

L.I.
ADJACENT PROPERTY ZONE

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PROJECT DATA

BUILDING AREA:	PRELIMINARY SPACE ALLOCATION			OPEN SPACE	
	OVERALL	WAREHOUSE	OFFICE	PROVIDED	REQUIRED
BUILDING A:	44,787	40,308	4,479	1,498	
BUILDING B:	111,993	100,794	11,199	36,560	
BUILDING C:	111,993	100,794	11,199	2,492	
BUILDING D:	111,993	100,794	11,199	2,604	
BUILDING E:	111,993	100,794	11,199	2,492	
BUILDING F:	171,233	154,110	17,123	3,586	
TOTAL:	663,992	597,594	66,398	49,232	

PARKING CALCULATIONS:			
OFFICE (10%) OF TOTAL AREA - 1 PS / 375 S.F.			
WAREHOUSE 1 PS / 900 S.F.			
	WAREHOUSE	OFFICE	
BUILDING A:	45	12	
BUILDING B:	112	30	
BUILDING C:	112	30	
BUILDING D:	112	30	
BUILDING E:	112	30	
BUILDING F:	172	46	
	664	178	
PARKING REQUIRED:	664 + 178 = 842 P.S. (826 + 16 ACCESSIBLE)		
PARKING PROVIDED:	870 - INCLUDING 16 ACCESSIBLE SPACES P.S. 2% INCLUDING 6 VAN SPACES		

SITE:

PARCEL NUMBERS: APN: 304-62-004U & 304-62-004T

ZONING: LIGHT INDUSTRIAL (L.I.)

SETBACKS:	REQUIRED:	PROVIDED:
LANDSCAPE FRONT (15')	18'-0"	15' (R)
LANDSCAPE SIDES (15')	15' (R)	20' (L)
LANDSCAPE BACK (15')	7'-6"	

GROSS SITE ACREAGE: 40.6 AC

NET ACREAGE: 38.2 AC

LOT COVERAGE: (GROSS BLDG AREA / NET ACREAGE)

IMPERVIOUS SURFACES:

BUILDINGS: (663,992 SQFT = 15.24AC) / 38.2 AC = 40.00%
CONCRETE & ASPHALT: (815,443 SQFT = 18.72AC) / 38.2 AC = 49.01%

NON-IMPERVIOUS SURFACES:

LANDSCAPE AREA: (182,952 SQFT = 4.2AC) / 38.2 AC = 10.99%

APN: 303-62-002B
HARRIS CATTLE CO

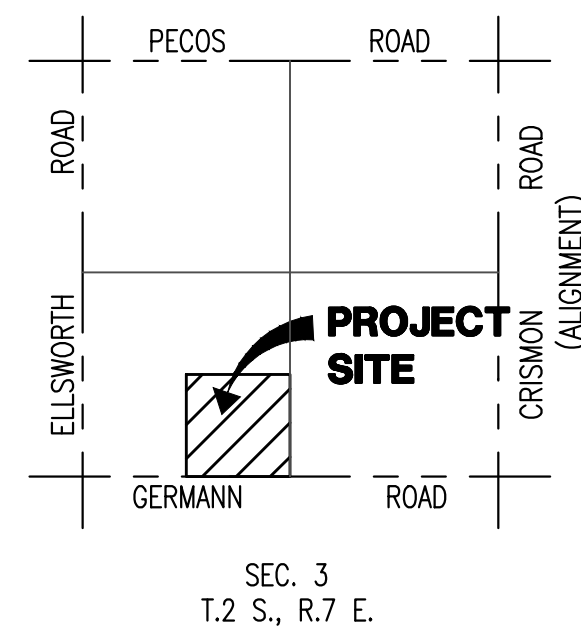
A.G.
ADJACENT PROPERTY ZONE

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KEY NOTES

1. TRASH AND RECYCLING DUMPSTER, SEE DETAIL 13/SP5.
2. TRUCK LOADING DOCK, SEE SHEET 13/SP5.
3. ELECTRICAL ROOM, SEE SHEET 13/SP5.
4. F.D.C. CONNECTION, SEE CIVIL PLANS. (TYP. OF 17)
5. PARKING STALLS.
6. A.D.A. PARKING STALLS, SEE DETAIL 12/SP5
7. CONCRETE CURB SEE CIVIL PLANS.
8. RETENTION/LANDSCAPE AREA, SEE CIVIL/LANDSCAPE PLANS.
9. 3'-0" HIGH PARKING SCREEN WALL.
10. FIRE HYDRANT, SEE CIVIL PLANS.
11. S.E.S. LOCATION, NEMA 3 ALL-WEATHER. SEE ELECTRICAL PLANS.
12. FIRE RISER ROOM, SEE SHEET A0.1.
13. FIRE LANE.
14. SIDEWALK TO PUBLIC WAY.
15. PARKING SCREEN WALL ON RETAINING WALL.
16. 8'-0" EASEMENT
17. 8'-0" HIGH, 8" THICK MASONRY SCREEN WALL TO MATCH BUILDING SITE. SITE HAS THIS FENCING FROM PARKING SCREEN WALLS BACK AROUND ENTIRE PERIMETER.
18. REST AREAS W/ SHADE STRUCTURE OUTDOOR PUBLIC SPACE TYPICAL OF 12
19. 20' X 20' MIN. PLAZA AREA TYPICAL
20. TRASH RECEPTACLE/PLANTER/CIGARETTE ASHTRAY
21. UNDERGROUND RETENTION (SEE CIVIL PLANS)
22. CONTROLLED ACCESS - OPAQUE GATES
23. BIKE RACK - 11 BIKE SERPENTINE - WABASH
24. RIGHT TURN IN/RIGHT TURN OUT RESTRICTOR W/ ROLLED CURB AND PLASTIC BOLLARDS W/ REFLECTORS.
25. FIRE RISER BUILD/ GENERATOR PAD.

VICINITY MAP



PROJECT TEAM

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PROJECT NAME: CV MESA GERMANN INDUSTRIAL PARK

LEGEND

PROPERTY CORNER	DRAINAGE INLET, SEE CIVIL
PROPERTY LINE	CATCH BASIN
UNDERGROUND WATER LINE	DRYWELL OR CATCH BASIN
UNDERGROUND SEWER LINE	FIRE HYDRANT
UNDERGROUND ELECTRIC LINE	FIRE DEPARTMENT CONNECTION
EXIST. OVERHEAD ELECTRICAL LINE	SEWER MANHOLE
FIRE LINE NO PARKING	EXISTING STREET LIGHT
ZONING LINE	LIGHT POLE
CONCRETE SURFACE	BIKE RACK
LANDSCAPE AREA	TRANSFORMER
VISIBILITY TRIANGLE AREA	NO. OF PARKING SPACES
EXTERNAL BRACING USING TILT PANELS. (PLAN AND ELEVATION VIEW)	ACCESSIBLE PATH
CONCRETE CURB @ FIRE LANE WITH TRAFFIC RED PAINT ON CURBING	WALL WALL PACKS PRELIM
	FIRE HYDRANT
	SERPENTINE BIKE RACK

ADG A1421



Andrews Design Group, Inc.

ARCHITECTURE

PLANNING

INTERIORS

PROJECT MANAGEMENT

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No:	DATE:	REVISIONS:
1		
2		
3		

SP1

DATE: 05/08/2022