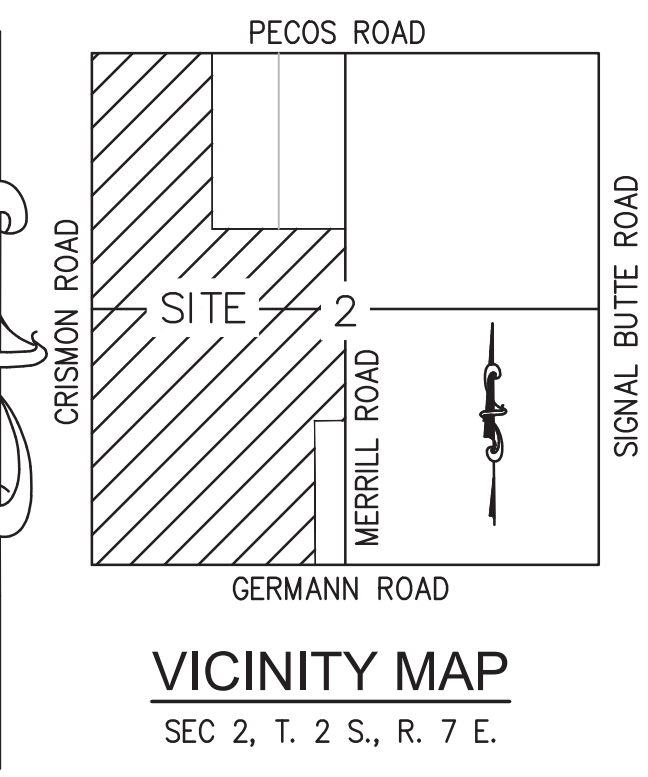
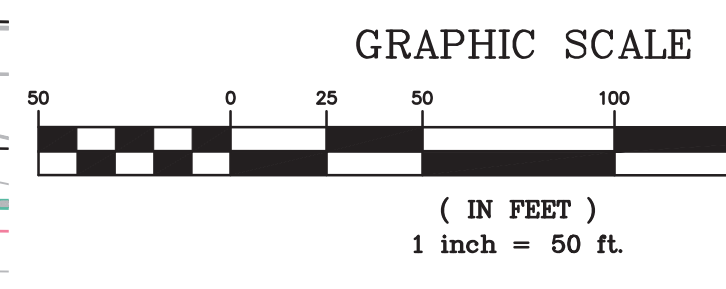


PROPOSED BUILDING A  
 A = 269,500 SF  
 (900' x 300')  
 LOT 1 = 19.34 AC.  
 F.F. = 1409.10  
 275 CAR SPACES  
 62 TRAILERS

PROPOSED BUILDING B  
 A = 269,500 SF  
 (900' x 300')  
 LOT 2 = 18.18 AC.  
 F.F. = 1409.70  
 286 CAR SPACES  
 62 TRAILERS

PROPOSED 100' WIDE RAILROAD SPUR ROW



**PARKING SUMMARY - BUILDING A**

PARKING STALL:	PROVIDED	REQUIRED	ADA PROVIDED	ADA REQUIRED
OPEN (SURFACE)	275	585	8	7
TRAILER STALLS	62			

REQUIRED PARKING:	MINIMUM # OF SPACES	USER AREA	SPACES REQUIRED
75% OF FLOOR AREA	1:500 SQ.FT.	202,125 SF	405
25% OF FLOOR AREA	1:375 SQ.FT.	67,375 SF	180
SPECIAL USE PERMIT REQUIRED		TOTAL REQUIRED	585
		TOTAL PROVIDED	275

**PARKING SUMMARY - BUILDING B**

PARKING STALL:	PROVIDED	REQUIRED	ADA PROVIDED	ADA REQUIRED
OPEN (SURFACE)	286	585	8	7
TRAILER STALLS	65			

REQUIRED PARKING:	MINIMUM # OF SPACES	USER AREA	SPACES REQUIRED
75% OF FLOOR AREA	1:500 SQ.FT.	202,125 SF	405
25% OF FLOOR AREA	1:375 SQ.FT.	67,375 SF	180
SPECIAL USE PERMIT REQUIRED		TOTAL REQUIRED	585
		TOTAL PROVIDED	286

**PROJECT DATA - BUILDING A**

PROPOSED USE: INDUSTRIAL  
 APN NUMBERS: 304-63-006V  
 EXISTING ZONING: CI - GENERAL INDUSTRIAL  
 PROPOSED ZONING: CI - GENERAL INDUSTRIAL  
 NET AREA: 842,415 SF / 19.34 AC  
 GROSS AREA: 842,415 SF / 19.34 AC  
 FLOOR COVERAGE RATIO: 296,500 SF / 842,415 SF = 35.2%  
 LOT COVERAGE MAXIMUM: 90%  
 LOT COVERAGE PROVIDED: 14.05 AC (73%)  
 BUILDING HEIGHT: 50'

**PROJECT DATA - BUILDING B**

PROPOSED USE: INDUSTRIAL  
 APN NUMBERS: 304-63-006V  
 EXISTING ZONING: CI - GENERAL INDUSTRIAL  
 PROPOSED ZONING: CI - GENERAL INDUSTRIAL  
 NET AREA: 792,118 SF / 18.18 AC  
 GROSS AREA: 792,118 SF / 18.18 AC  
 FLOOR COVERAGE RATIO: 296,500 SF / 792,118 SF = 37.4%  
 LOT COVERAGE MAXIMUM: 90%  
 LOT COVERAGE PROVIDED: 13.64 AC (75%)  
 BUILDING HEIGHT: 50'

**ARCHITECT**  
 LAMAR JOHNSON COLLABORATIVE  
 2199 INNERBELT BUSINESS CENTER DRIVE  
 ST. LOUIS, MISSOURI 63114  
 PHONE: (314) 592-5623  
 CONTACT: JOE SCHNIEDERS

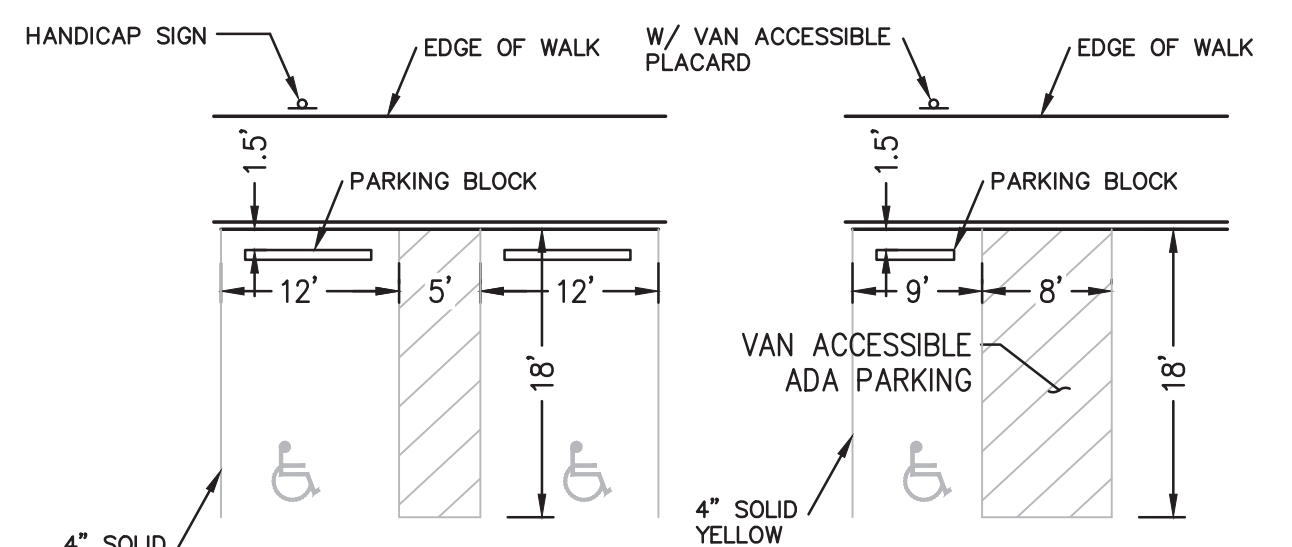
**OWNER/DEVELOPER**  
 CRG  
 7800 FORSYTH BLVD, 3RD FLOOR  
 ST. LOUIS, MO 63105

**ENGINEER**  
 STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
 257 CHESTERFIELD BUSINESS PARKWAY  
 ST. LOUIS, MO 63005  
 PHONE: (636) 530-9100  
 CONTACT: GEORGE STOCK, P.E. PRESIDENT

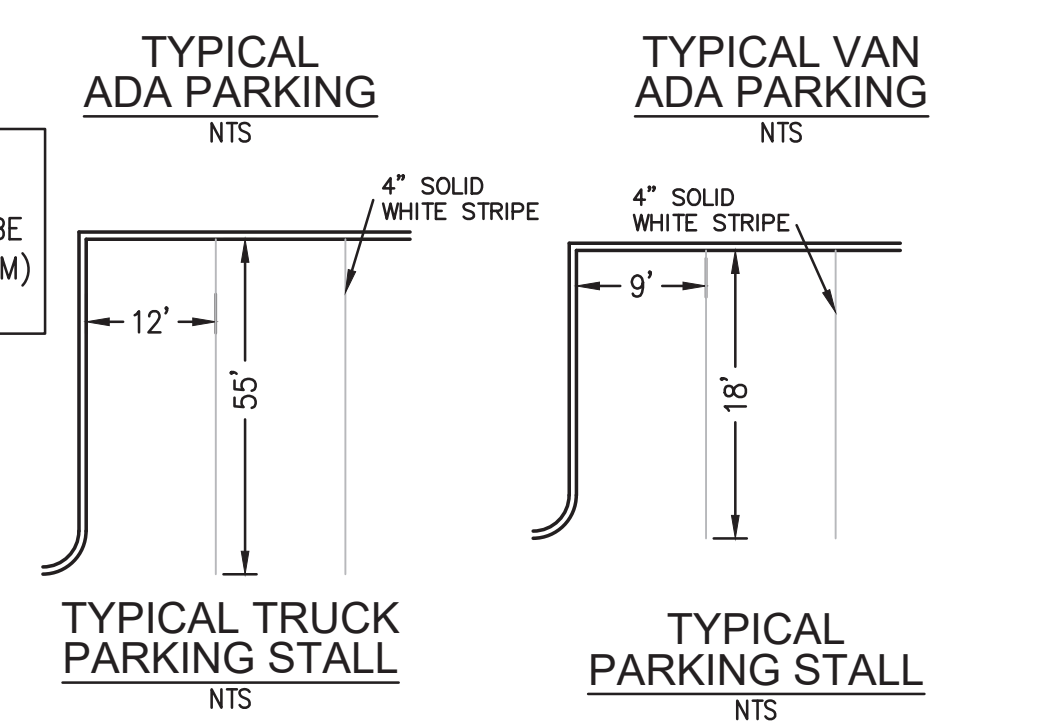
**APPLICANT / LAND USE ATTORNEY**  
 WITHEY MORRIS, PLC  
 2525 E. ARIZONA BILTMORE CIRCLE, STE. A-212  
 PHOENIX, AZ 85016  
 PHONE: (602) 346-4619  
 CONTACT: STEPHANIE WATNEY

**PROJECT DESCRIPTION**  
 NEW CONSTRUCTION OF A WAREHOUSE. DESIGN WILL INCLUDE GRADING & DRAINAGE, PARKING LOTS, UTILITIES AND OTHER ONSITE IMPROVEMENTS.

**BASIS OF BEARING**  
 THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE G1A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS: N89°26'06"E.



**CROSS WALK NOTE:**  
 ON-SITE PEDESTRIAN CROSSWALKS TO BE STAMPED CONCRETE, RAISED (3" MINIMUM) ACROSS PARKING LOT DRIVE AISLES.



DATE: 04-22-2022

GEORGE M. STOCK E-35402 CIVIL ENGINEER REGISTRATION NUMBER: 12910

257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9100 e-mail: gstock@stockandassociates.com Web: www.stockandassociates.com

PREPARED BY: **Stock & Associates Consulting Engineers, Inc.**

**Lamar Johnson Collaborative**  
 2199 INNERBELT BUSINESS CENTER DRIVE ST. LOUIS, MISSOURI 63114 PH: 314.429.5100 Fx: 314.429.1010

**CLAYCO**  
 THE ART & SCIENCE OF BUILDING  
 2199 INNERBELT BUSINESS CENTER DRIVE ST. LOUIS, MISSOURI 63114 PH: 314.429.5100 Fx: 314.429.1317

**CRG** INTEGRATED REAL ESTATE SOLUTIONS

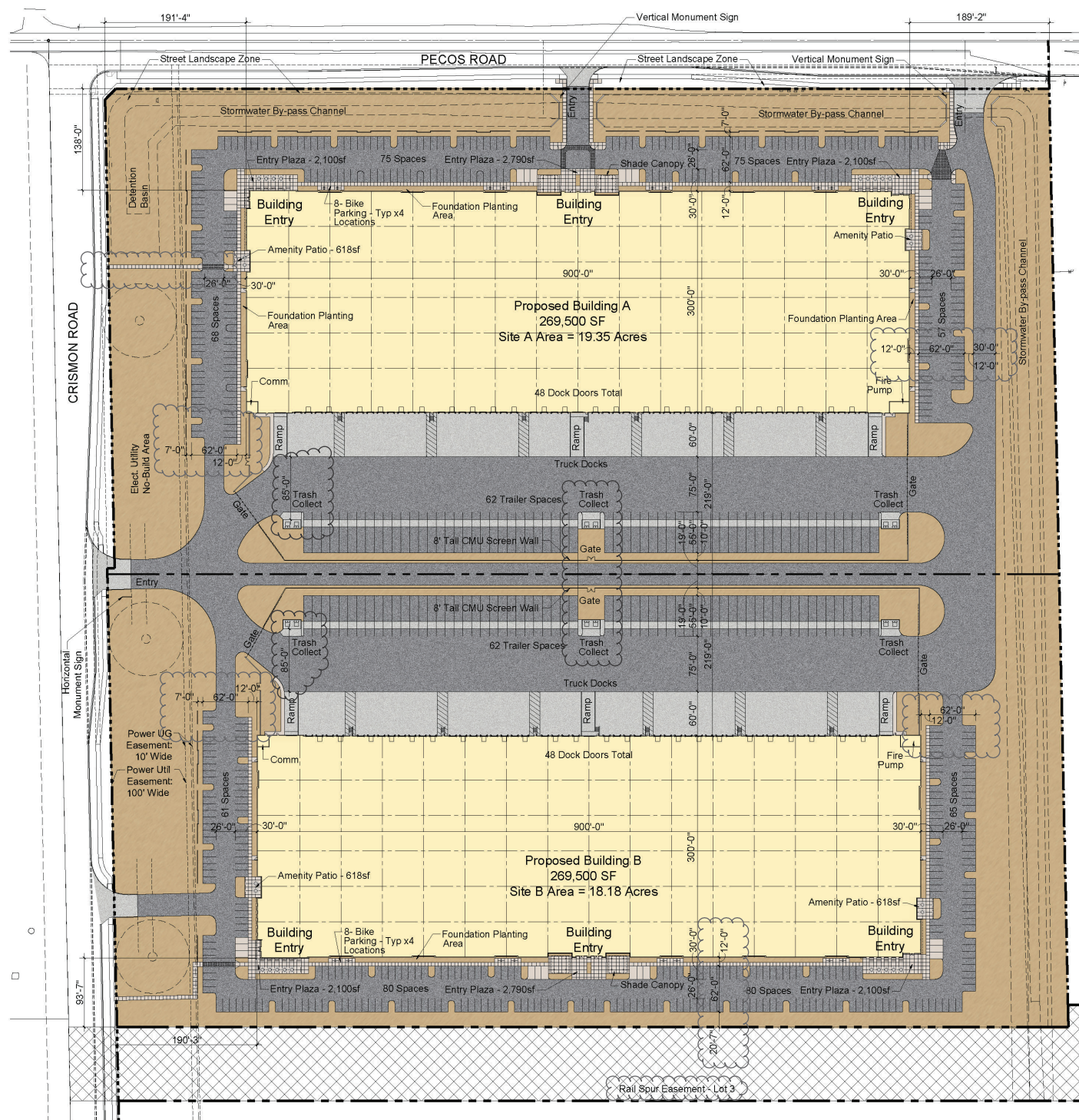
**THE CUBES AT MESA BUILDINGS A & B**  
 LOT 1 - 10101 E. PECOS ROAD,  
 LOT 2 - 6935 S. CRISMON ROAD,  
 MESA, AZ 85212

DESCRIPTION	DATE
1. DR SUBMITTAL	3-21-2022
2. 1ST REVIEW COMMENTS	4-22-2022

DRAWING TITLE: **SITE PLAN**

DRAWING NO.: **C1.0**

CRG 006367 STOCK 221-7112



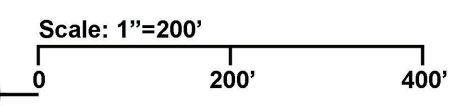
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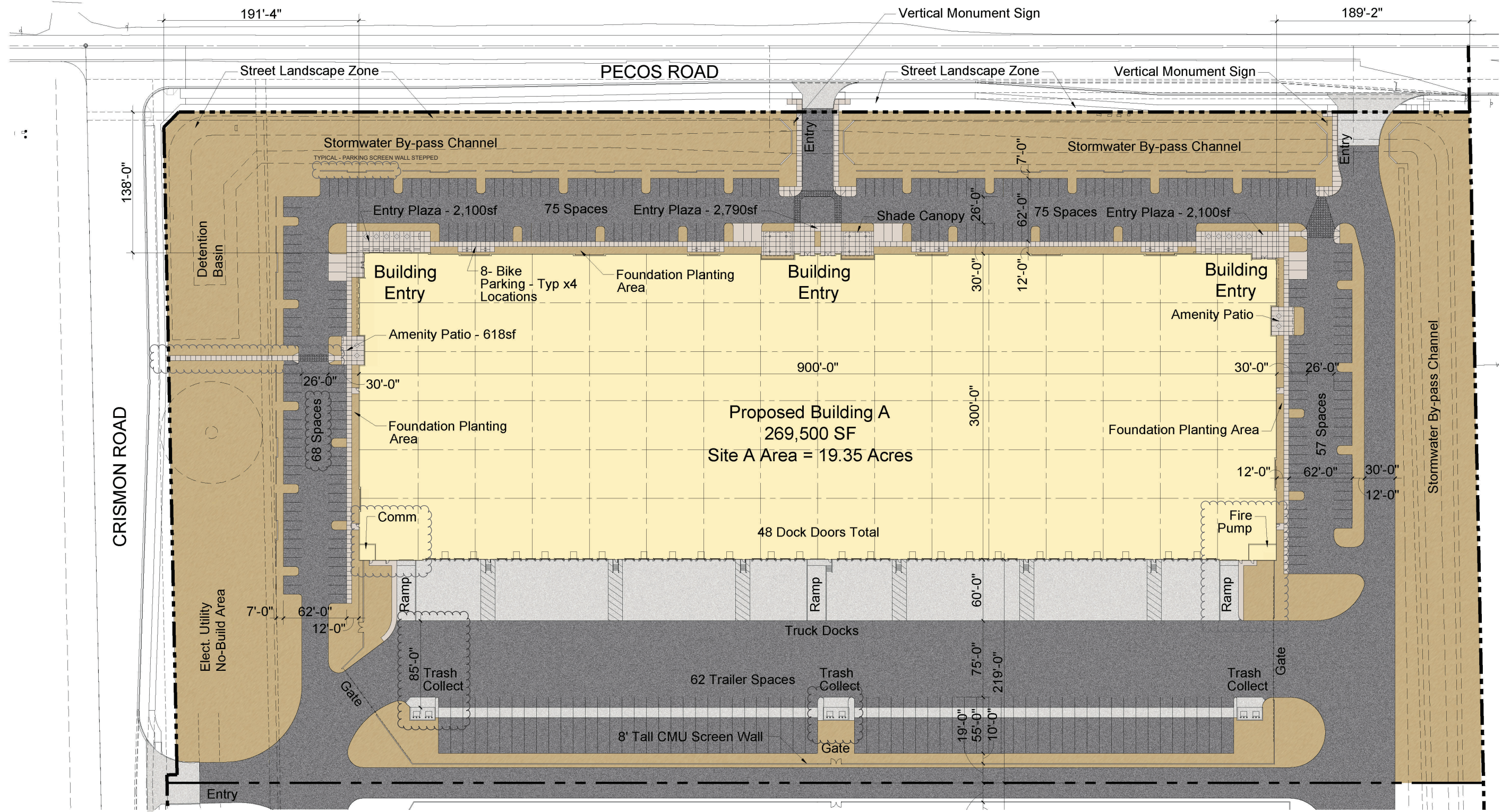
CARS  
 SITE A = 275  
 RATIO = 976 SQ.FT. / SPACE

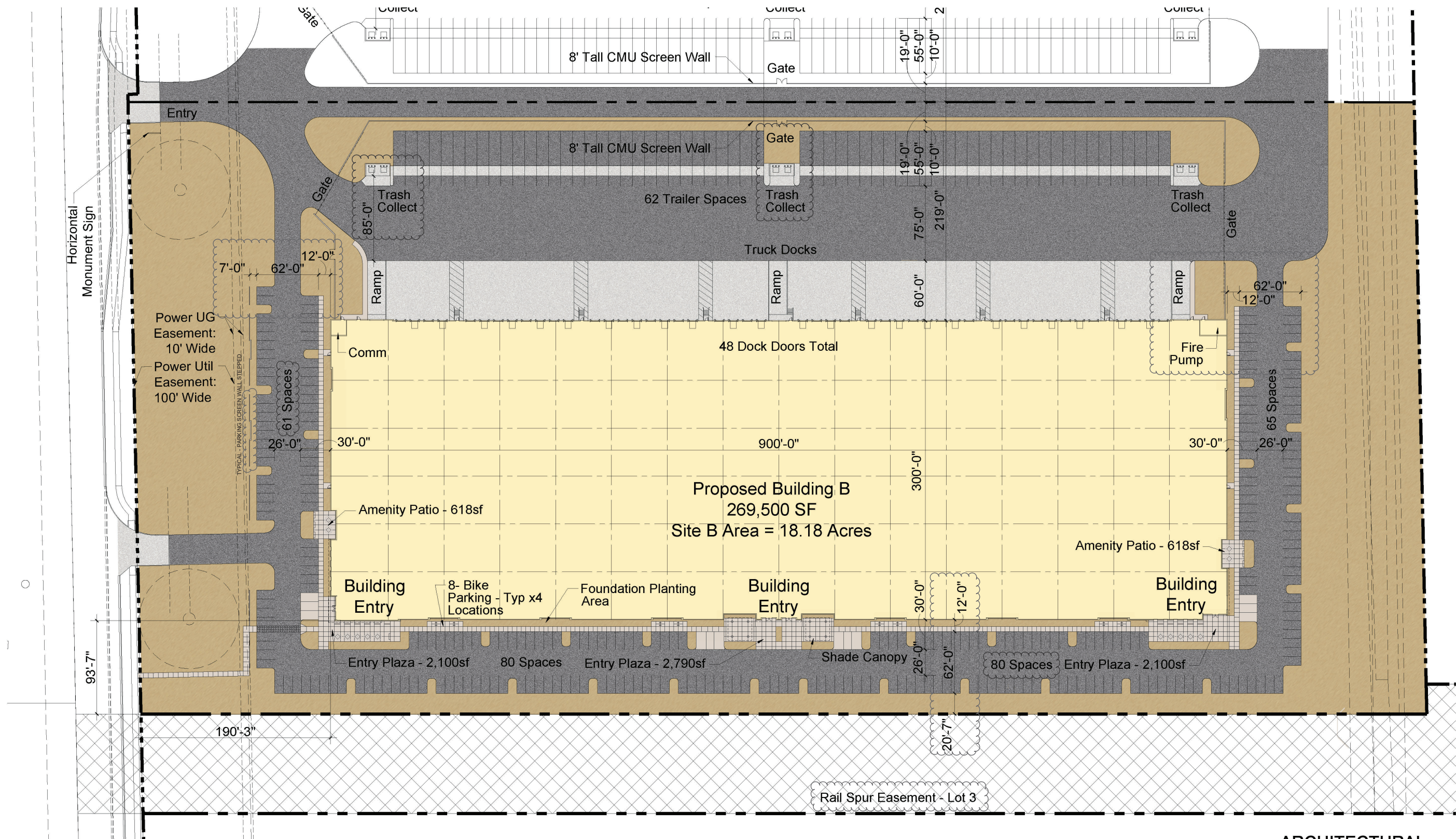
SITE B = 286  
 RATIO = 942 SQ.FT. / SPACE



**ARCHITECTURAL  
 SITE PLAN - COLORED**





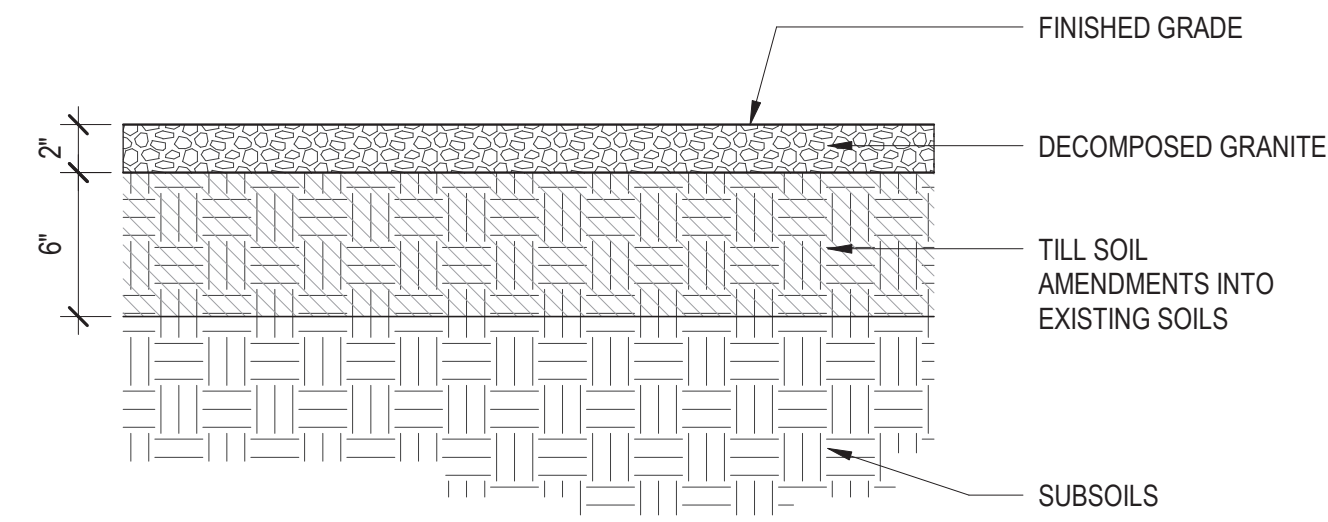


**ARCHITECTURAL  
SITE PLAN - COLORED**

Scale: 1"=100'  
 0 100' 200'





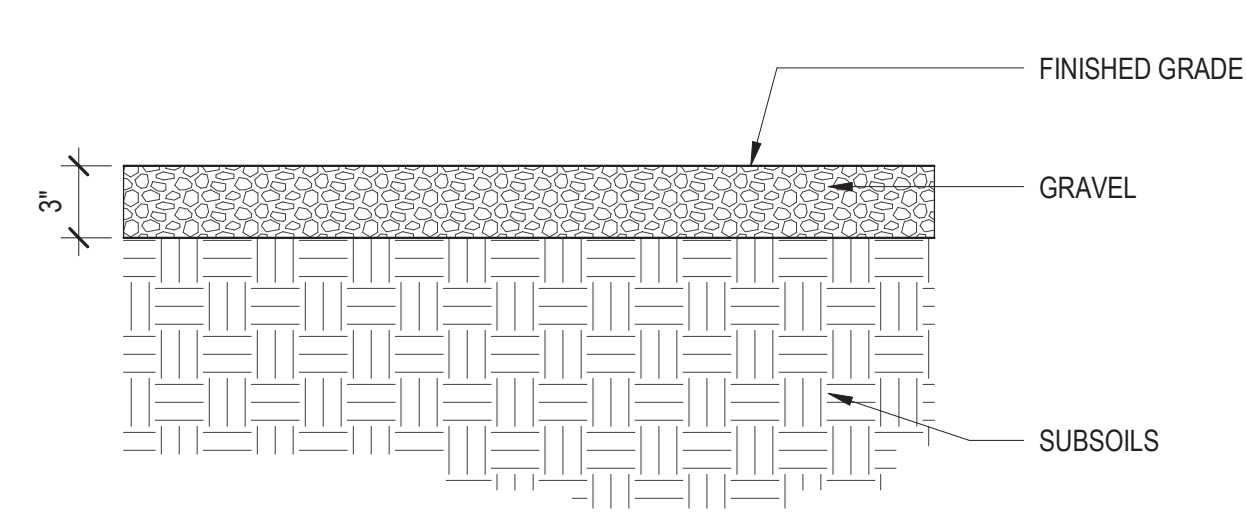


DECOMPOSED GRANITE BASIS OF DESIGN:  
COLOR: TANNER GOLD. TO BE APPROVED  
BY LANDSCAPE ARCHITECT

- 1) GRANITE EXPRESS, 5332 E MAIN ST., MESA AZ 85205. TELEPHONE: 480-354-6809. HTTP://WWW.GRANITEEXPRESS.COM/
- 2) PIONEER SAND, 1636 E. DEER VALLEY RD., PHOENIX, AZ 85024. TEL: (623) 869-7400. HTTPS://WWW.PIONEERSAND.COM/
- 3) OR APPROVED EQUAL

E4 TYPICAL SOIL PROFILE - PLANTING WITH DECOMPOSED GRANITE

L4.301 1 1/2" = 1'-0"

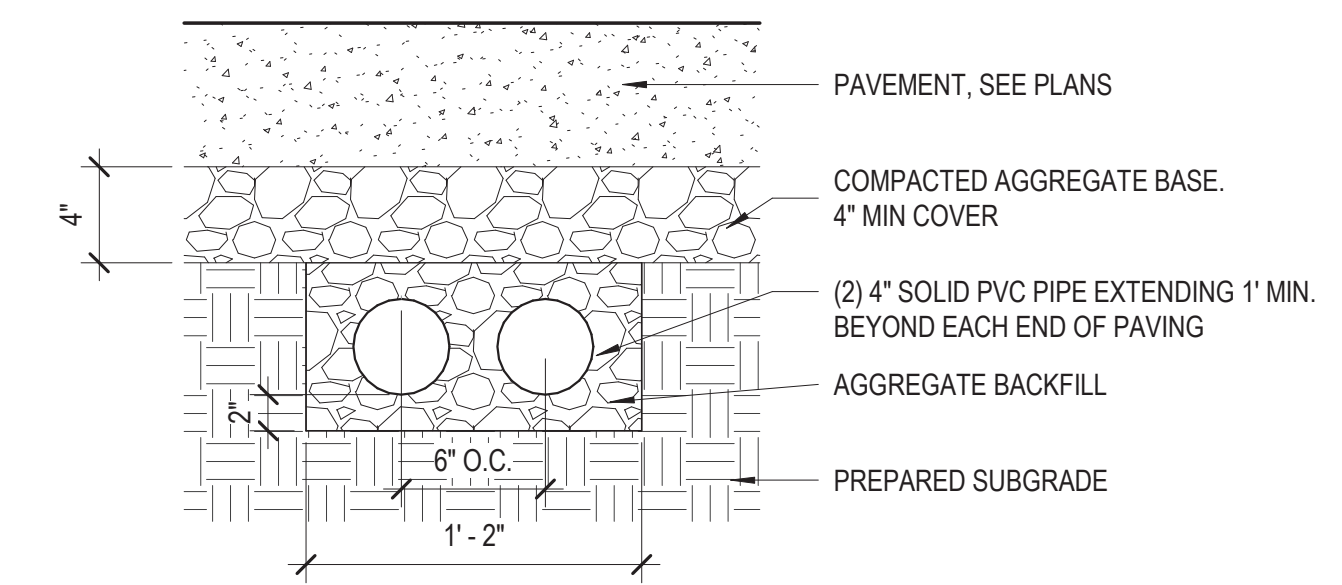


COLOR: MIX OF THREE COLORS AND  
VARIED SIZES. TO BE APPROVED BY  
LANDSCAPE ARCHITECT

- GRAVEL BASIS OF DESIGN:
- 1) GRANITE EXPRESS, 5332 E MAIN ST., MESA AZ 85205. TELEPHONE: 480-354-6809. HTTP://WWW.GRANITEEXPRESS.COM/
  - 2) PIONEER SAND, 1636 E. DEER VALLEY RD., PHOENIX, AZ 85024. TEL: (623) 869-7400. HTTPS://WWW.PIONEERSAND.COM/
  - 3) OR APPROVED EQUAL

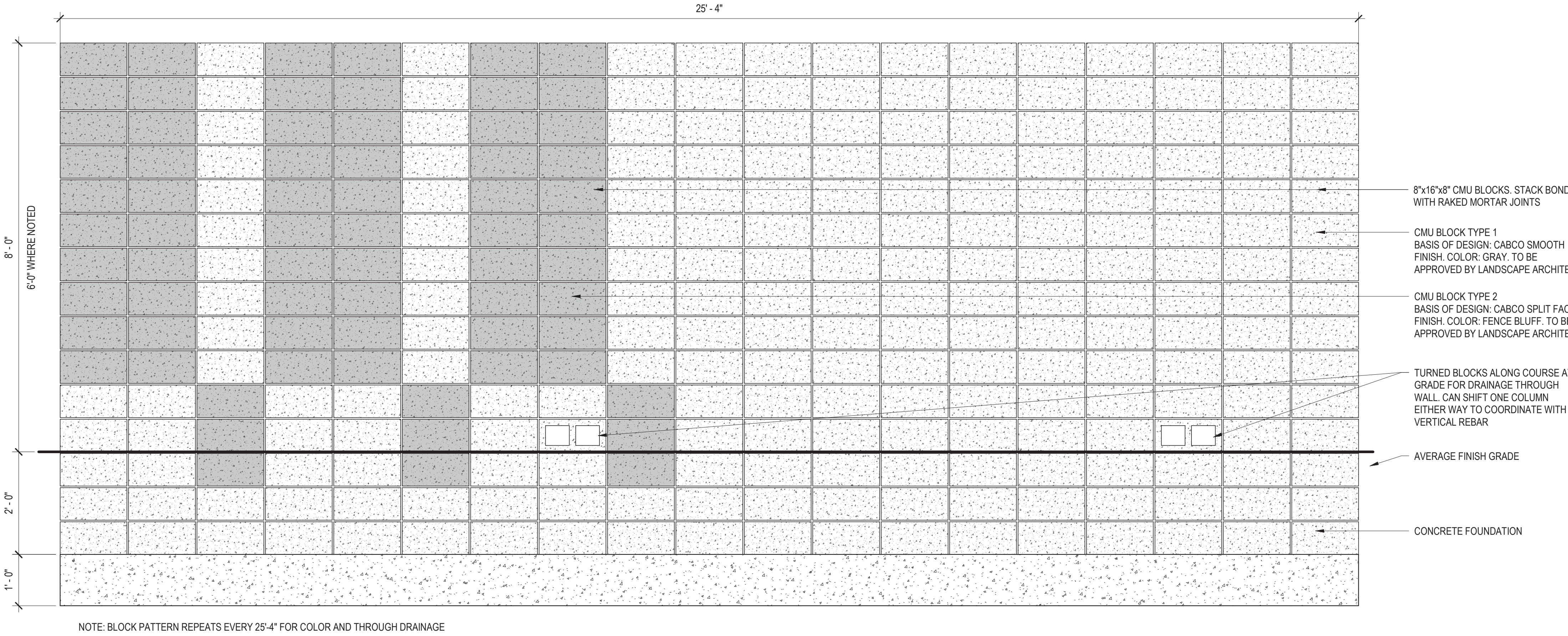
C4 TYPICAL SOIL PROFILE - DETENTION BASIN WITH GRAVEL

L4.301 1 1/2" = 1'-0"



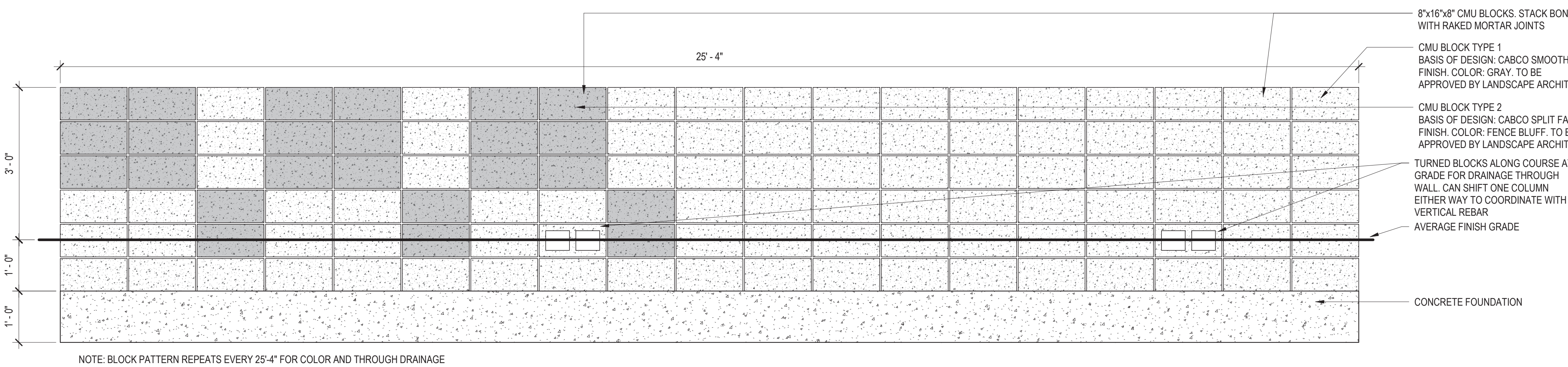
B4 SLEEVING

L4.301 1 1/2" = 1'-0"



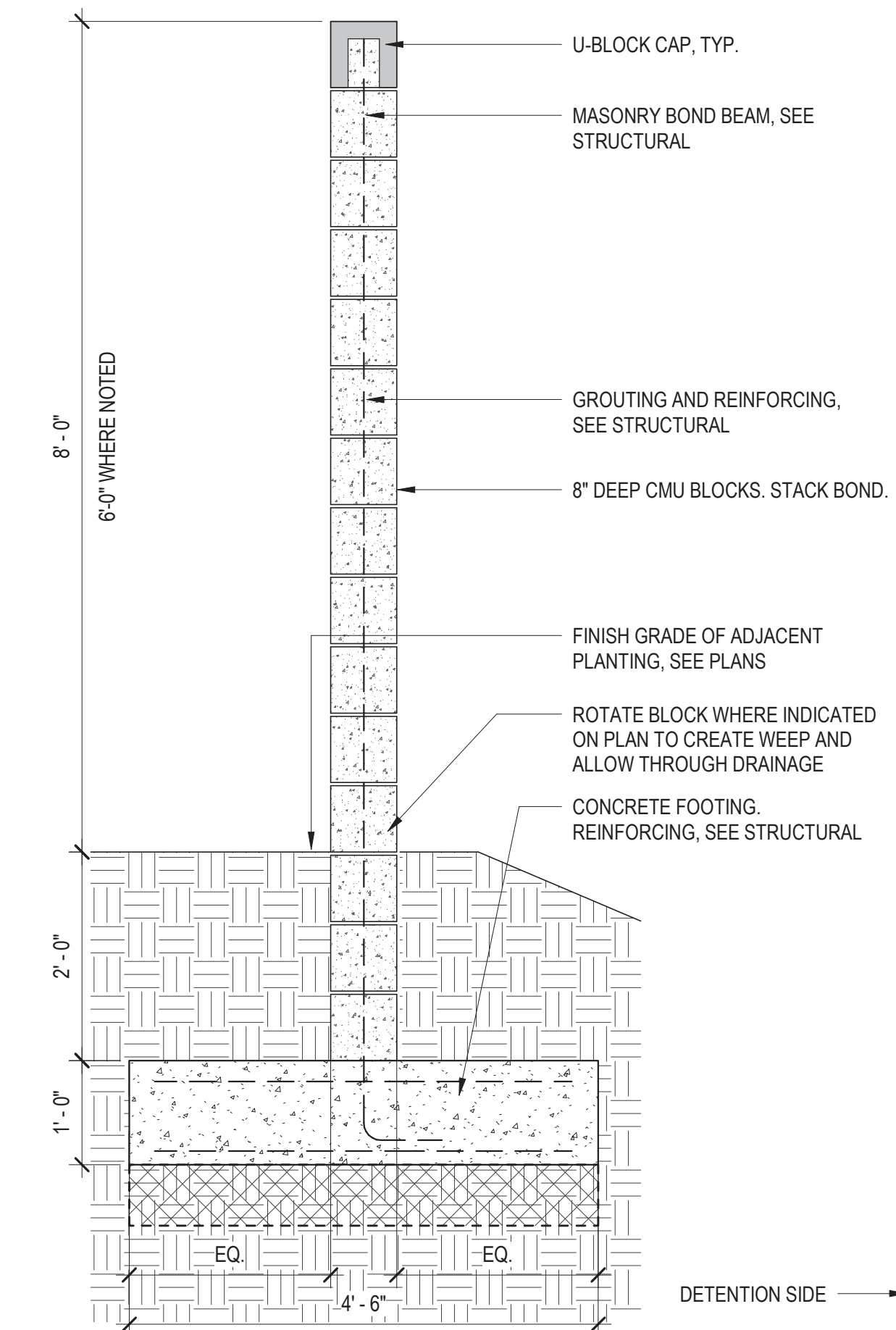
F2 CONCRETE BLOCK SCREENWALL - TALL - ELEVATION

L4.301 3/4" = 1'-0"



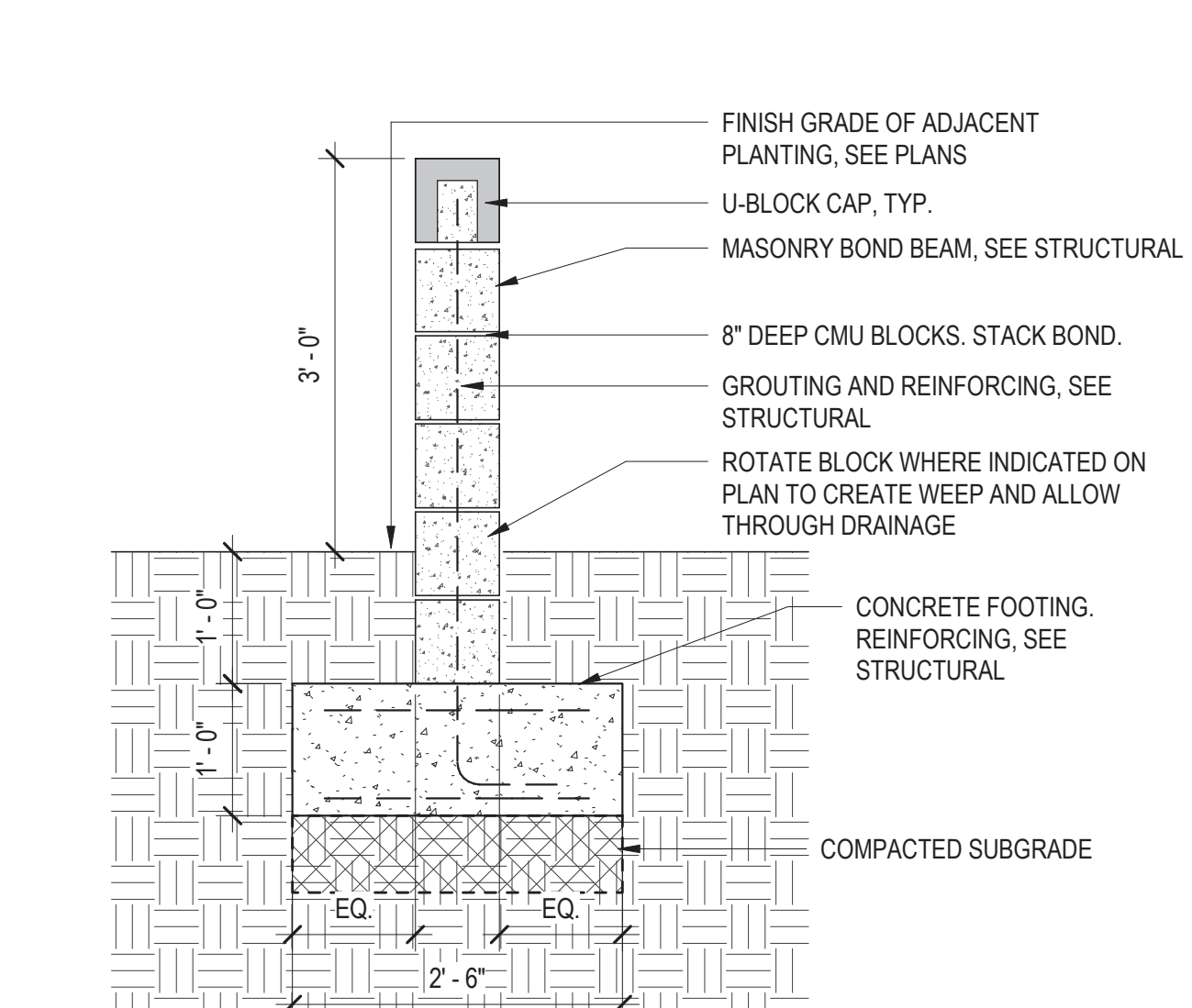
F1 CONCRETE BLOCK SCREENWALL - SHORT - ELEVATION

L4.301 3/4" = 1'-0"



B2 CONCRETE BLOCK SCREENWALL - TALL - SECTION

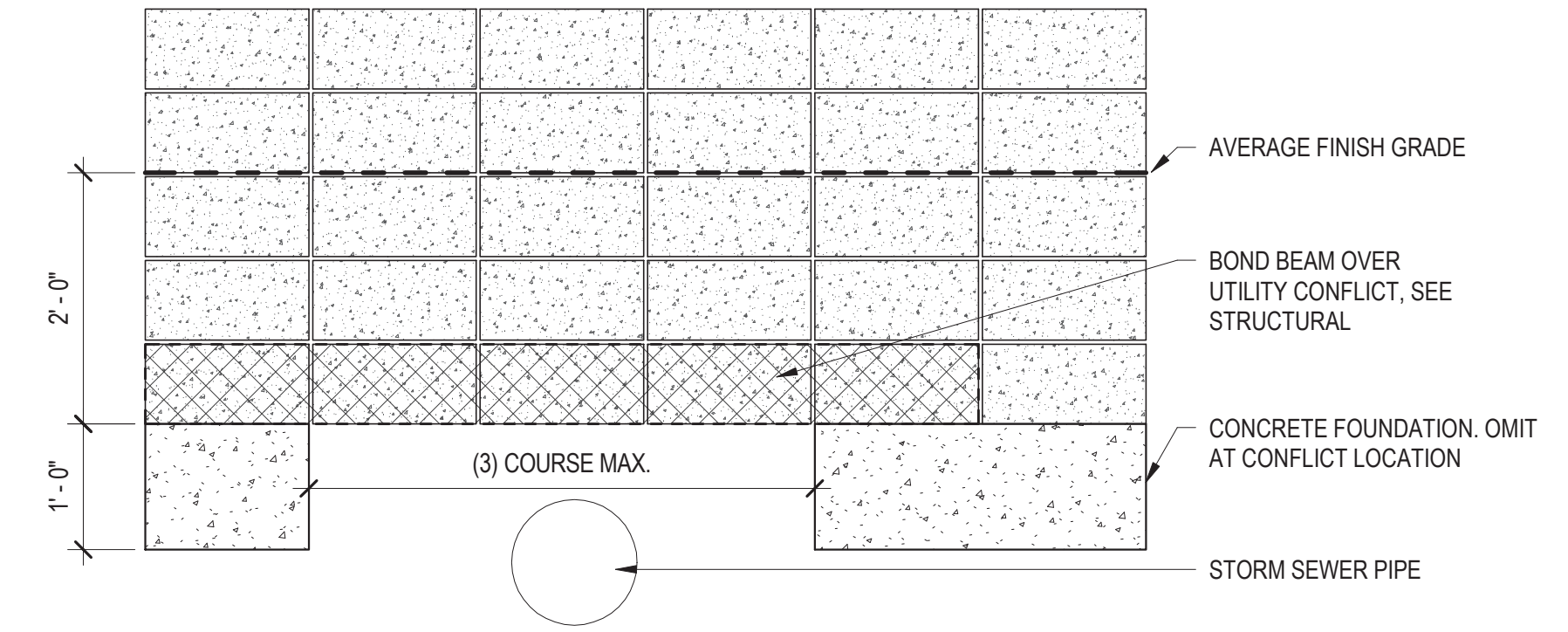
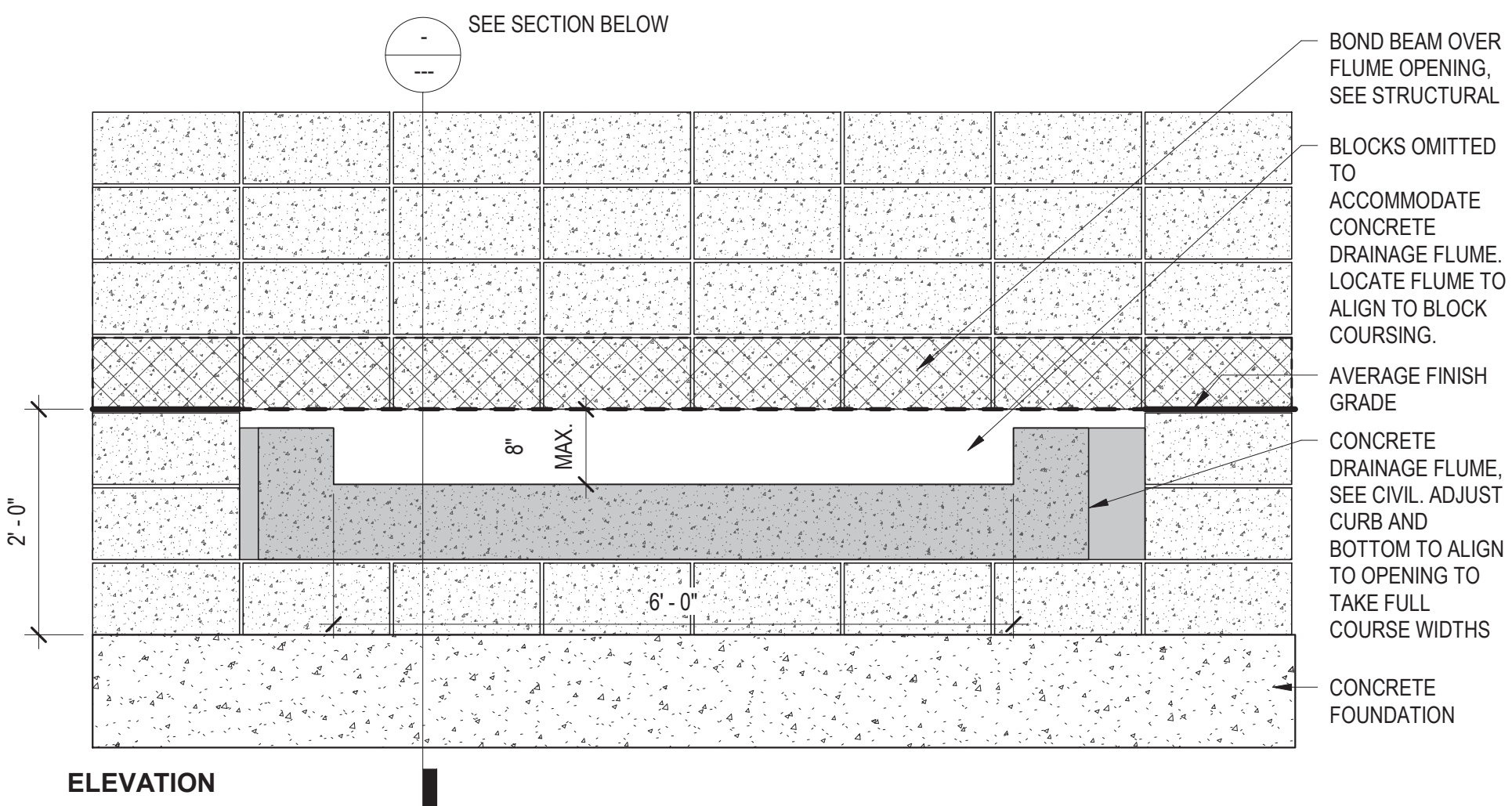
L4.301 3/4" = 1'-0"



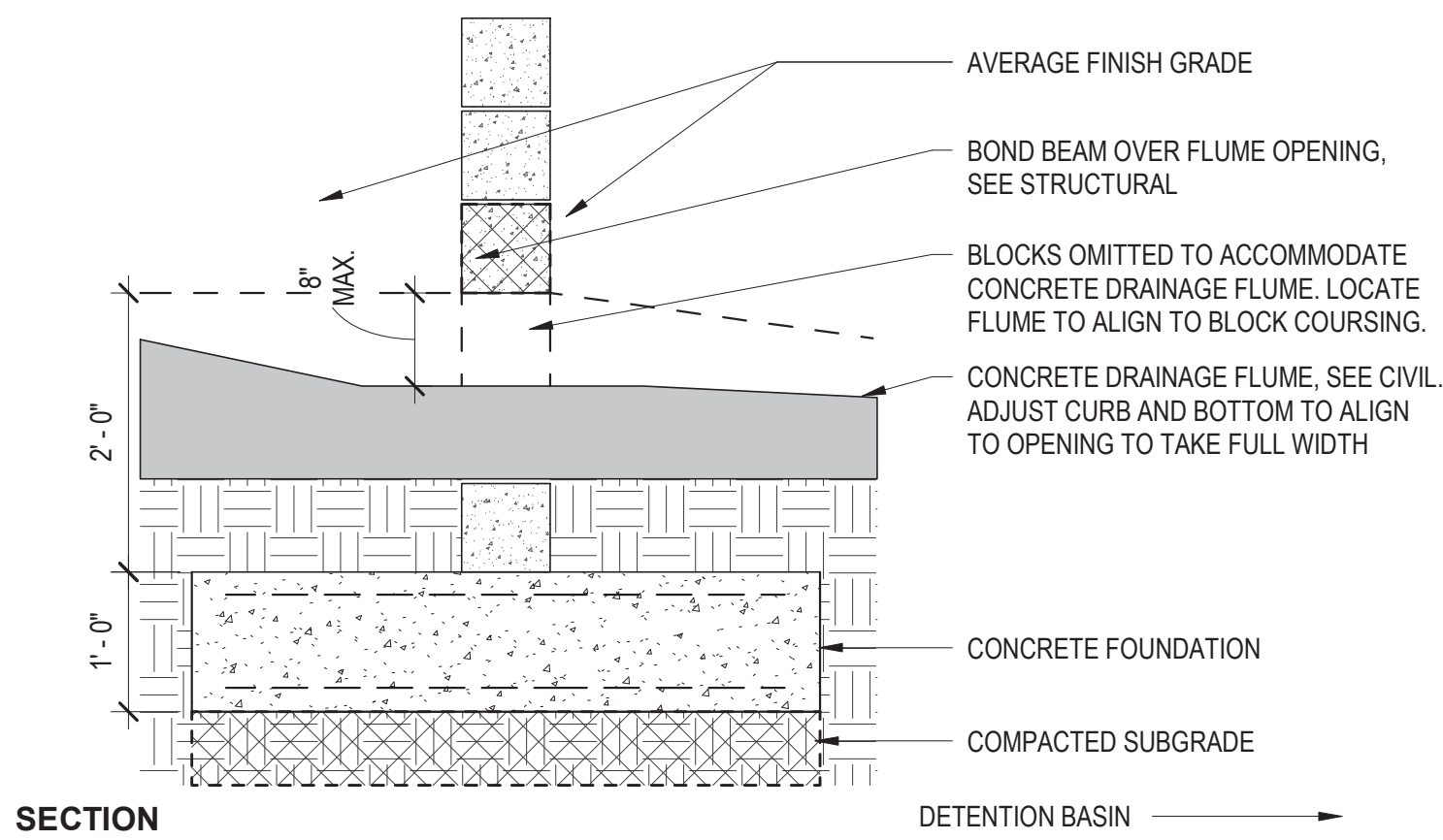
B1 CONCRETE BLOCK SCREENWALL - SHORT - SECTION

L4.301 3/4" = 1'-0"

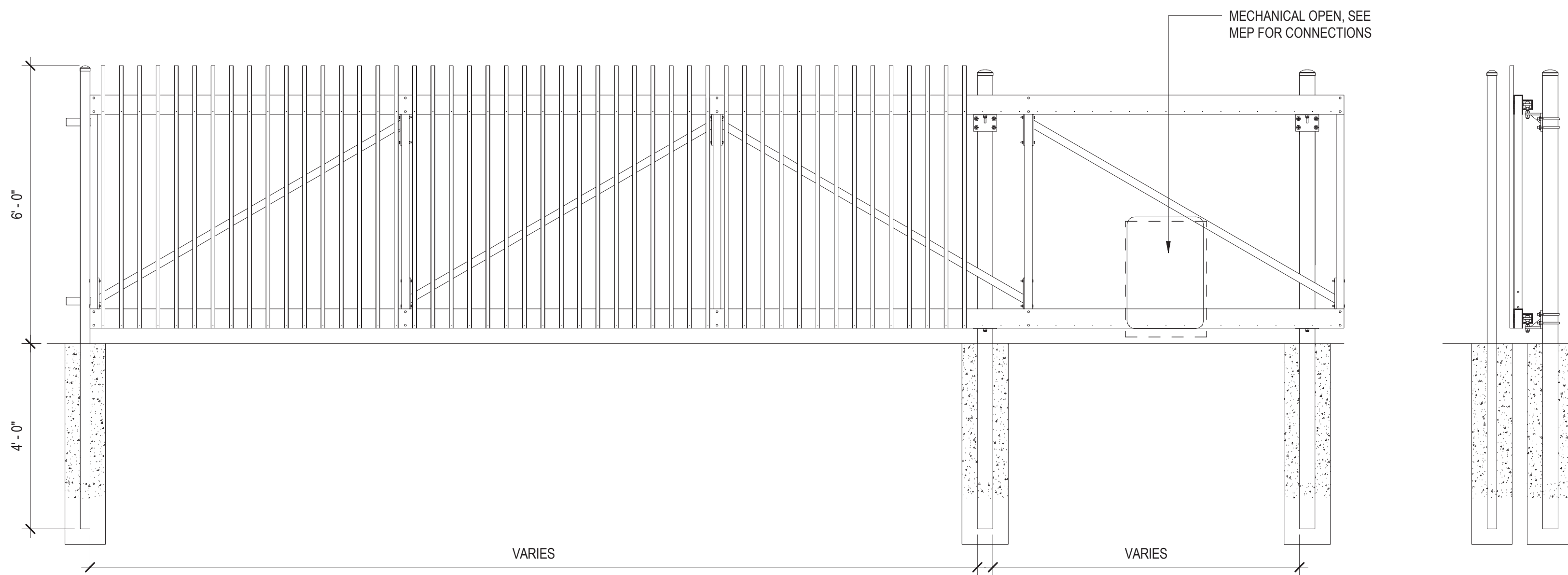
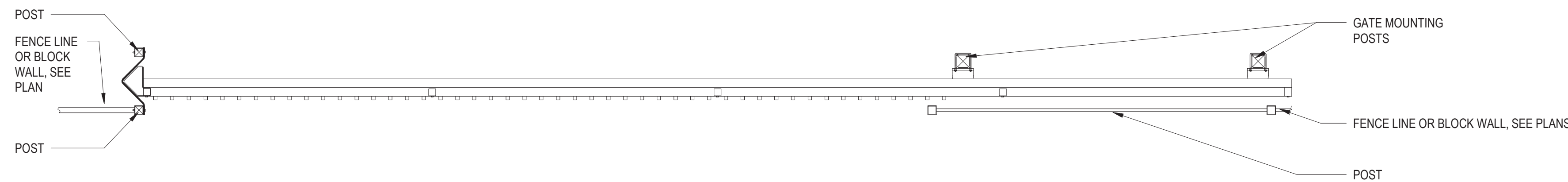
DESCRIPTION	DATE
DESIGN REVIEW	03.21.2022



**B4**  
L4.302  
3/4" = 1'-0"  
**CONCRETE BLOCK SCREENWALL - UTILITY CONFLICT**



**E3**  
L4.302  
3/4" = 1'-0"  
**CONCRETE BLOCK SCREENWALL - THRU DRAINAGE**



NOTES:  
CONTRACTOR TO PROVIDE SHOP DRAWINGS TO BE APPROVED BY ARCHITECT AND LANDSCAPE ARCHITECT. SEE SPECS FOR REQUIREMENTS.  
PROVIDE KEYPAD AT MOTORIZED GATES FOR EMERGENCY VEHICLE ACCESS PER LOCAL REQUIREMENTS.

**E1**  
L4.302  
1/2" = 1'-0"  
**GATE ELEVATION**

**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
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Ph: 314.429.5100 Fx: 314.429.3137

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Ph: 314.429.1010



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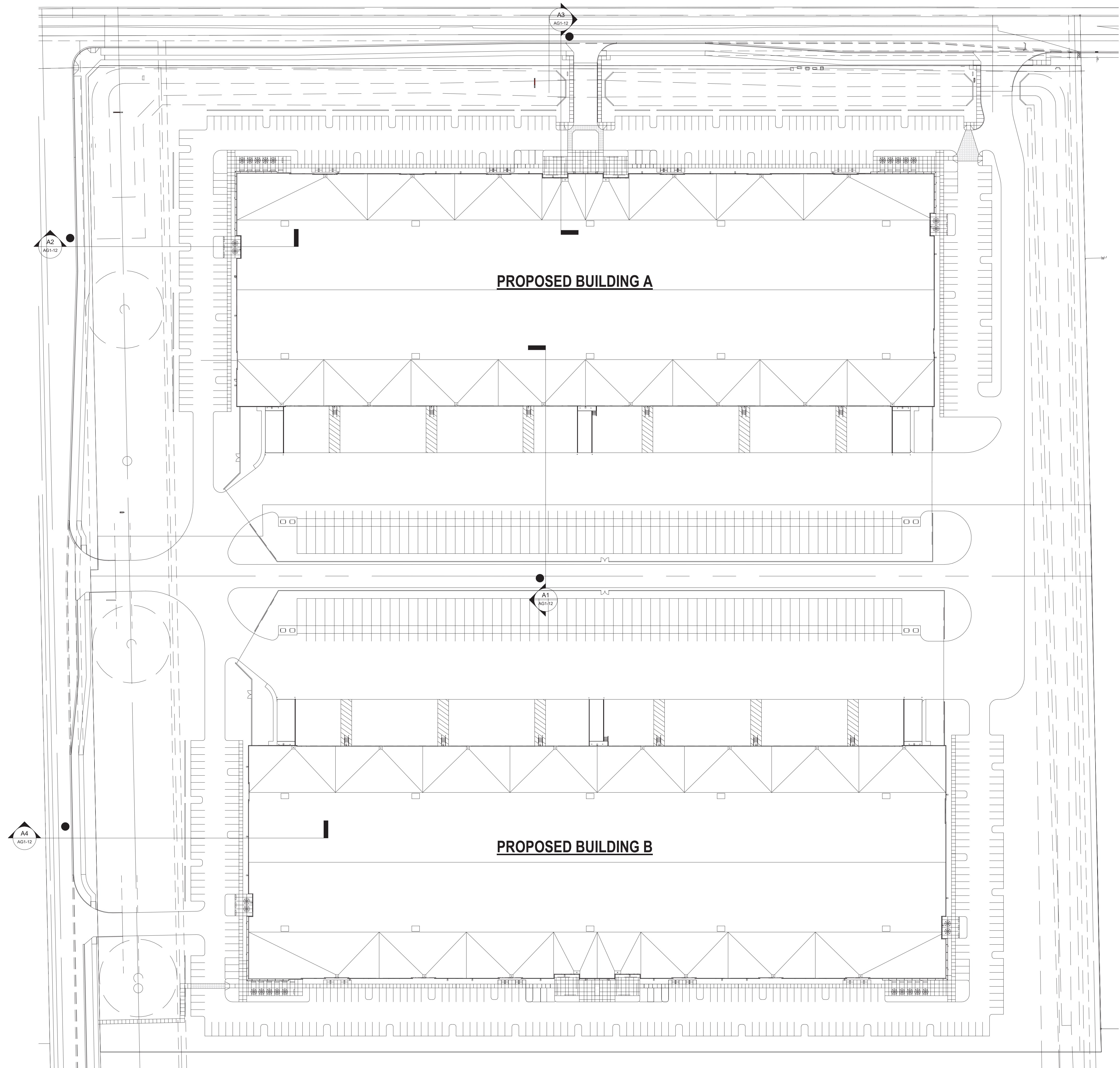
**CUBEST AT MESA - BUILDINGS A&B**  
E PECOS RD & S CRISMON RD, MESA, AZ 85212

DRAWING ISSUE	
DESCRIPTION	DATE
DESIGN REVIEW	03.21.2022

DRAWING TITLE  
SITE DETAILS

DRAWING NO.  
**L4.302**

Job # 20.005838

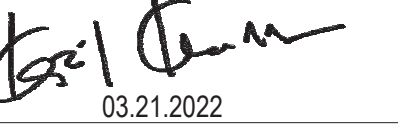



A1
AG1-11
 SITE PLAN - SIGHT LINE STUDY  
 1" = 60'-0"

**CLAYCO**  
 THE ART & SCIENCE OF BUILDING  
 2199 INNERBELT BUSINESS CENTER DRIVE  
 ST. LOUIS, MISSOURI 63114  
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 Ph: 314.429.1010



  
 03.21.2022

**CRG** INTEGRATED REAL ESTATE SOLUTIONS

**THE CUBES AT MESA**  
 E PECOS RD & S CRISMON RD, MESA, AZ 85212

DRAWING ISSUE	
DESCRIPTION	DATE
DESIGN REVIEW	03.21.2022

DRAWING TITLE  
SITE PLAN - SIGHT LINE STUDY

DRAWING NO.  
**AG1-11**

Job # | 006329

