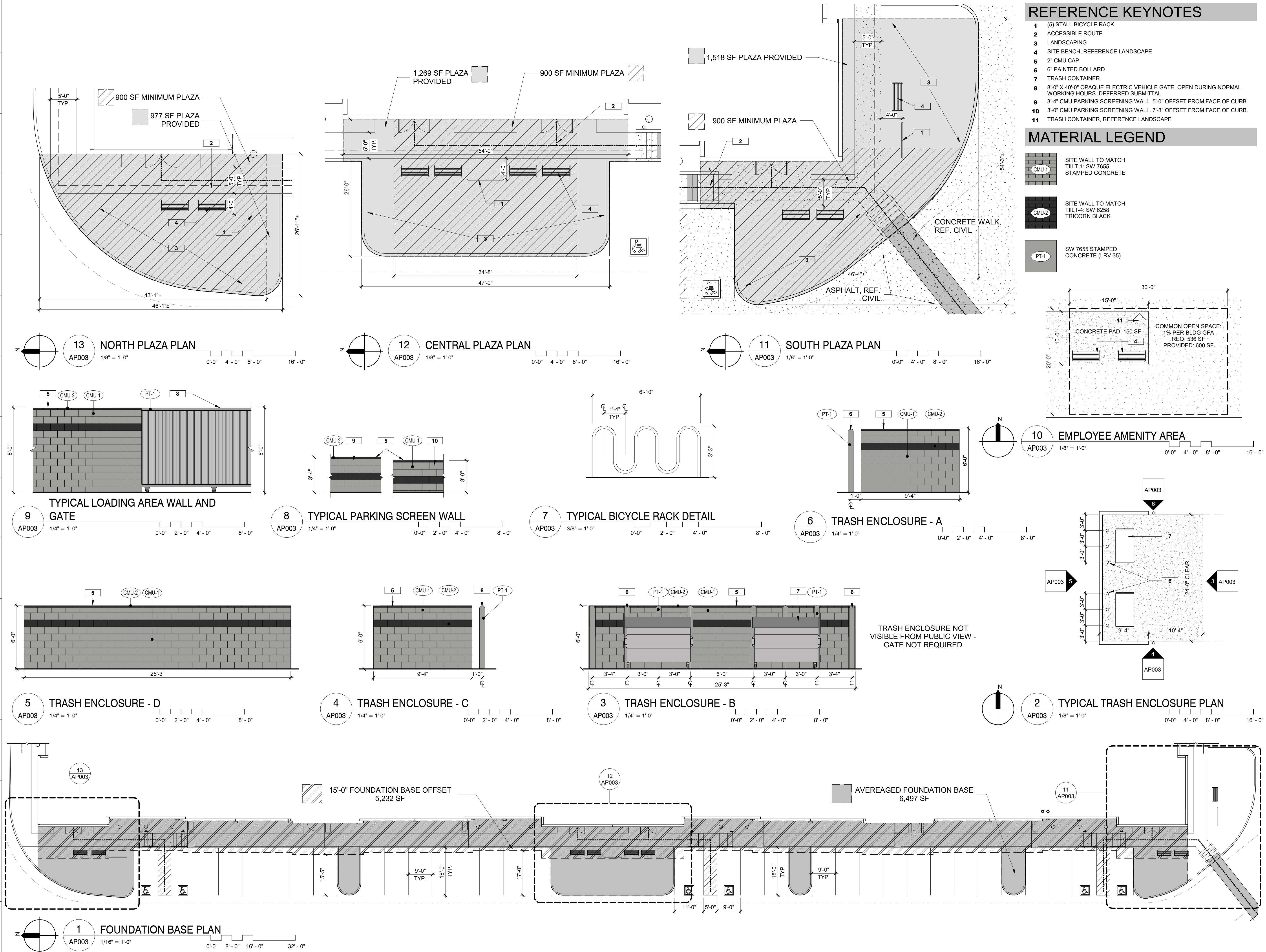
ISSUE
DRB / P&Z SUBMISSION

ISSUE DATE
11/10/2022

ISSUE REVISIONS
Date Description

SHEET NAME
PRELIMINARY SITE PLAN

AP002



REFERENCE KEYNOTES

- (5) STALL BICYCLE RACK
- ACCESSIBLE ROUTE
- LANDSCAPING
- SITE BENCH, REFERENCE LANDSCAPE
- 2" CMU CAP
- 6" PAINTED BOLLARD
- TRASH CONTAINER
- 8'-0" X 40'-0" OPAQUE ELECTRIC VEHICLE GATE. OPEN DURING NORMAL WORKING HOURS. DEFERRED SUBMITTAL
- 3'-4" CMU PARKING SCREENING WALL. 5'-0" OFFSET FROM FACE OF CURB
- 3'-0" CMU PARKING SCREENING WALL. 7'-8" OFFSET FROM FACE OF CURB
- TRASH CONTAINER, REFERENCE LANDSCAPE

MATERIAL LEGEND

- CMU-1 SITE WALL TO MATCH TILT-1: SW 7655 STAMPED CONCRETE
- CMU-2 SITE WALL TO MATCH TILT-4: SW 6258 TRICORN BLACK
- PT-1 SW 7655 STAMPED CONCRETE (LRV 35)

CERTIFICATION



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PROJECT INFORMATION

CTC PROPERTIES LLC
Longbow Business Park Lot 7
5400 E McDOWELL RD
MESA, AZ 85215

PROJECT #: 22036

ISSUE
DRB / P&Z SUBMISSION

ISSUE DATE
11/10/2022

ISSUE REVISIONS
Date Description

SHEET NAME
PRELIMINARY SITE DETAILS

AP003