

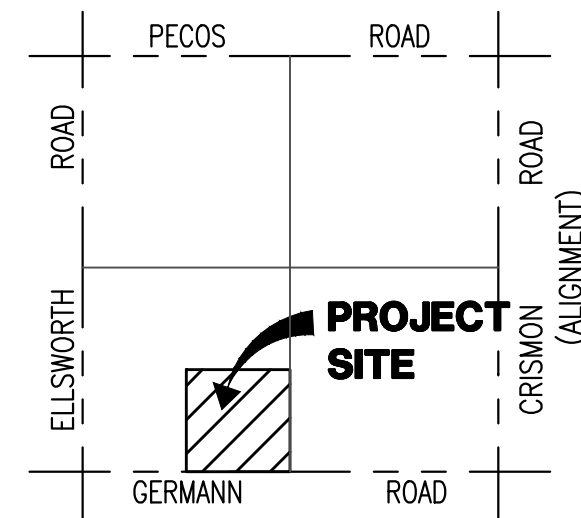
L.I.
ADJACENT PROPERTY ZONE

L.I.
ADJACENT PROPERTY ZONE

L.I.
ADJACENT PROPERTY ZONE

BUILDING AREA:		
PRELIMINARY SPACE ALLOCATION		
	OVERALL	WAREHOUSE OFFICE
BUILDING A:	45,782	4,578
BUILDING B:	113,811	102,430
BUILDING C:	113,811	102,430
BUILDING D:	113,811	102,430
BUILDING E:	113,811	102,430
BUILDING F:	173,330	155,997
TOTAL:	674,356	606,920

PARKING CALCULATIONS:		
OFFICE (10%) OF TOTAL AREA - 1 PS / 375 S.F.		
WAREHOUSE 1 PS / 900 S.F.		
	WAREHOUSE	OFFICE
BUILDING A:	46	12
BUILDING B:	113	30
BUILDING C:	113	30
BUILDING D:	113	30
BUILDING E:	113	30
BUILDING F:	173	46
	671	178
PARKING REQUIRED:	671 + 178 = 849 P.S. (832 + 17 ACCESSIBLE)	
PARKING PROVIDED:	849 - INCLUDING 17 ACCESSIBLE SPACES P.S. 2% INCLUDING 6 VAN SPACES	



SEC. 3
T.2 S., R.7 E.



ARCHITECT: ANDREWS DESIGN GROUP, INC.
1095 W. RIO SALADO PKWY.
SUITE 203
TEMPE, ARIZONA 85281

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EMAIL: DON@ADGARCH.NET DAVE@ADGARCH.NET

OWNER: CV AZ INDUSTRIAL PROPERTY OWNER, LLC
1901 AVENUE OF THE STARS, SUITE 1950
LOS ANGELES, CA 90067

PROJECT NAME: CV MESA GERMANN INDUSTRIAL PARK

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DR6	BUILDING F EXTERIOR WEST ELEVATION
DR6.1	BUILDING F EXTERIOR EAST, NORTH & SOUTH ELEVATIONS
DR6.2	ENLARGED ELEVATIONS
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DR5C	BUILDING B EXTERIOR SOUTH ELEVATION COLORED
DR5.1C	BUILDING B EXTERIOR NORTH, EAST & WEST ELEVATIONS COLORED
DR6C	BUILDING F EXTERIOR WEST ELEVATION COLORED
DR6.1C	BUILDING F EXTERIOR EAST, NORTH & SOUTH ELEVATIONS COLORED

AREA CALCULATIONS

BUILDING	WIDTH*(3')	BASIC SF OF BUILDING	EXTENDED AREAS	TOTAL AREA	DIFFERENCE
BUILDING A	4,500 S.F.	3,179 S.F.	3,158 S.F.	6,337 S.F.	-1,837 S.F.
BUILDING B-E	11,100 S.F.	8,884 S.F.	6,316 S.F.	15,200 S.F.	-4,100 S.F.
BUILDING F	12,015 S.F.	7,407 S.F.	3,158 S.F.	10,565 S.F.	1,450 S.F.

SITE PLAN
SCALE: 1" = 80'-0"

E. GERMANN ROAD
(PUBLIC PAVED RD)



1"=80'-0"
160' 80' 0 160' 320'

RI-43
ADJACENT PROPERTY ZONE -
QUEEN CREEK

RESIDENTIAL
ACCESS DRIVE

RI-43
ADJACENT PROPERTY ZONE -
QUEEN CREEK

RI-43
ADJACENT PROPERTY ZONE -
QUEEN CREEK

QUEEN CREEK
OFFICE/INDUSTRIAL PARK
ADJACENT PROPERTY ZONE - QUEEN CREEK



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ARCHITECTURE

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INTERIORS

PROJECT MANAGEMENT

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NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

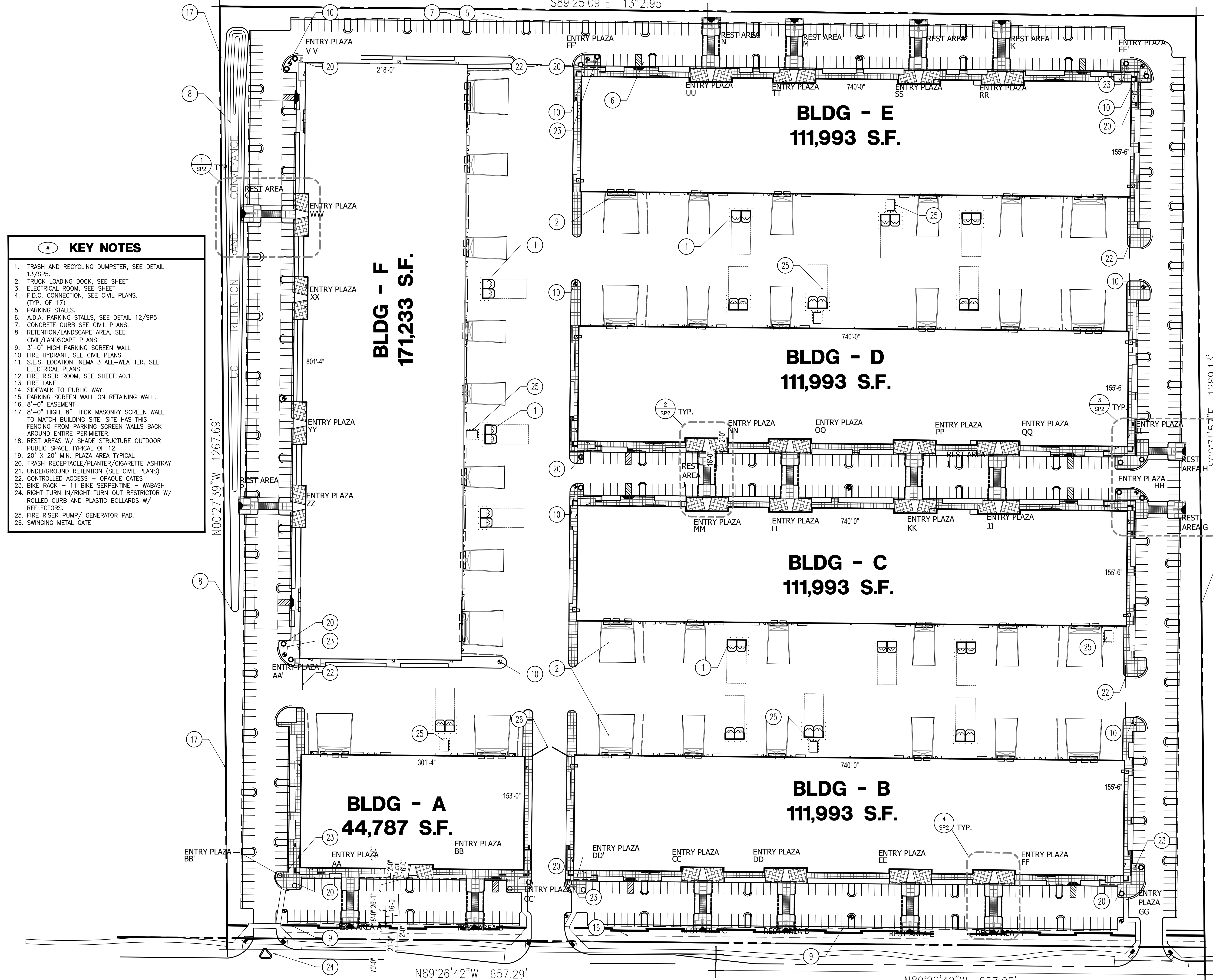
ADG A1421

No.	DATE	REVISIONS
1		
2		
3		

SP1

DATE: 06/12/2022

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- # KEY NOTES
1.

TRASH AND RECYCLING DUMPSTER, SEE DETAIL 13/SP5.
2.

TRUCK LOADING DOCK, SEE SHEET
3.

ELECTRICAL ROOM, SEE SHEET
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 PUMP/ GENERATOR PAD.
26.

SWINGING METAL GATE

SITE:

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

ZONING: LIGHT INDUSTRIAL (L.I.)

SETBACKS:	REQUIRED:	PROVIDED:
	LANDSCAPE FRONT (15')	18'-0"
	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%

COMMON OPEN SPACE: 1% OF TOTAL BUILDING AREA
REST AREAS SHOWN BELOW:
A: 578 S.F.
B: 578 S.F.
C: 563 S.F.
D: 563 S.F.
E: 563 S.F.
F: 563 S.F.
G: 578 S.F.
H: 578 S.F.
I: 428 S.F.
J: 428 S.F.
K: 563 S.F.
L: 563 S.F.
M: 563 S.F.
N: 563 S.F.
O: 622 S.F.
P: 622 S.F.
8,916 S.F. / 663,992 S.F. = 1% OF TOTAL BUILDING AREA

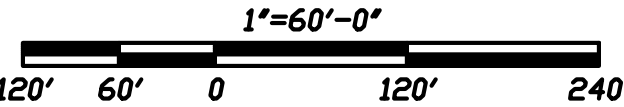
ENTRY PLAZA: 900 S.F. MINIMUM REQUIRED
AA: 1,593 S.F. CORNER
BB: 1,593 S.F. CORNER
CC: 1,601 S.F. CORNER
DD: 1,601 S.F. CORNER
EE: 1,601 S.F.
FF: 1,601 S.F.
GG: 992 S.F. CORNER
HH: 1,248 S.F. CORNER
II: 1,300 S.F. CORNER
JJ: 1,606 S.F.
KK: 1,180 S.F.
LL: 1,180 S.F.
MM: 1,606 S.F.
NN: 1,180 S.F.
OO: 1,180 S.F.
PP: 1,180 S.F.
QQ: 1,180 S.F.
RR: 1,609 S.F.
SS: 1,609 S.F.
TT: 1,609 S.F.
UU: 1,609 S.F.
VV: 924 S.F. CORNER
WW: 1,526 S.F.
XX: 1,179 S.F.
YY: 1,179 S.F.
ZZ: 1,526 S.F.
AA: 1,188 S.F.
BB: 1,143 S.F.
CC: 925 S.F.
DD: 925 S.F.
EE: 925 S.F. CORNER
FF: 925 S.F. CORNER

TOTAL: 44,223 S.F. / 663,992 S.F. = 6.36%

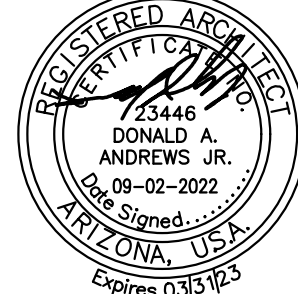
BIKE RACK: 1/10 PARKING SPACES (FOR FIRST 50 BIKE SPACES);
1/20 PARKING SPACES (AFTER 50 BIKE SPACES)
TOTAL PARKING COUNT: 870
FIRST 500 SPACES: (500/10) = 50
AFTER 500 SPACES: (370/20) = 19
TOTAL BIKE SPACES: = 69

REST AREA SITE PLAN

SCALE: 1"=60'-0"



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No:	DATE:	REVISIONS:
1		
2		
3		

SP2

DATE: 06/12/2022



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ARCHITECTURE

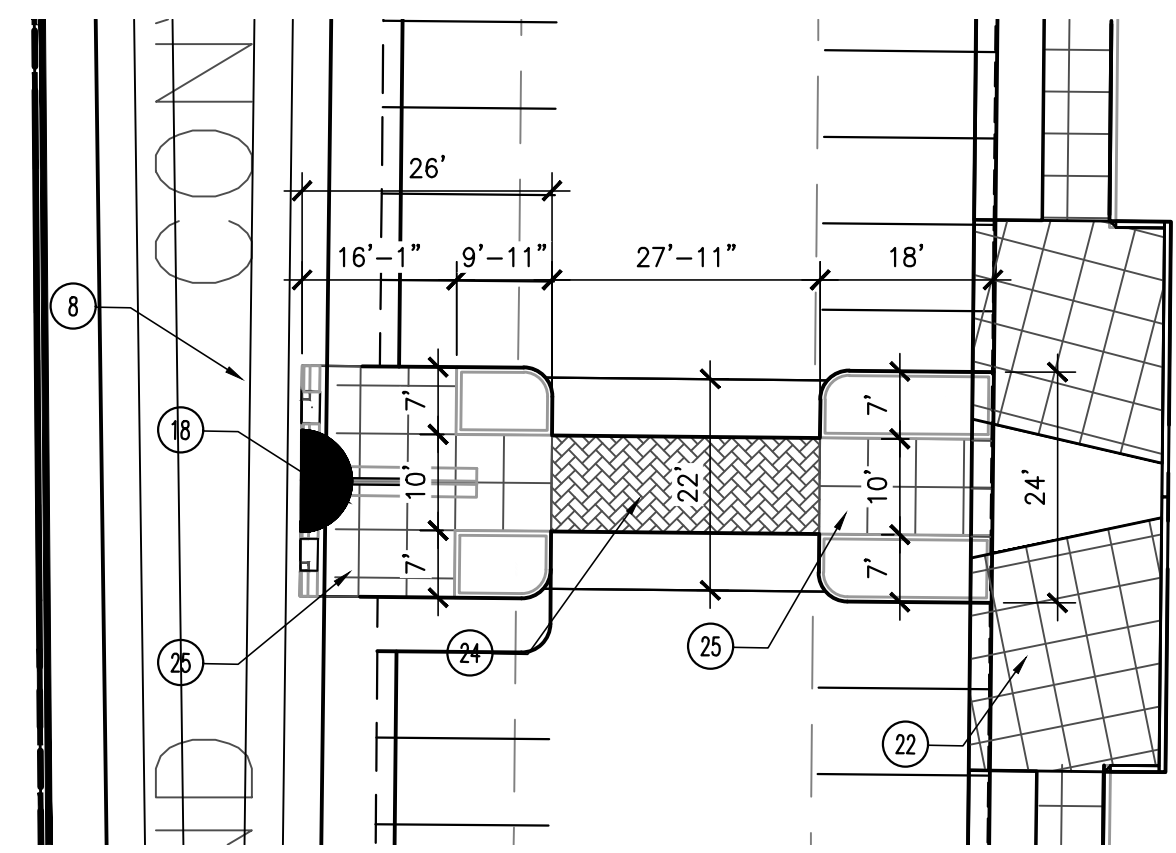
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PROJECT MANAGEMENT

CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

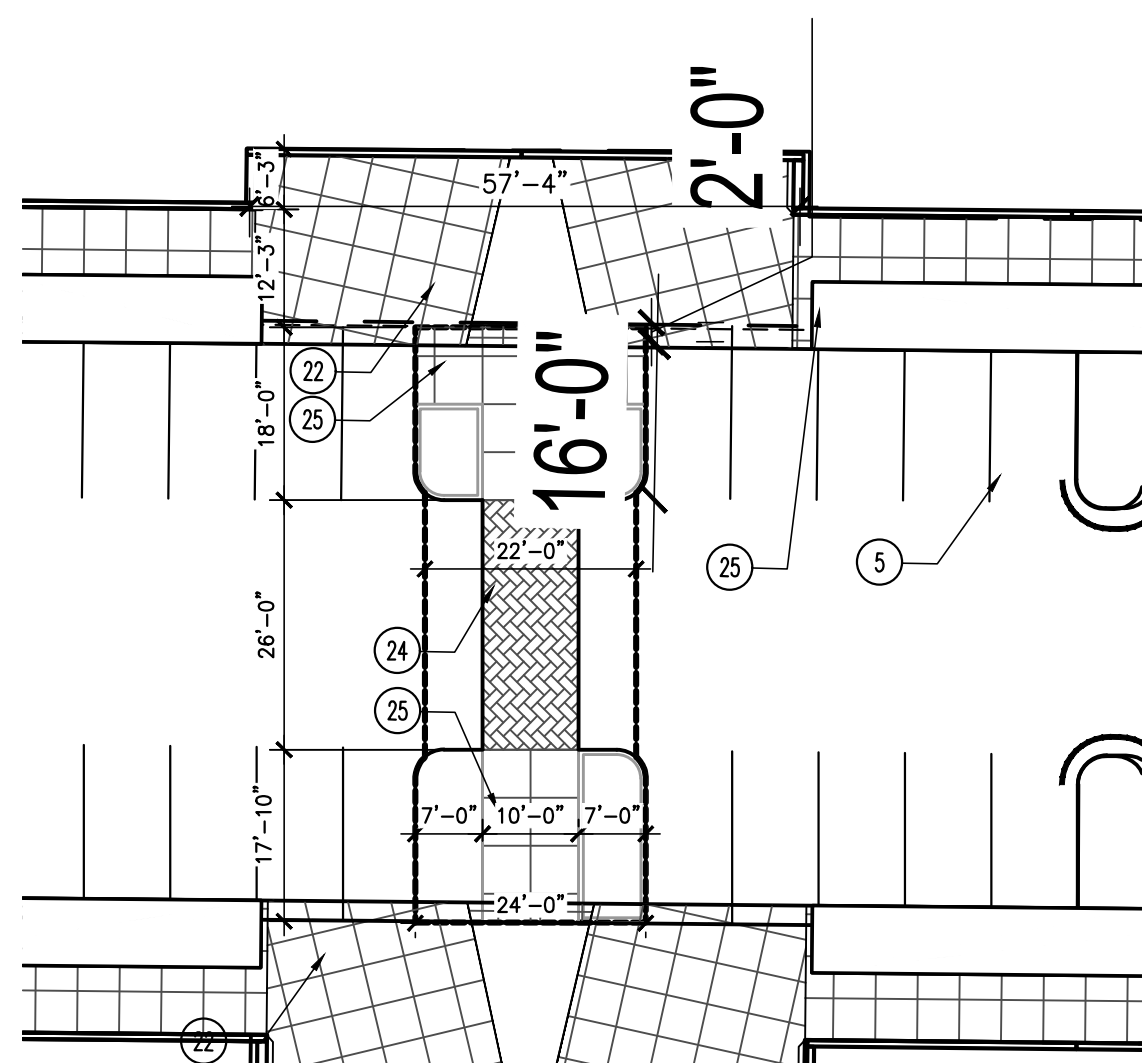
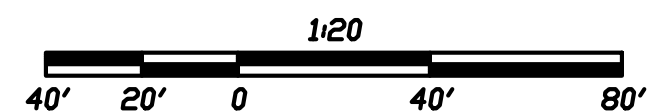
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ENTRY PLAZA AND REST AREA - ENLARGED @ BUILDING F

1
SP3

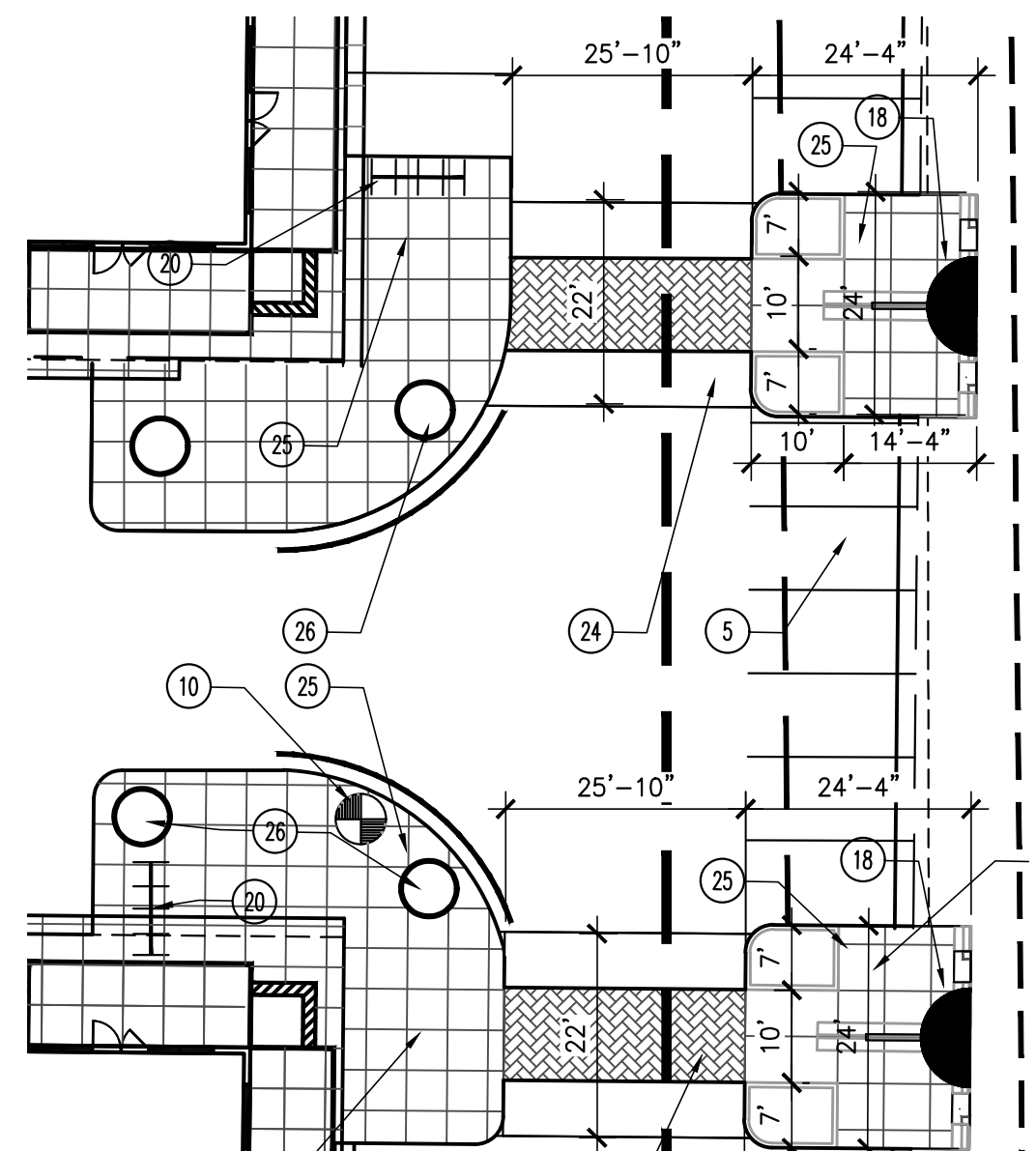
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ENTRY PLAZA - ENLARGED @ BUILDINGS C & D

2
SP3

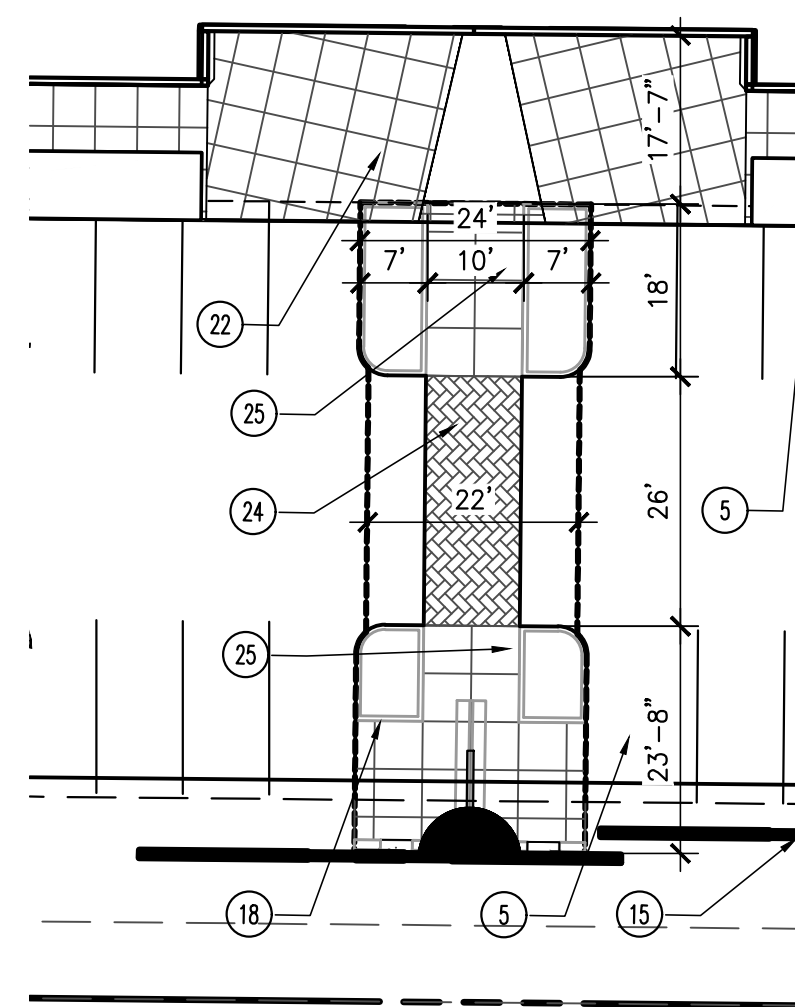
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CORNER ENTRY & REST AREA - ENLARGED @ BUILDINGS C & D

3
SP3

SCALE: 1:20

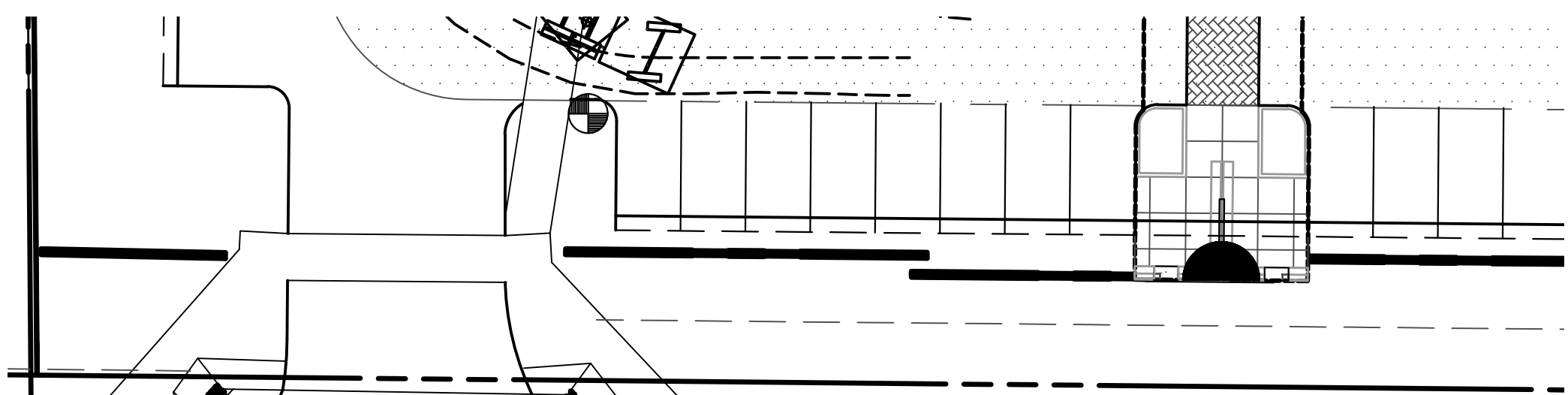


ENTRY PLAZA AND REST AREA - ENLARGED @ BUILDING B

4
SP3

SCALE: 1:20

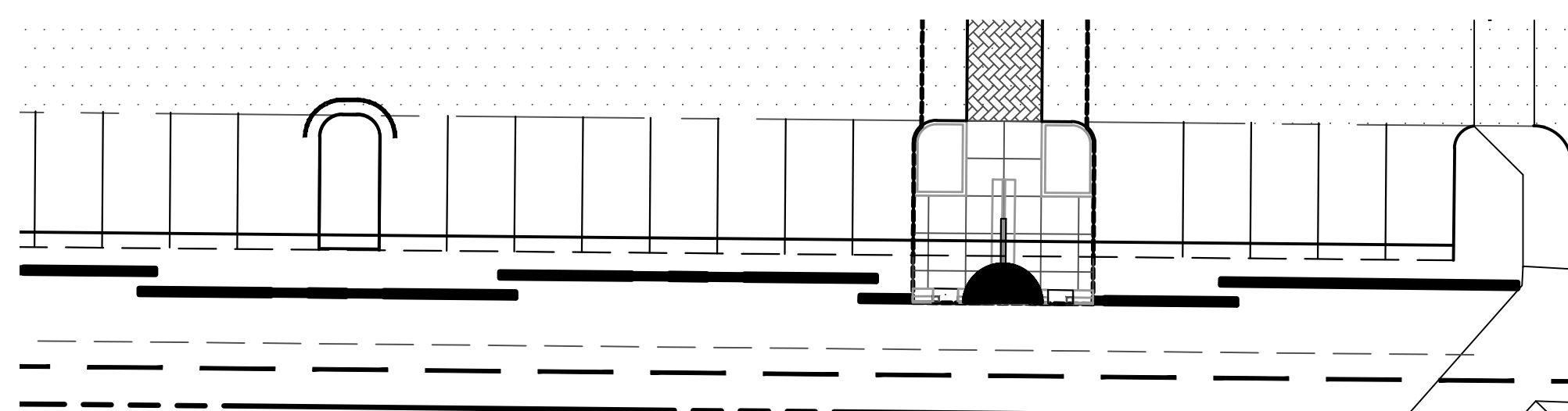
#	KEY NOTES
1.	TRASH AND RECYCLING DUMPSTER, SEE DETAIL.
2.	TRUCK LOADING DOCK, SEE SHEET
3.	ELECTRICAL ROOM, SEE SHEET
4.	F.D.C. CONNECTION, SEE CIVIL PLANS.
5.	(TYP. OF 6)
6.	PARKING STALLS.
7.	A.D.A. PARKING STALLS, SEE DETAIL 2/SD1
8.	CONCRETE CURB SEE CIVIL PLANS.
9.	RETENTION/LANDSCAPE AREA, SEE CIVIL/LANDSCAPE PLANS.
10.	3'-0" HIGH PARKING SCREEN WALL.
11.	FIRE HYDRANT, SEE CIVIL PLANS.
12.	S.E.S. LOCATION, NEMA 3 ALL-WEATHER. SEE ELECTRICAL PLANS.
13.	FIRE RISER ROOM, SEE SHEET A0.1.
14.	FIRE LANE.
15.	SIDEWALK TO PUBLIC WAY.
16.	PARKING SCREEN WALL ON RETAINING WALL.
17.	8'-0" EASEMENT
18.	8'-0" HIGH, 8" MASONRY SCREEN WALL TO MATCH BUILDING MASONRY.
19.	REST AREAS W/ SHADE
20.	20' X 20' MIN. PLAZA AREA TYPICAL
21.	BIKE RACK - 11 BIKE SERPENTINE - WABASH
22.	UNDERGROUND RETENTION (SEE CIVIL PLANS)
23.	4" ANGLED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
24.	4" CONCRETE
25.	STAMPED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
26.	4" SCORED CONCRETE
27.	TRASH RECEPTACLE/PLATER/CIGARETTE ASHTRAY



PARKING SCREEN WALL @ PARTIAL SITE PLAN

5
SP3

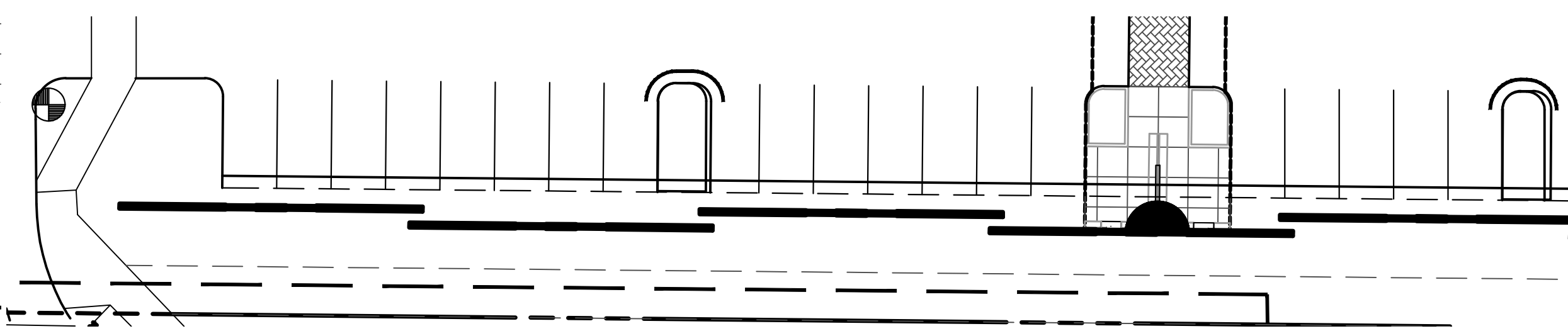
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PARKING SCREEN WALL @ PARTIAL SITE PLAN

6
SP3

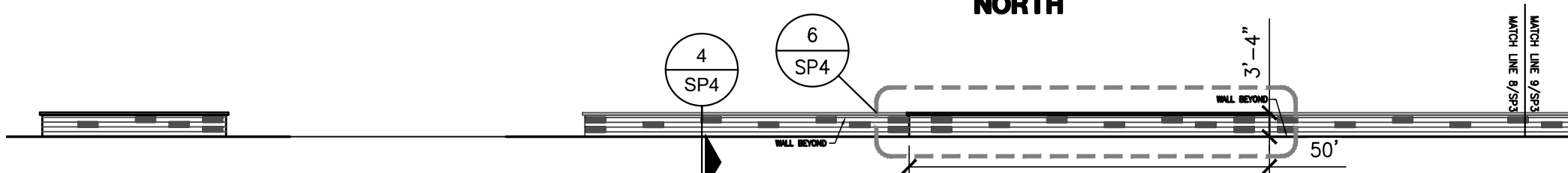
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PARKING SCREEN WALL @ PARTIAL SITE PLAN

7
SP3

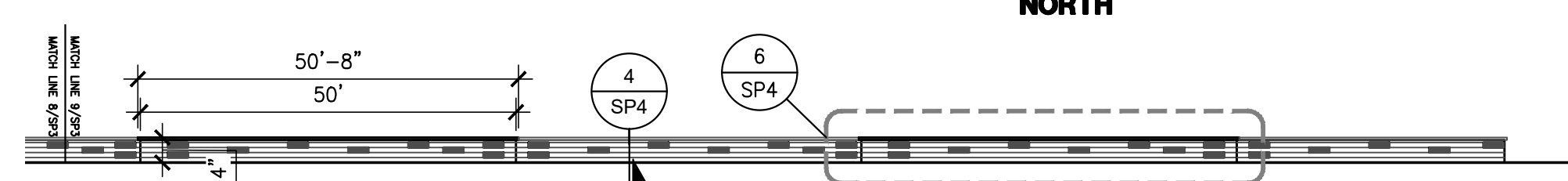
SCALE: 1:20



PARKING SCREEN WALL @ PARTIAL SITE ELEVATION

8
SP3

SCALE: 1:20



PARKING SCREEN WALL @ PARTIAL SITE ELEVATION

9
SP3

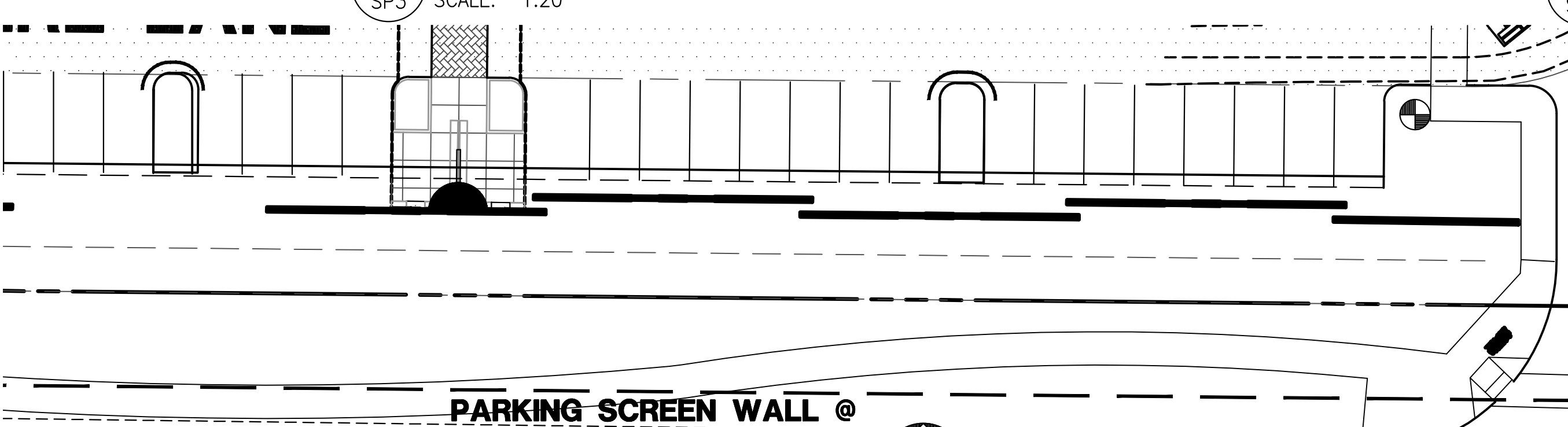
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PARKING SCREEN WALL @ PARTIAL SITE ELEVATION

10
SP3

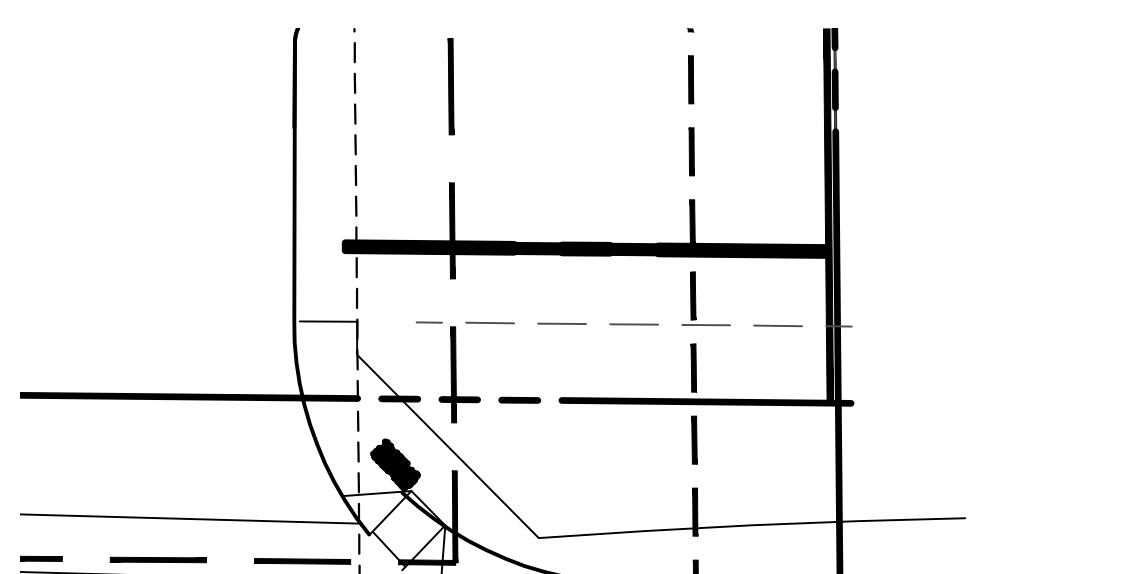
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PARKING SCREEN WALL @ PARTIAL SITE PLAN

11
SP3

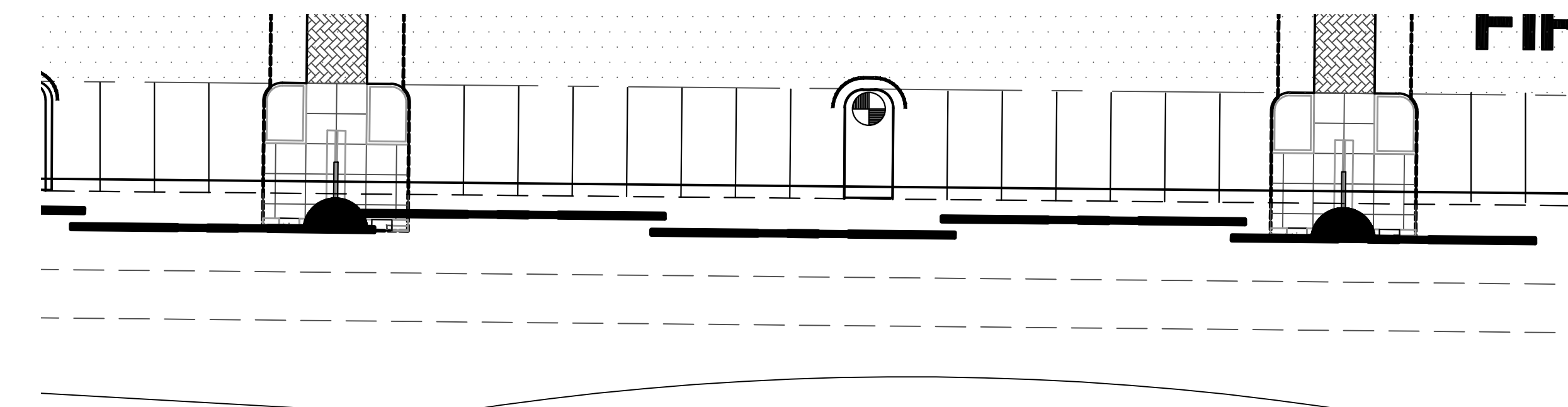
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PARKING SCREEN WALL @ PARTIAL SITE PLAN

12
SP3

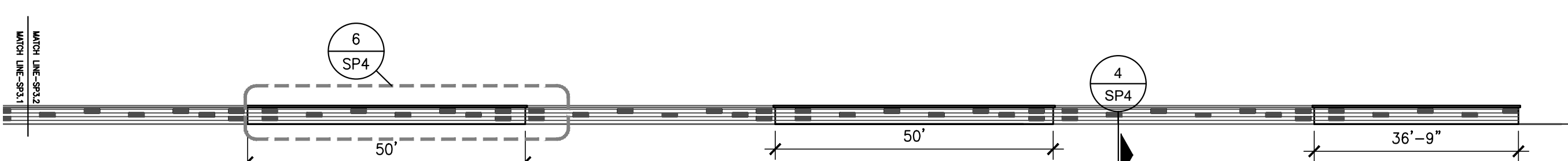
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PARKING SCREEN WALL @ PARTIAL SITE PLAN

13
SP3

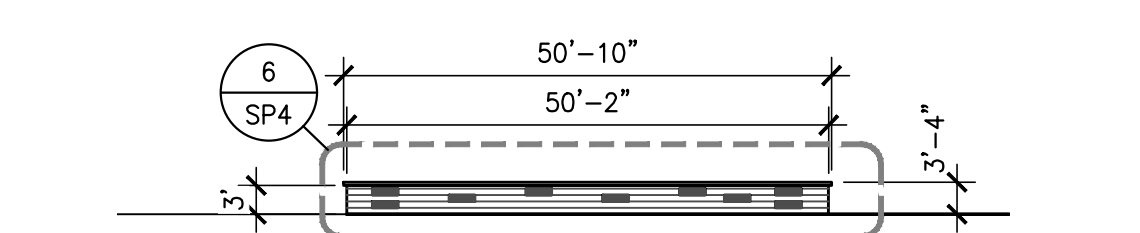
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PARKING SCREEN WALL @ PARTIAL SITE ELEVATION

14
SP3

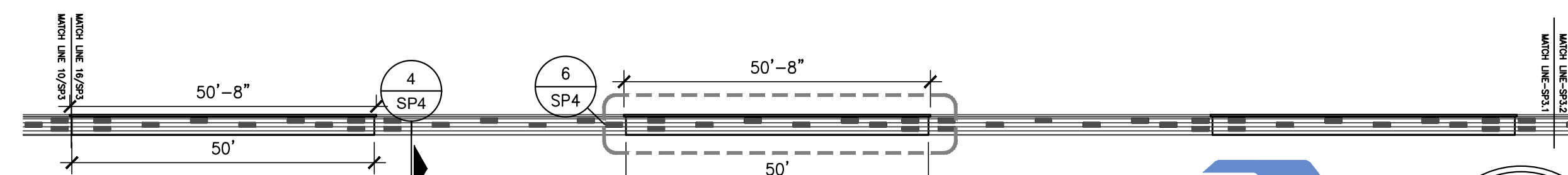
SCALE: 1:20



PARKING SCREEN WALL @ PARTIAL SITE ELEVATION

15
SP3

SCALE: 1:20



PARKING SCREEN WALL @ PARTIAL SITE ELEVATION

16
SP3

SCALE: 1:20

ADQ A1421



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ARCHITECTURE

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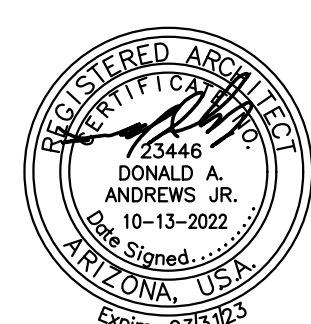
PROJECT MANAGEMENT

CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

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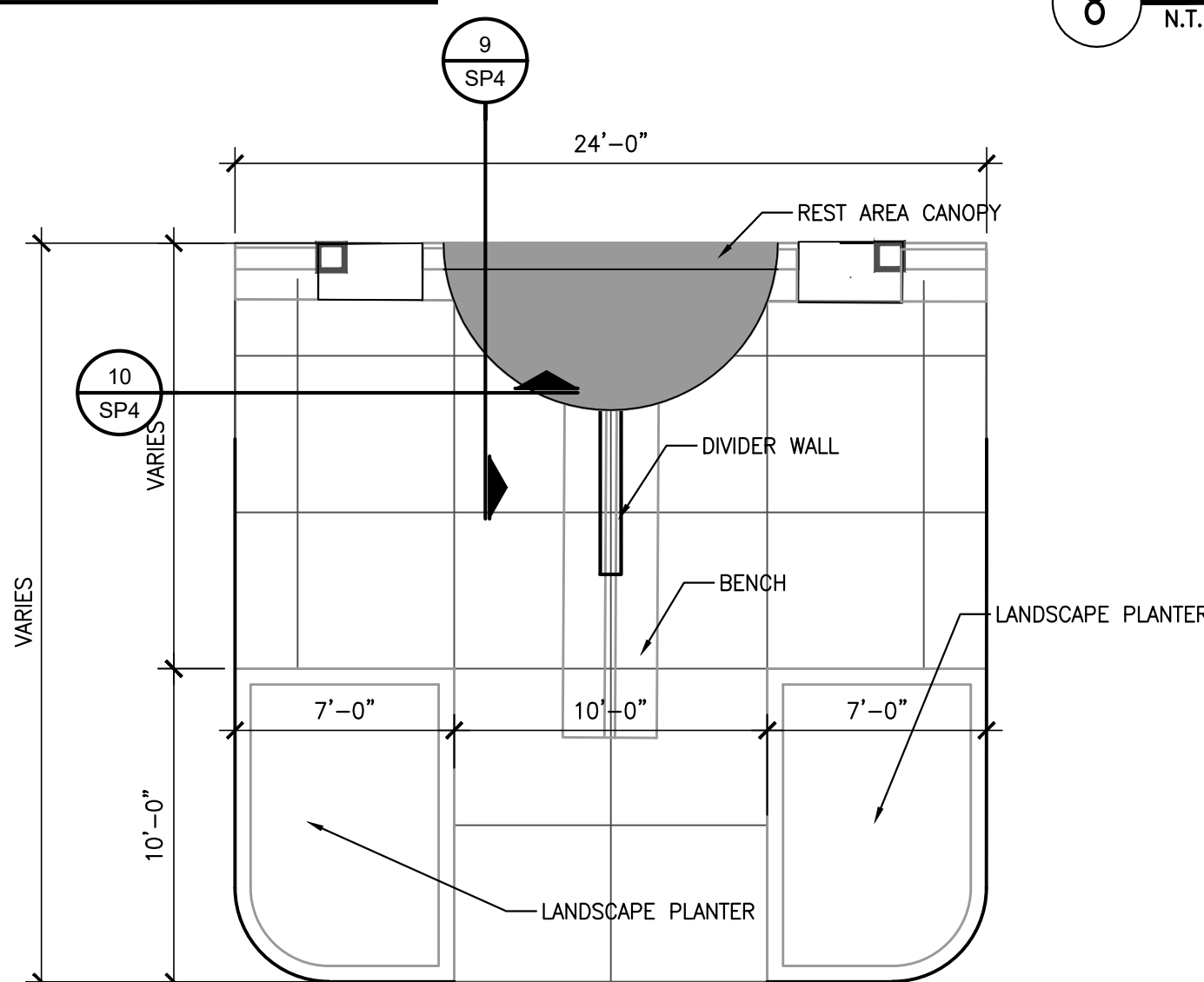
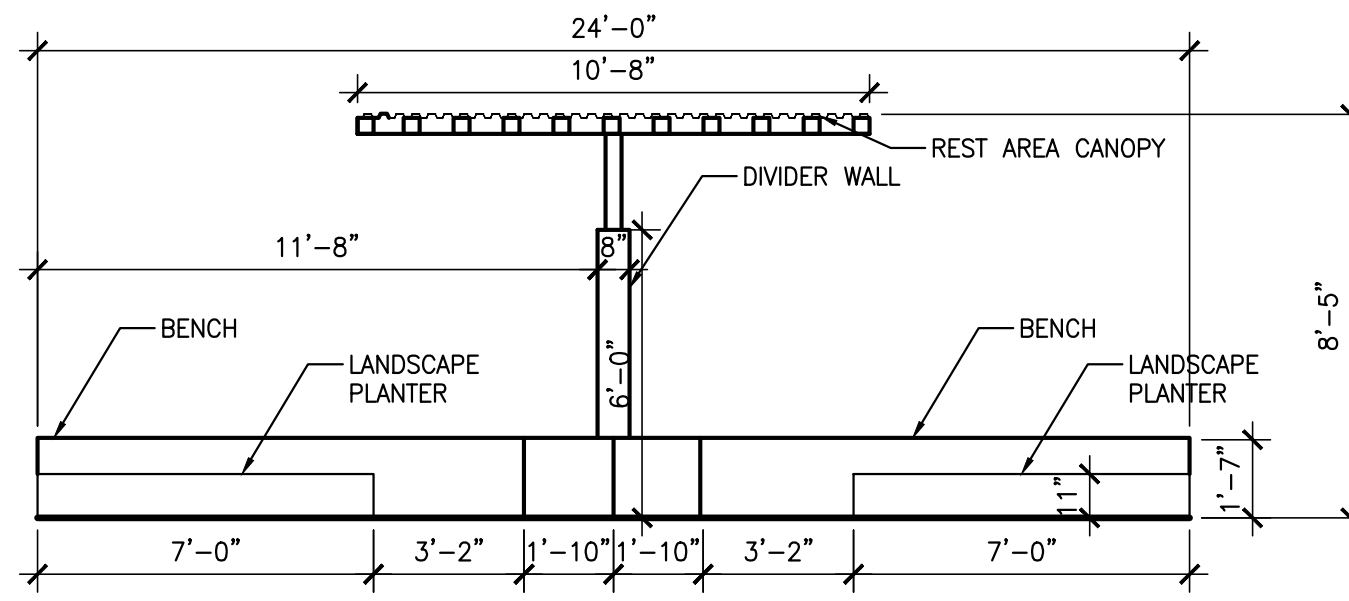
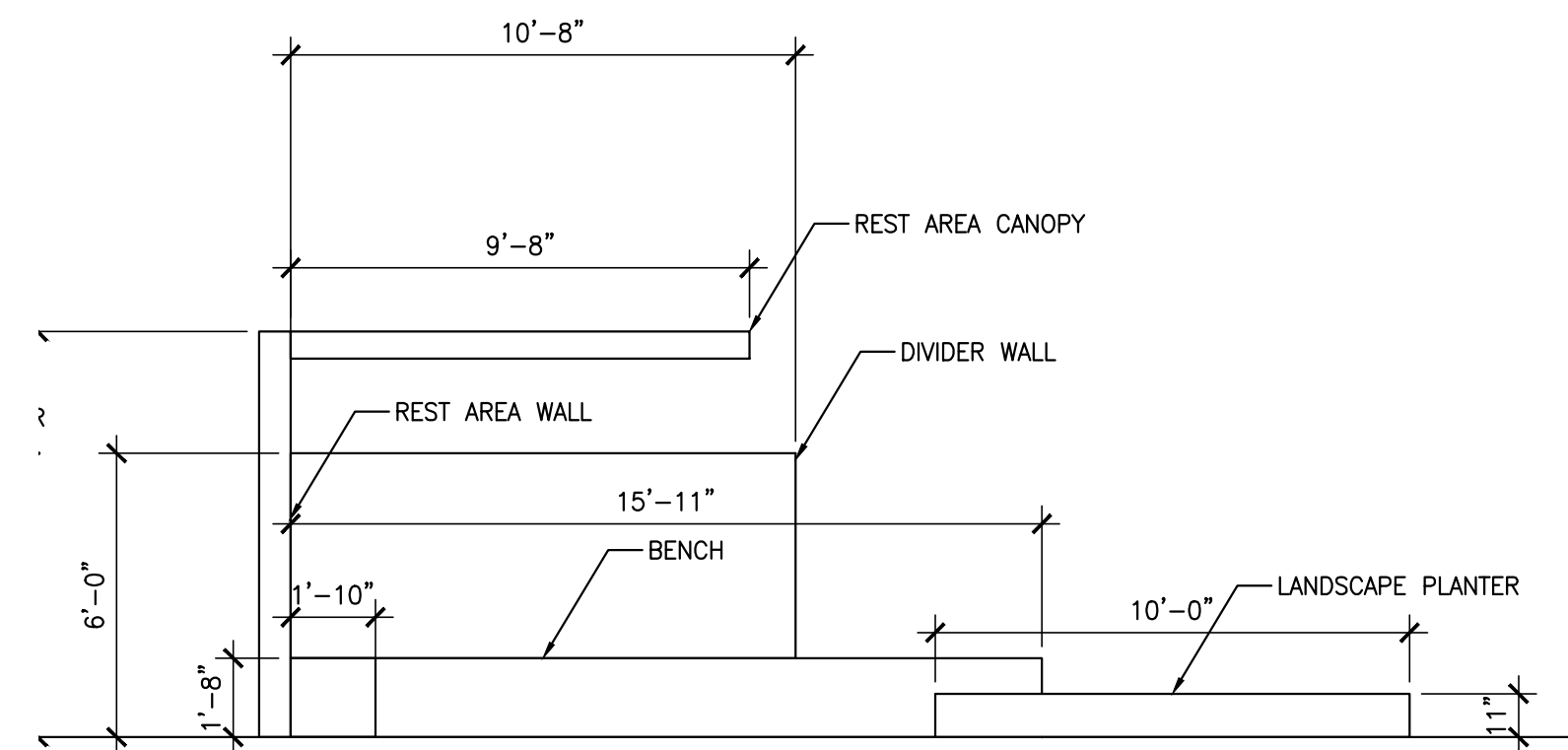
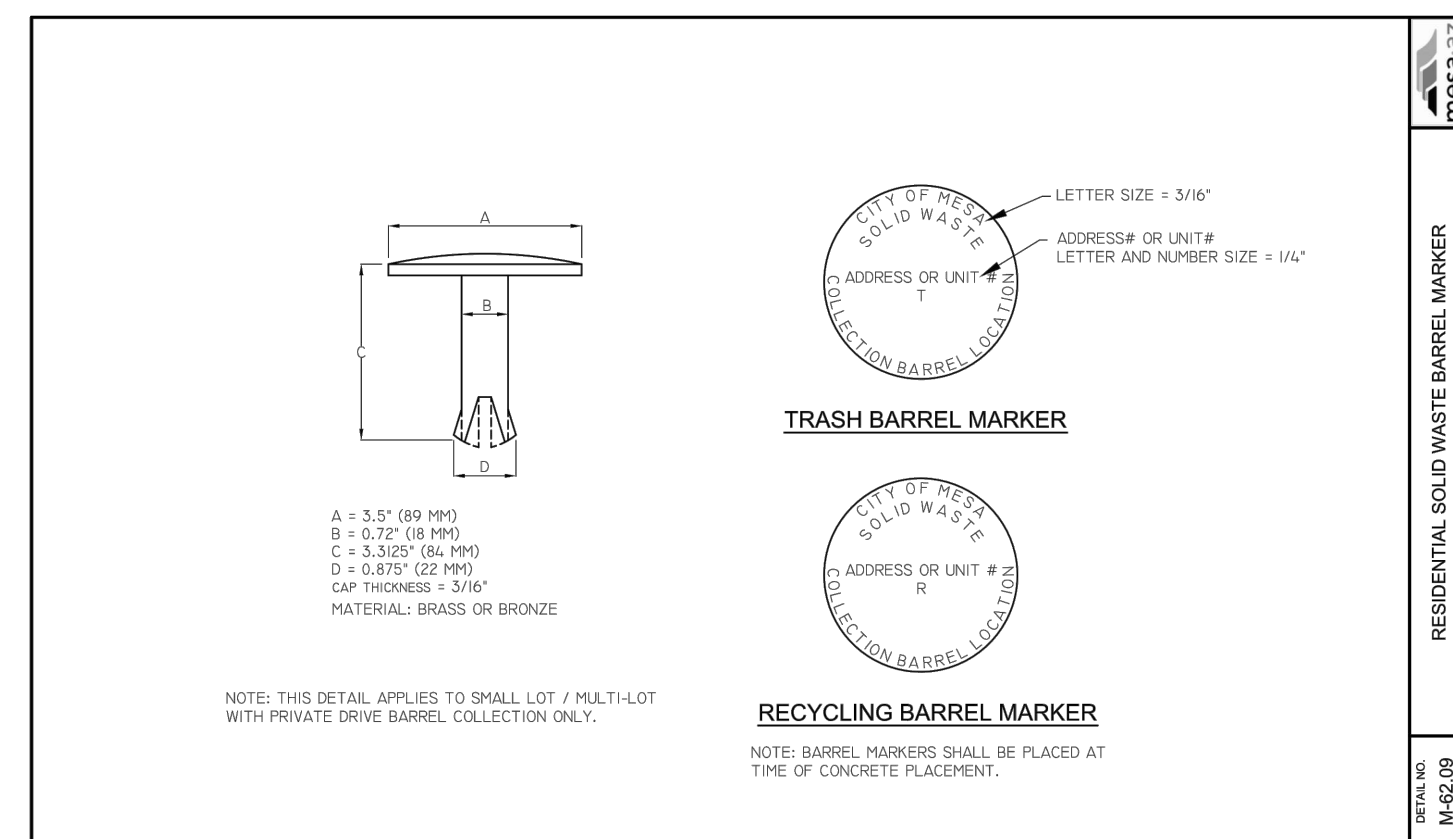
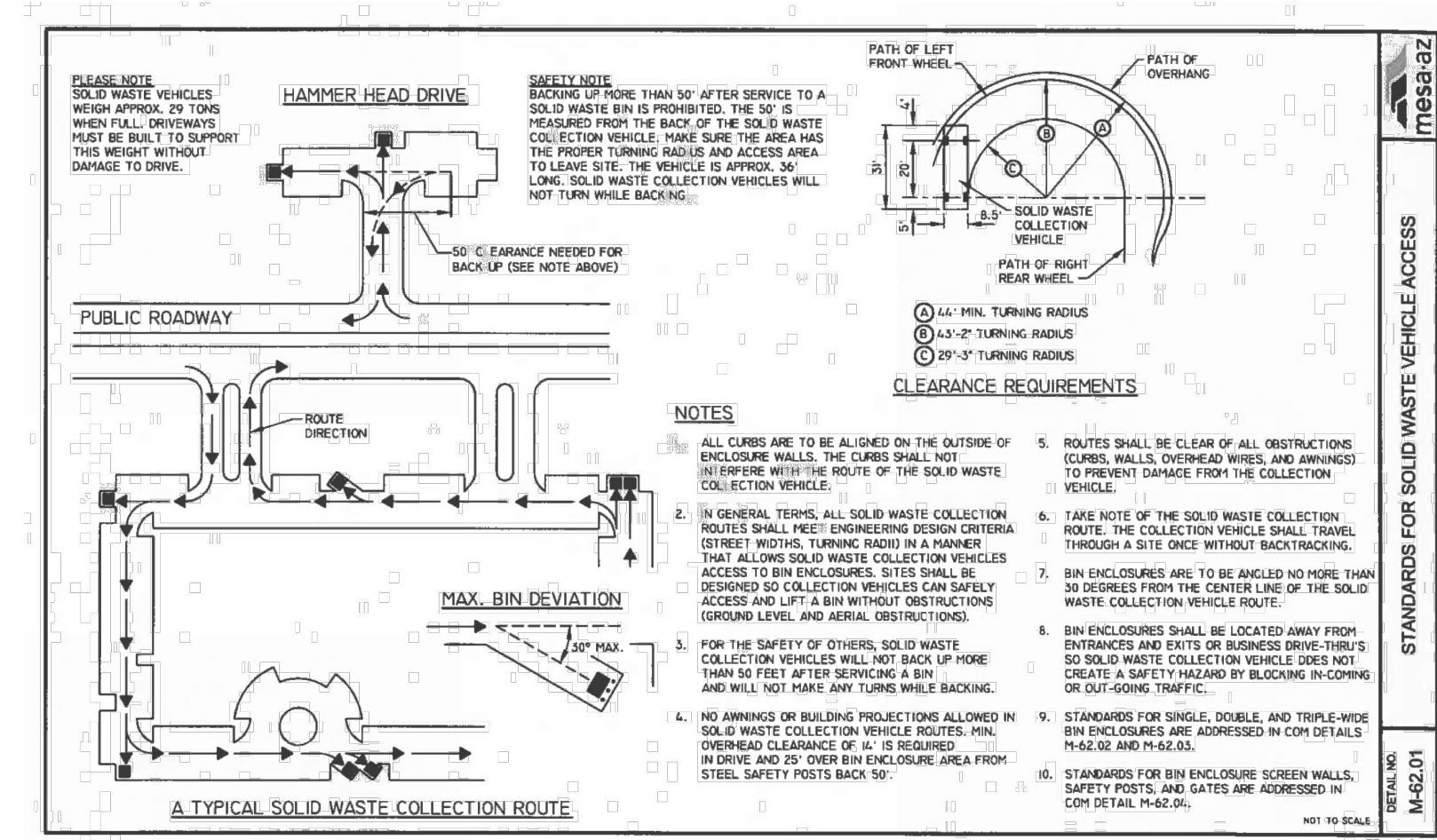
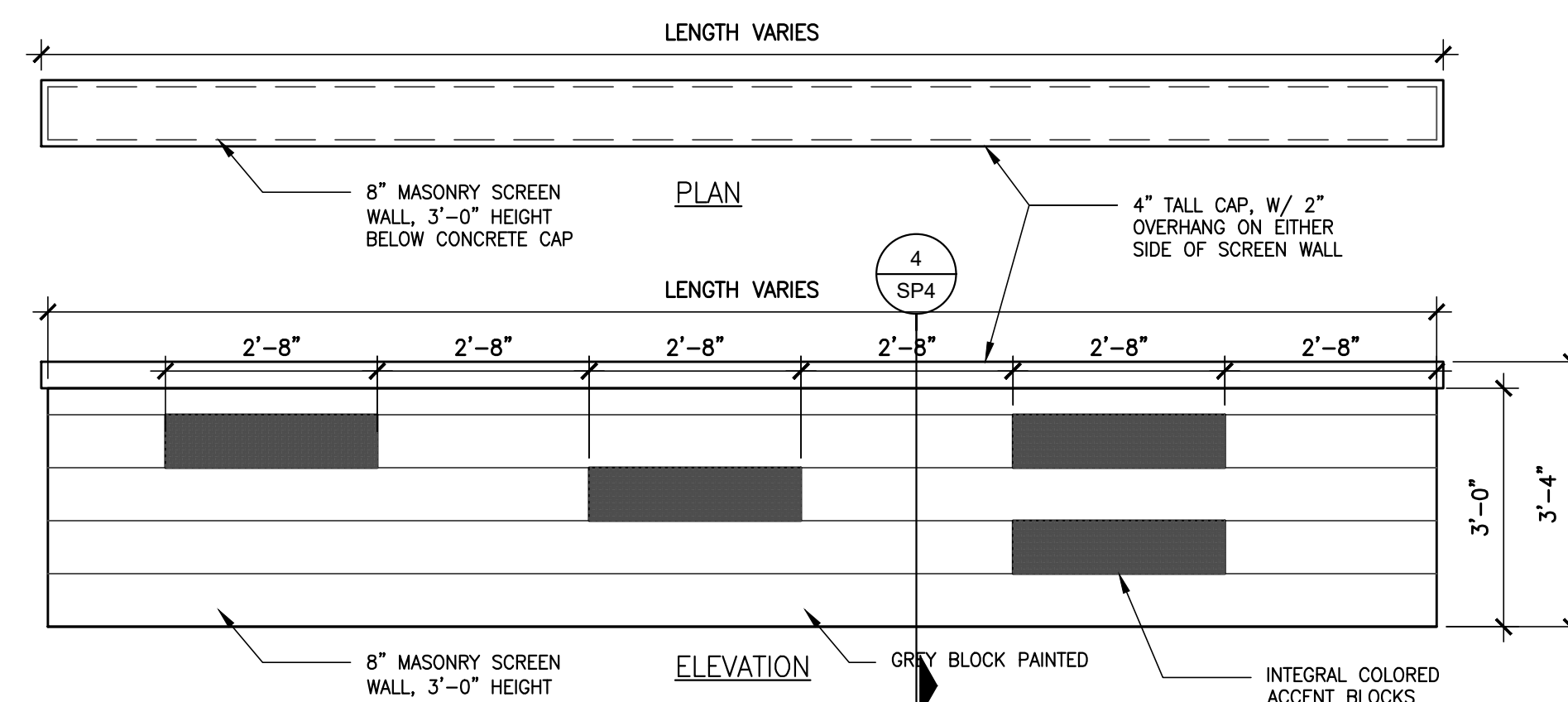
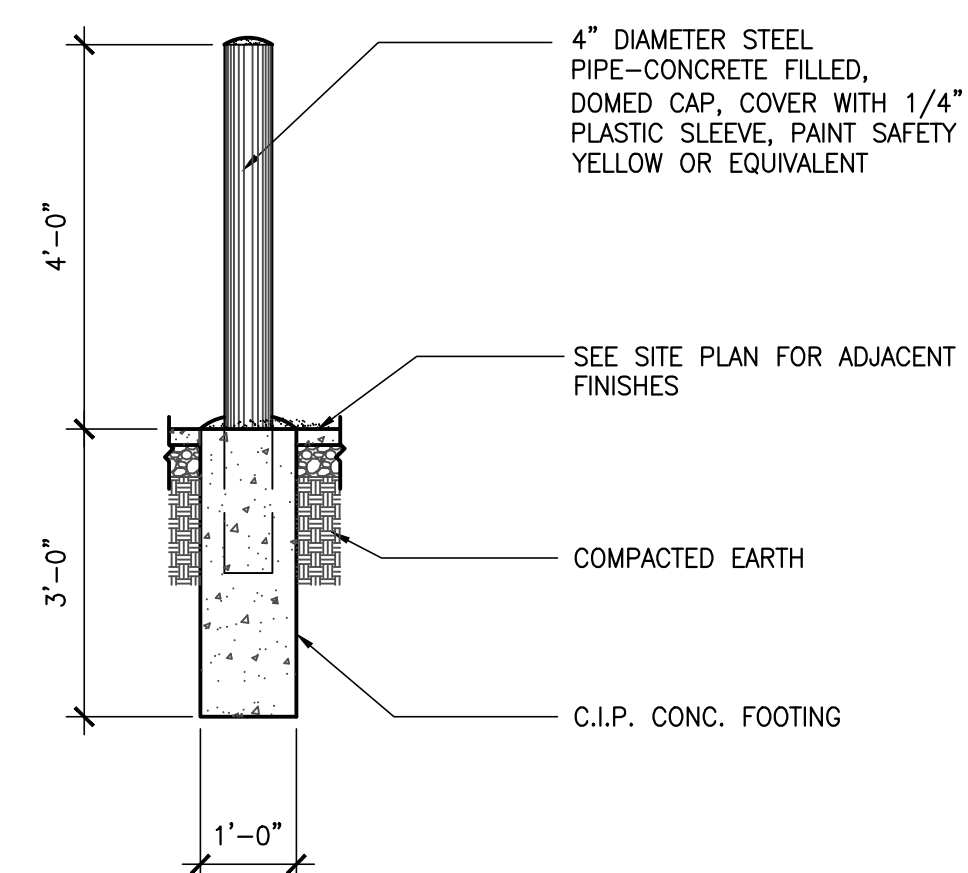
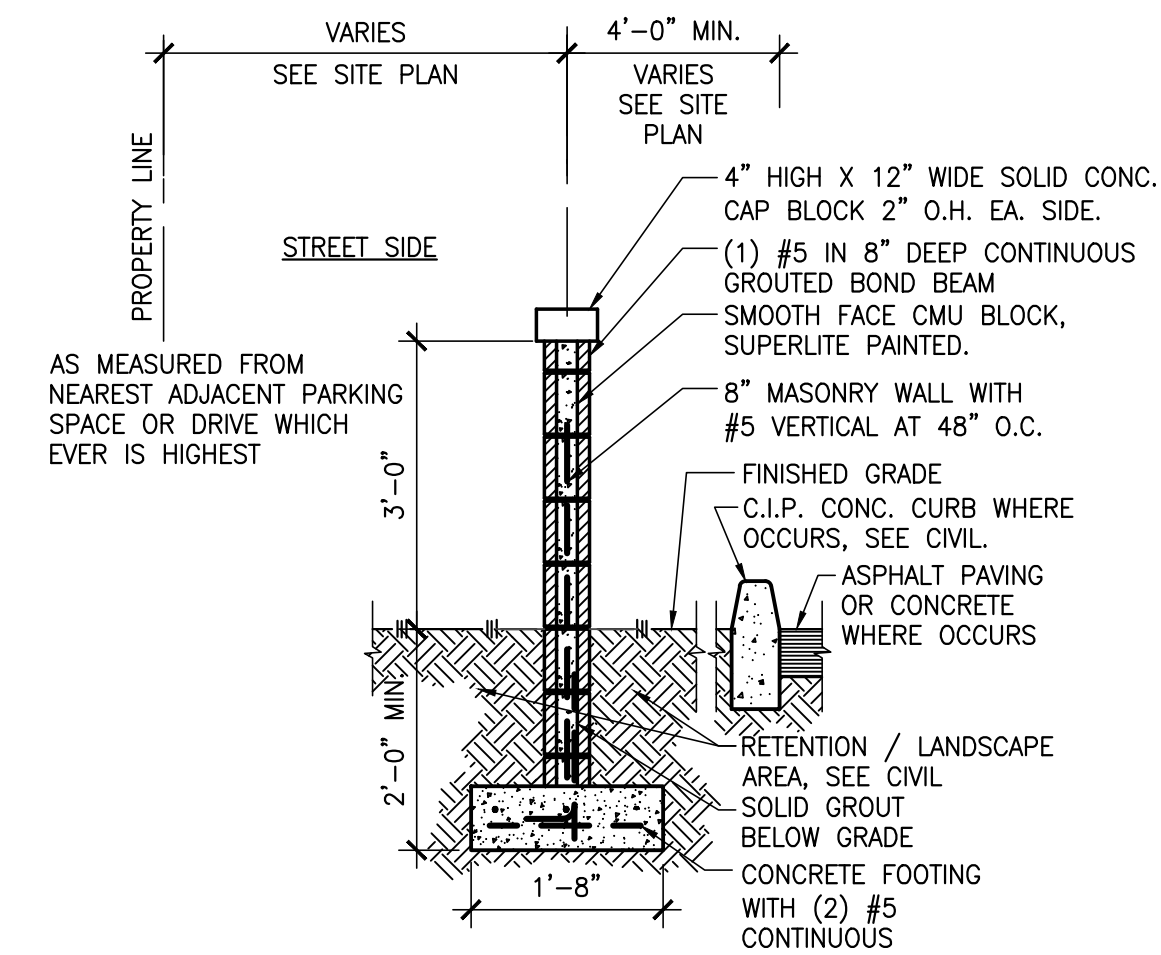
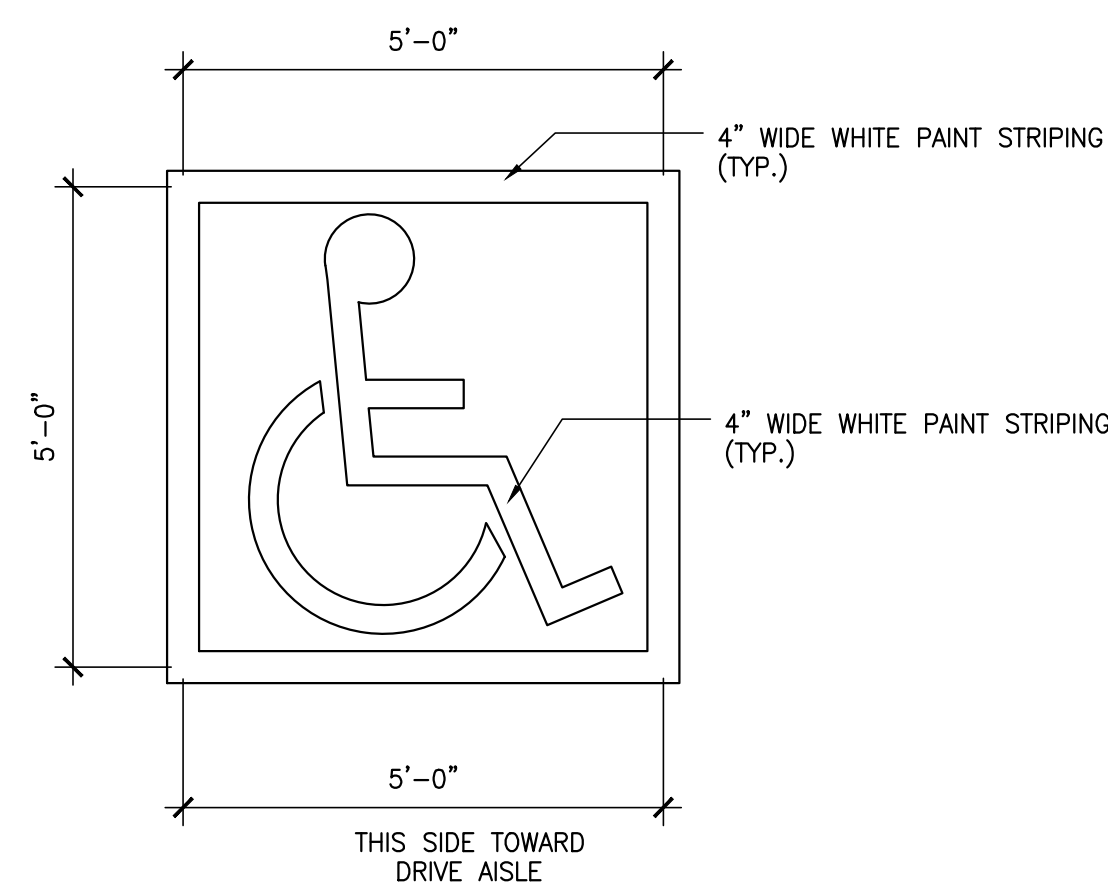
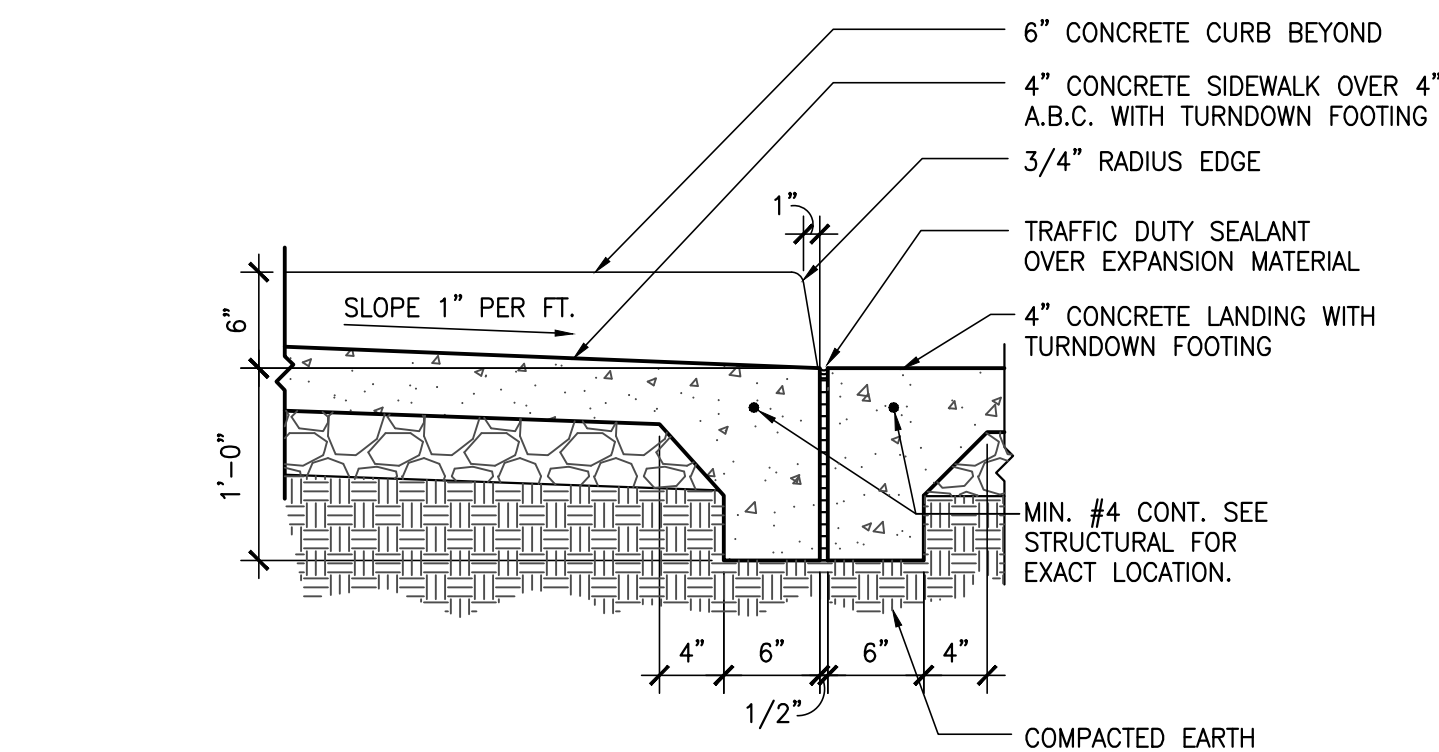
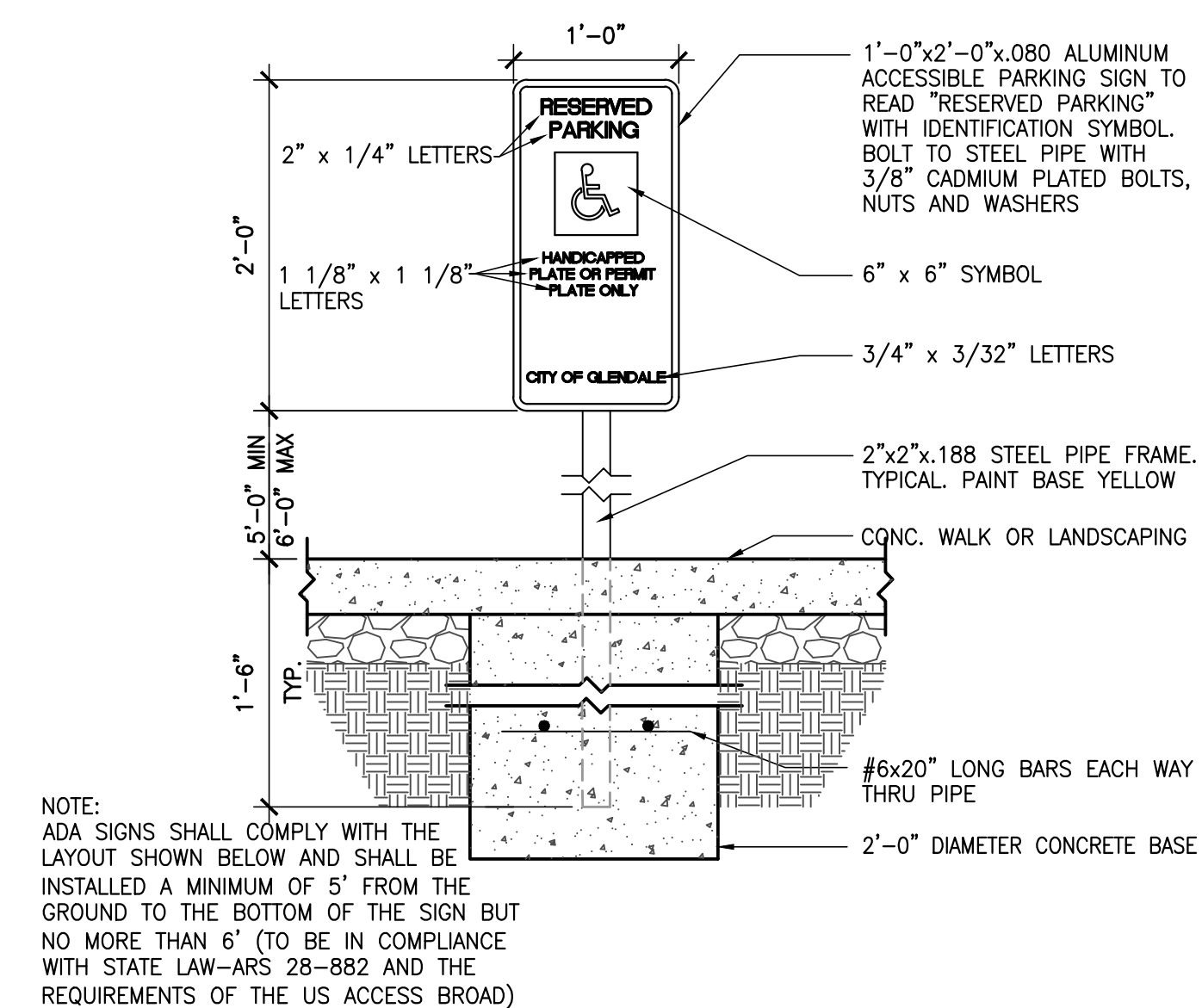


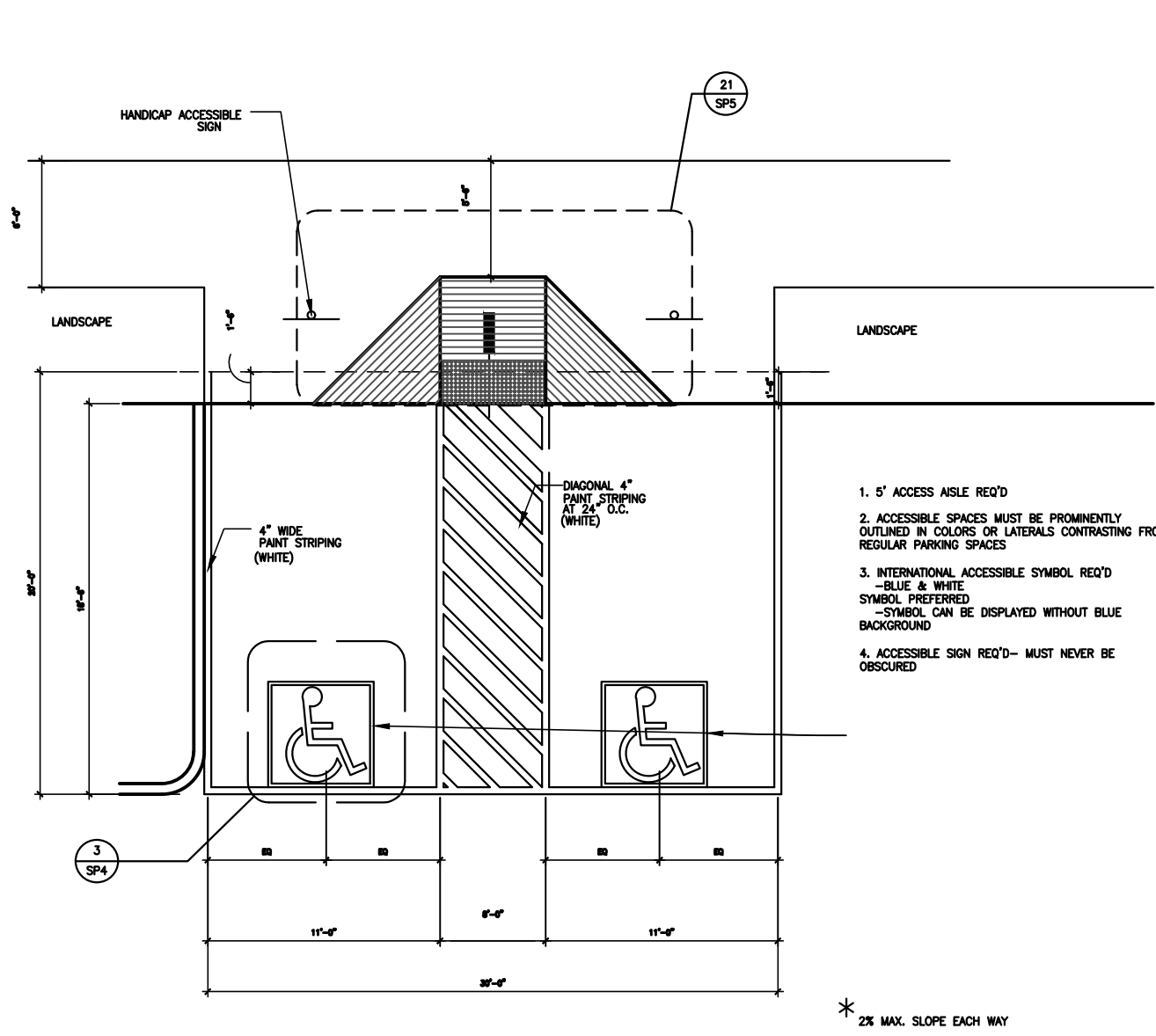
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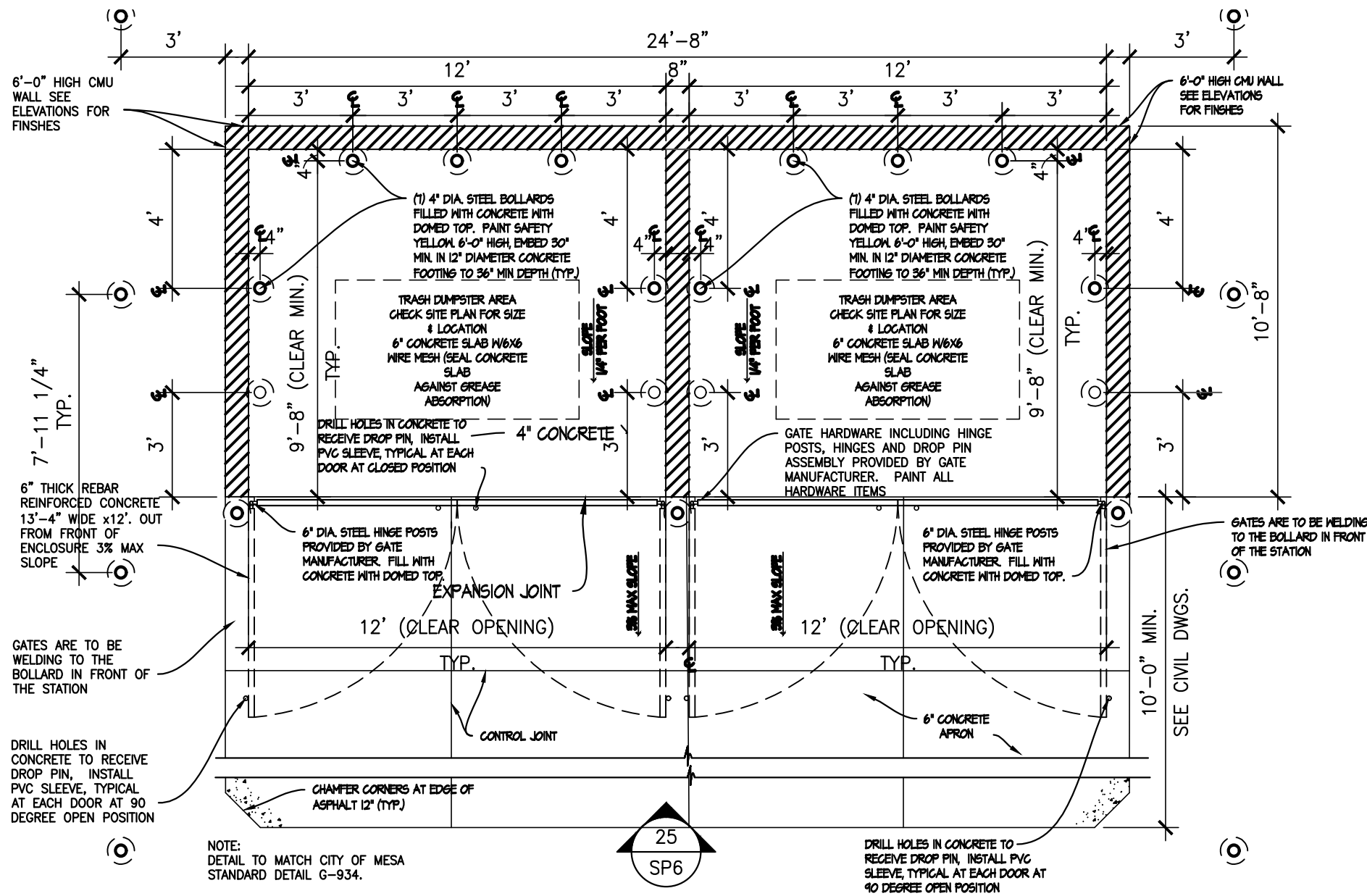
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DATE: 06/12/2022

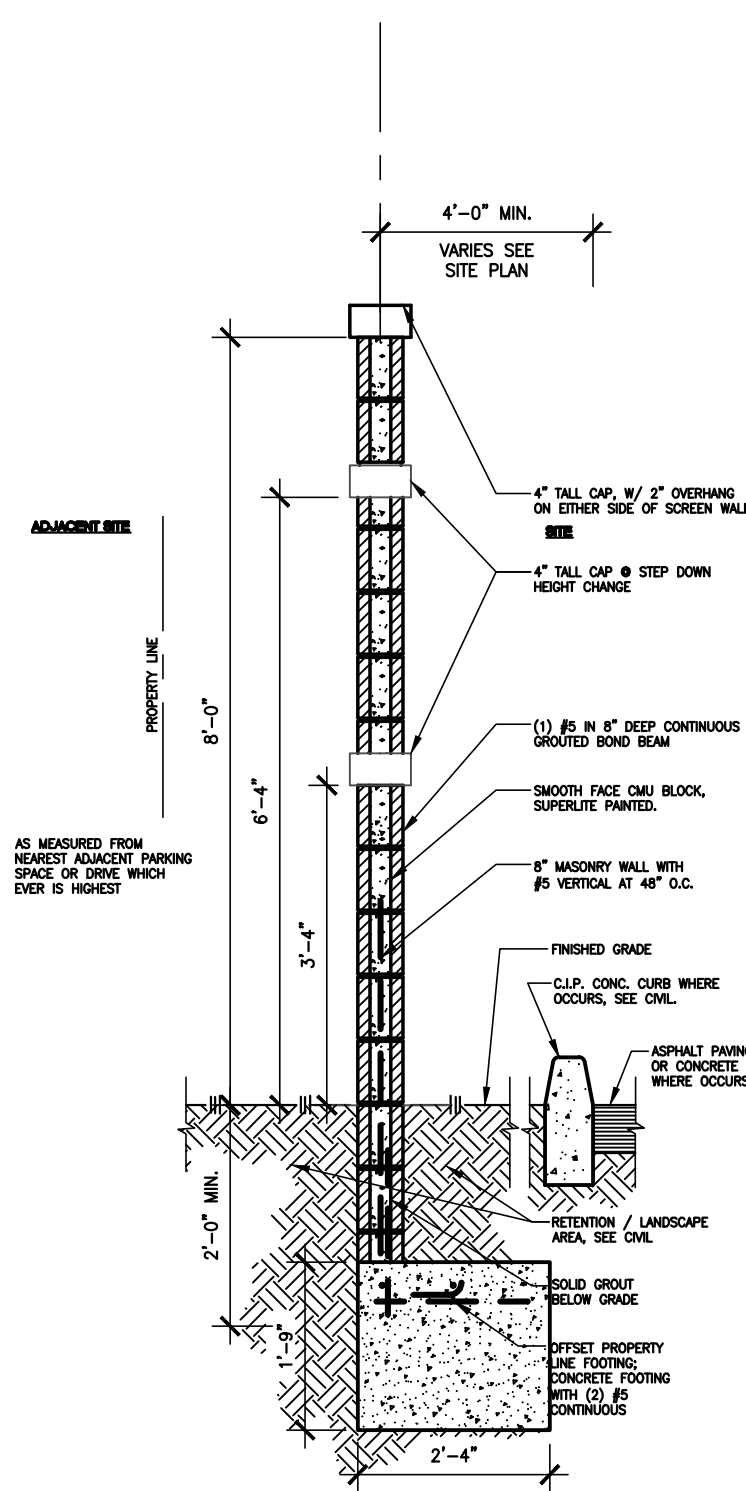




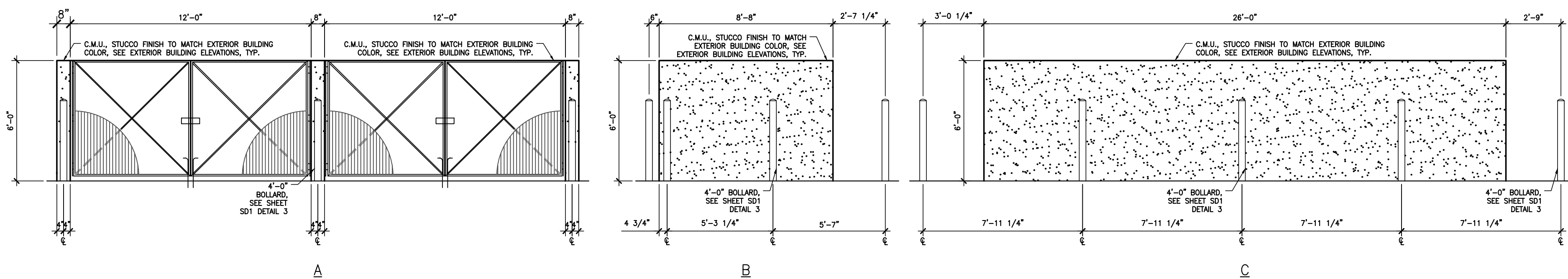
17 ACCESSIBLE PARKING STALL
1/8"=1'-0"



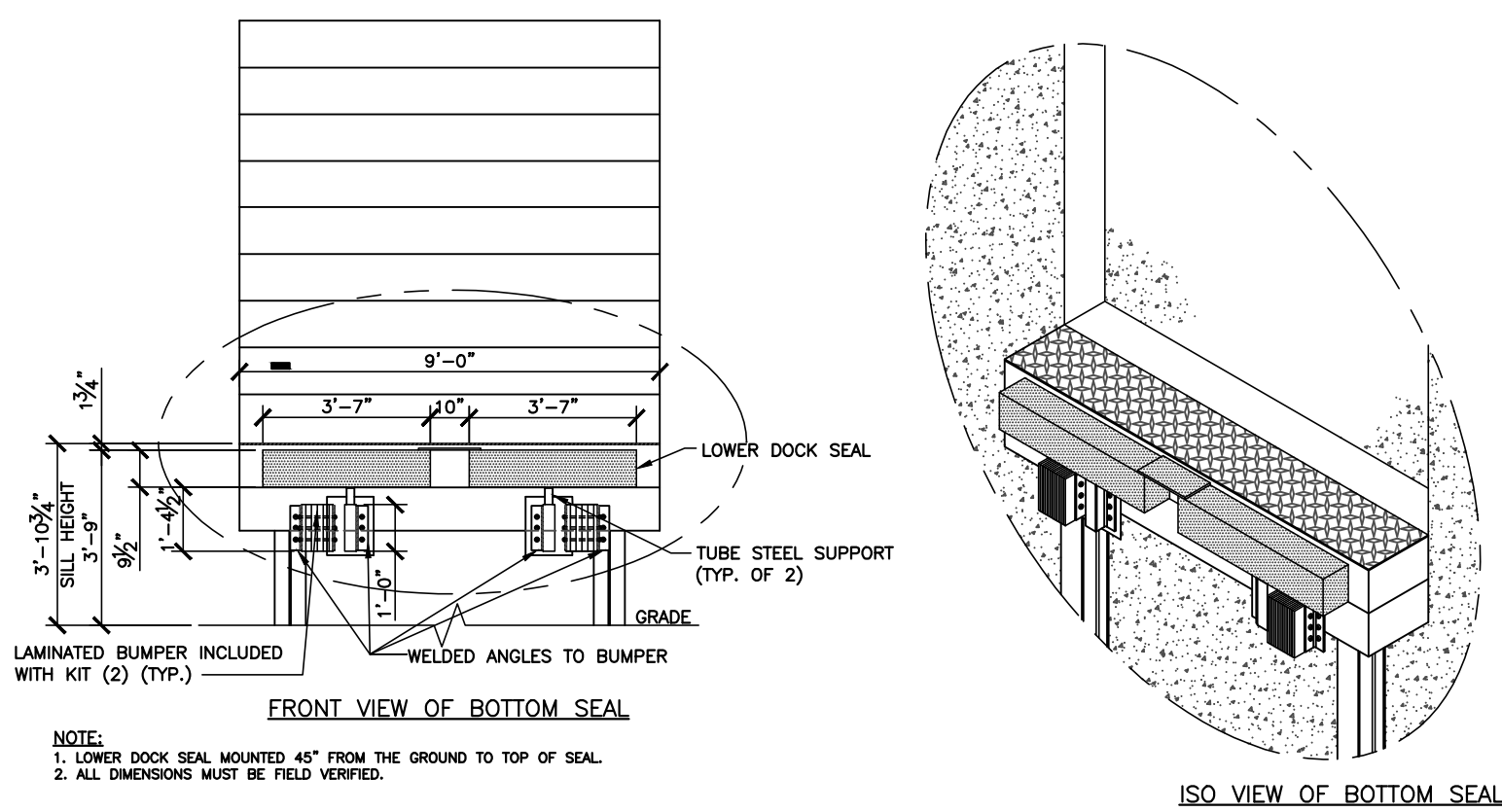
24 TRASH ENCLOSURE (TYPICAL)
1/4"=1'-0"



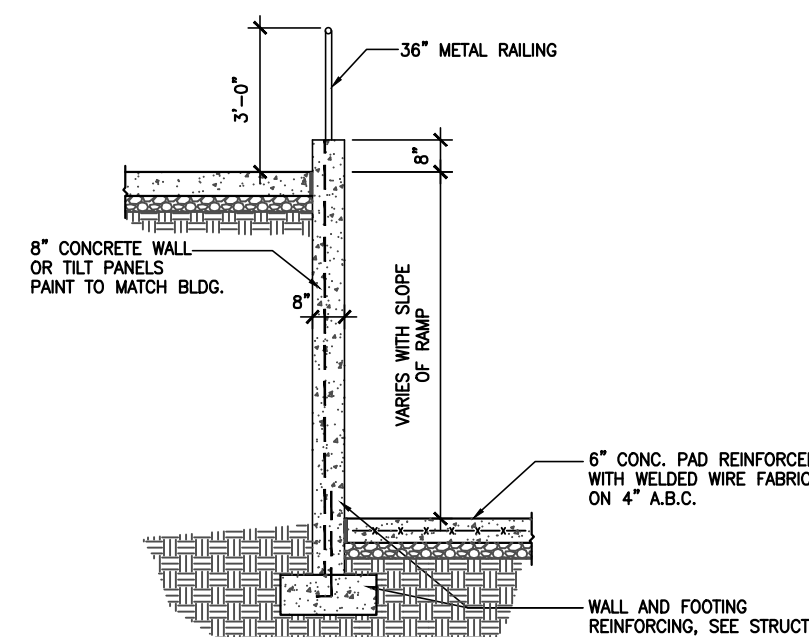
26 8'-0" PERIMETER WALL
1/2"=1'-0"



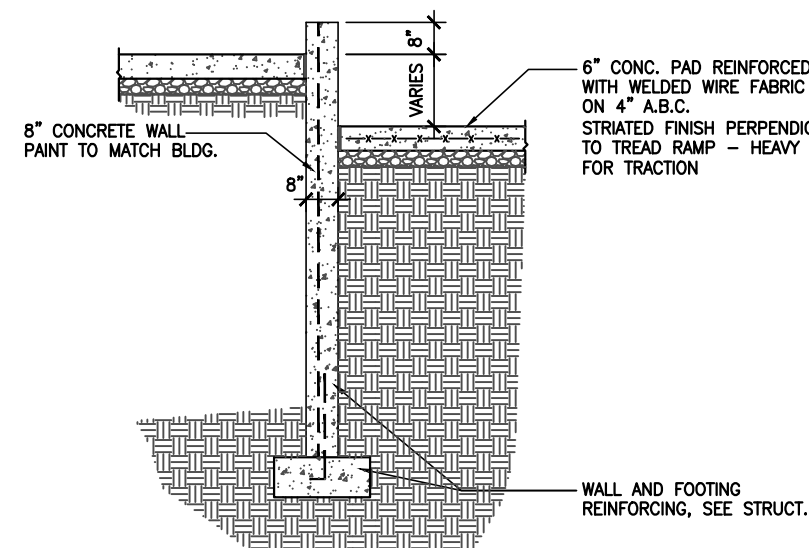
15 ENCLOSURE ELEVATIONS
1/4"=1'-0"



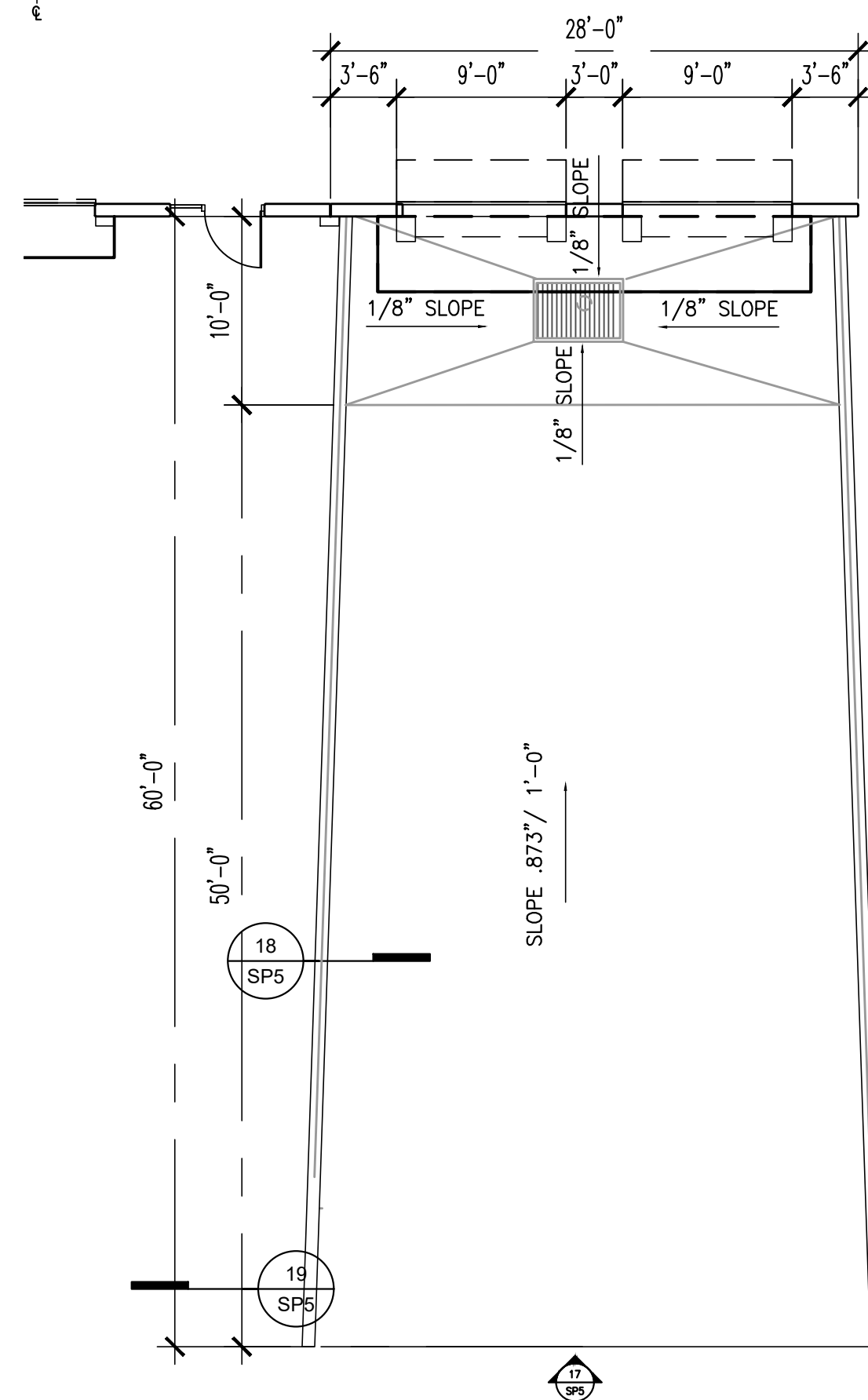
16 DOCK BUMPER DETAIL
N.T.S.



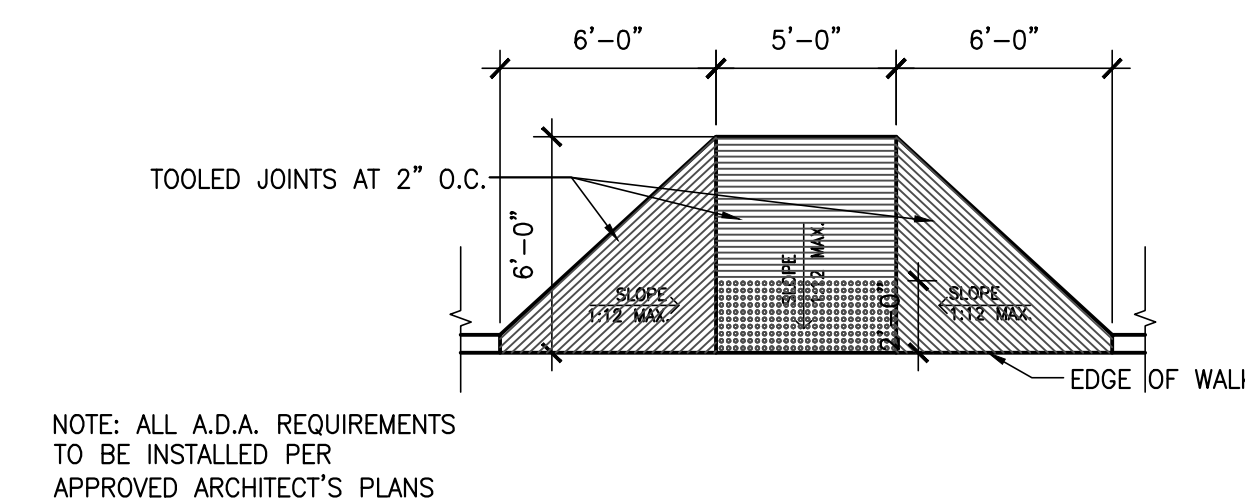
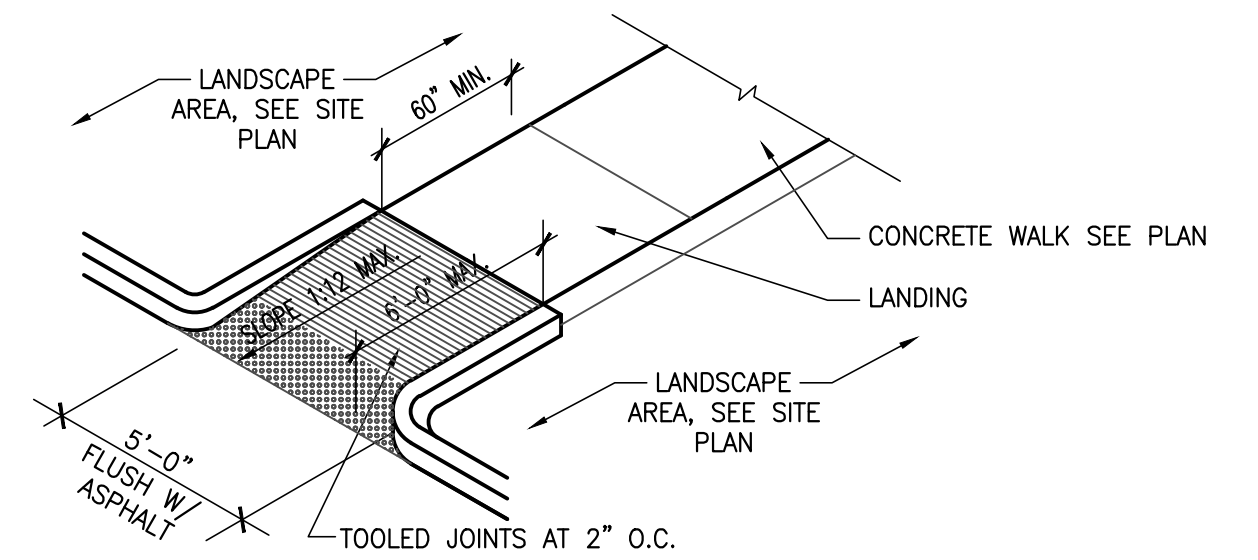
18 LOADING DOCK WALL W/ RAILING
SCALE: 1/4" = 1'-0"



19 LOADING DOCK WALL W/OUT RAILING
SCALE: 1/4" = 1'-0"



20 ENLARGED TRUCK DOCK PLAN
SCALE: 1/8" = 1'-0"



18 ACCESSIBLE RAMPS
3/16"=1'-0"

17 ENLARGED DOCK ELEVATION
SCALE: 1/8" = 1'-0"



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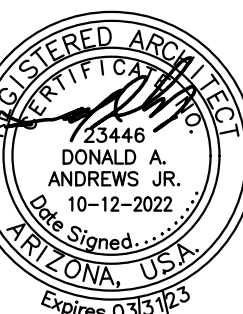
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MESA, ARIZONA

1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281

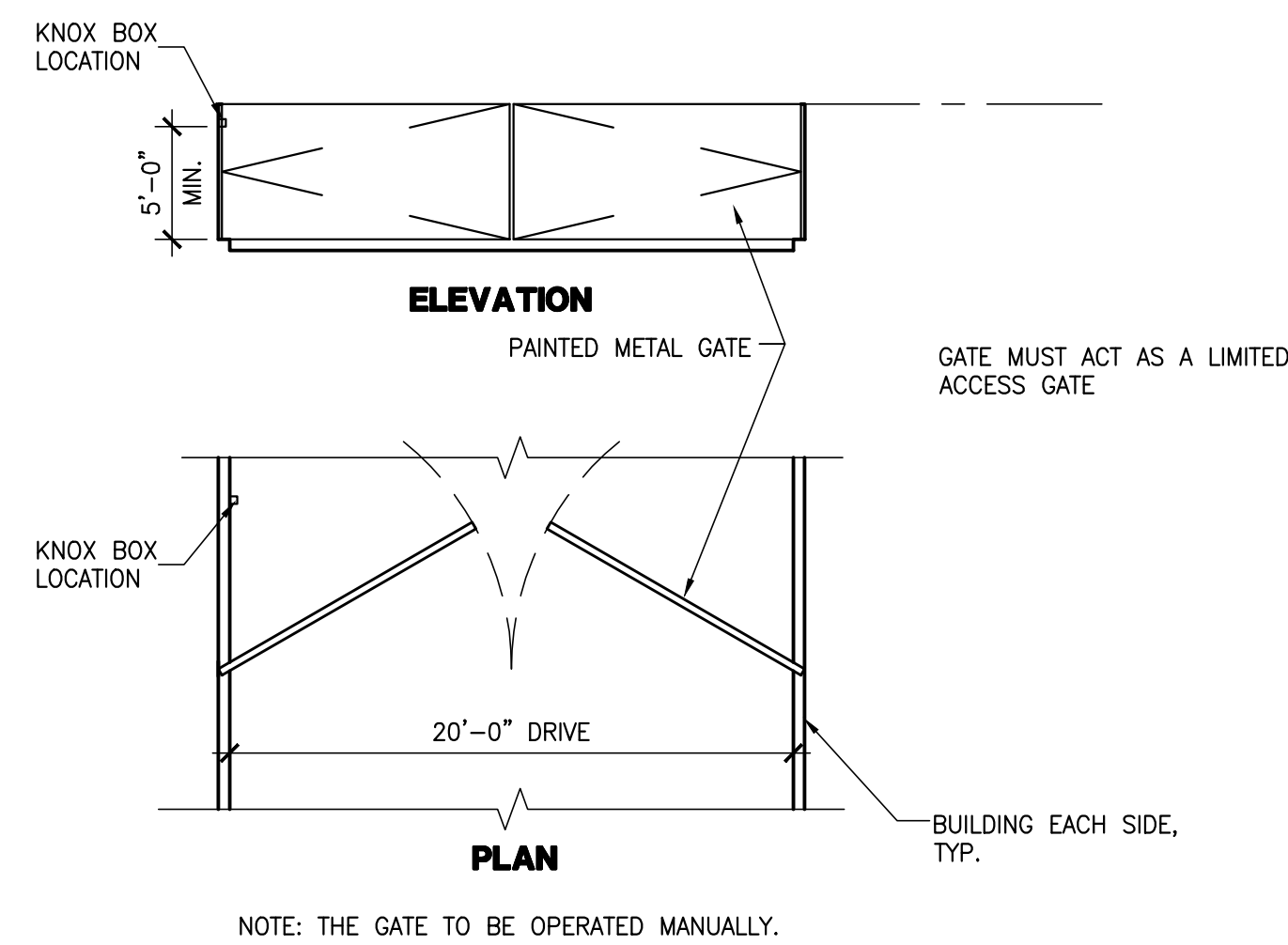
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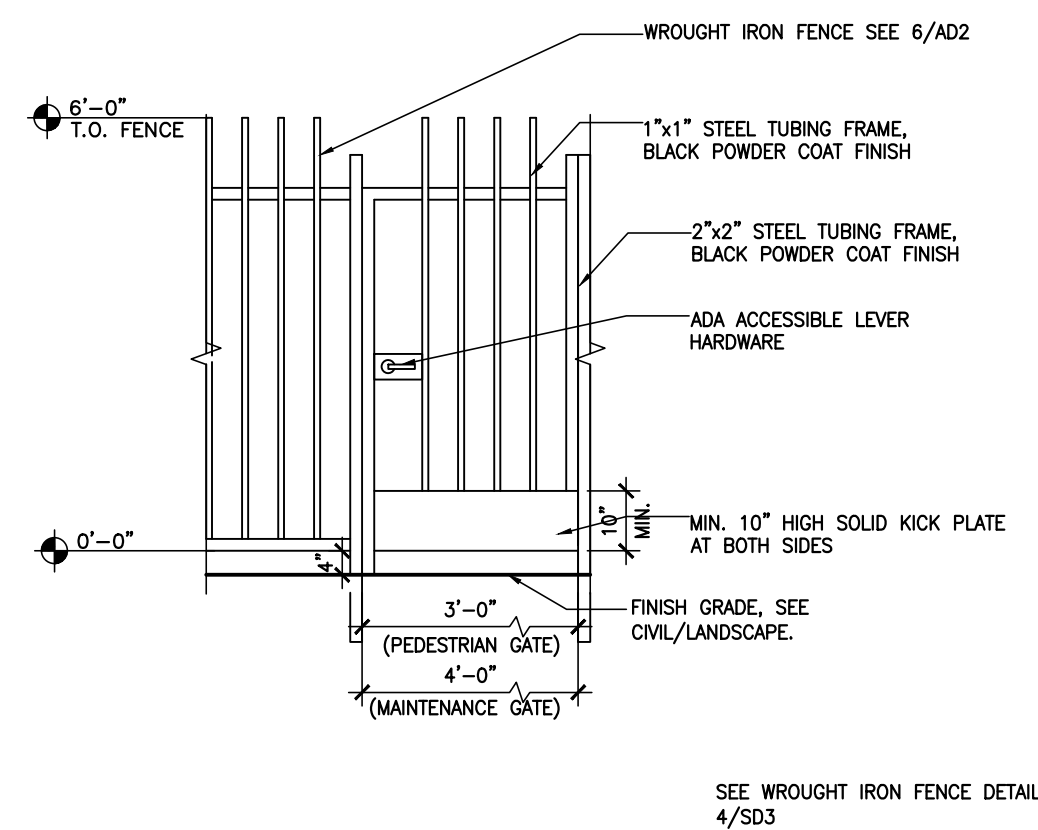


SP5

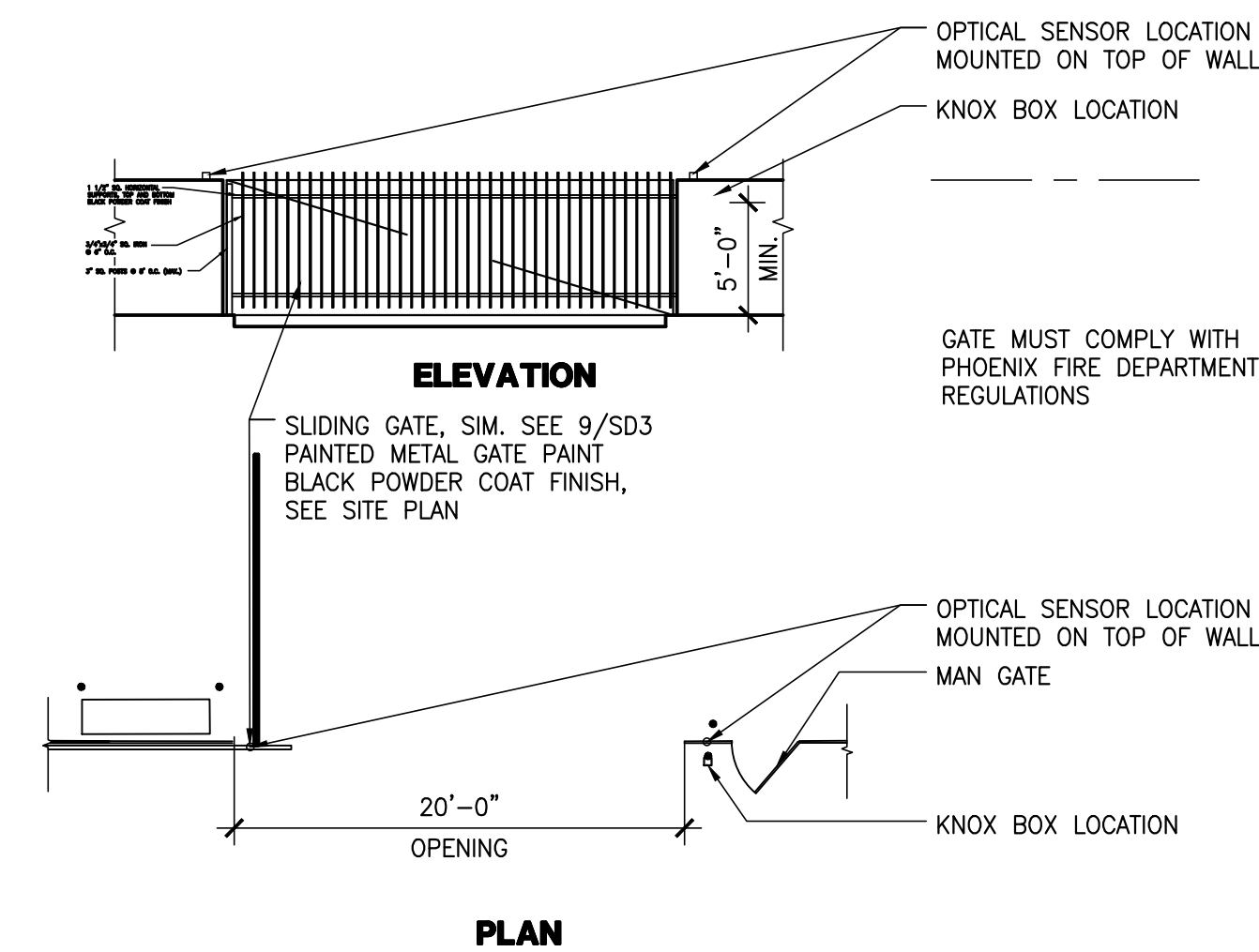
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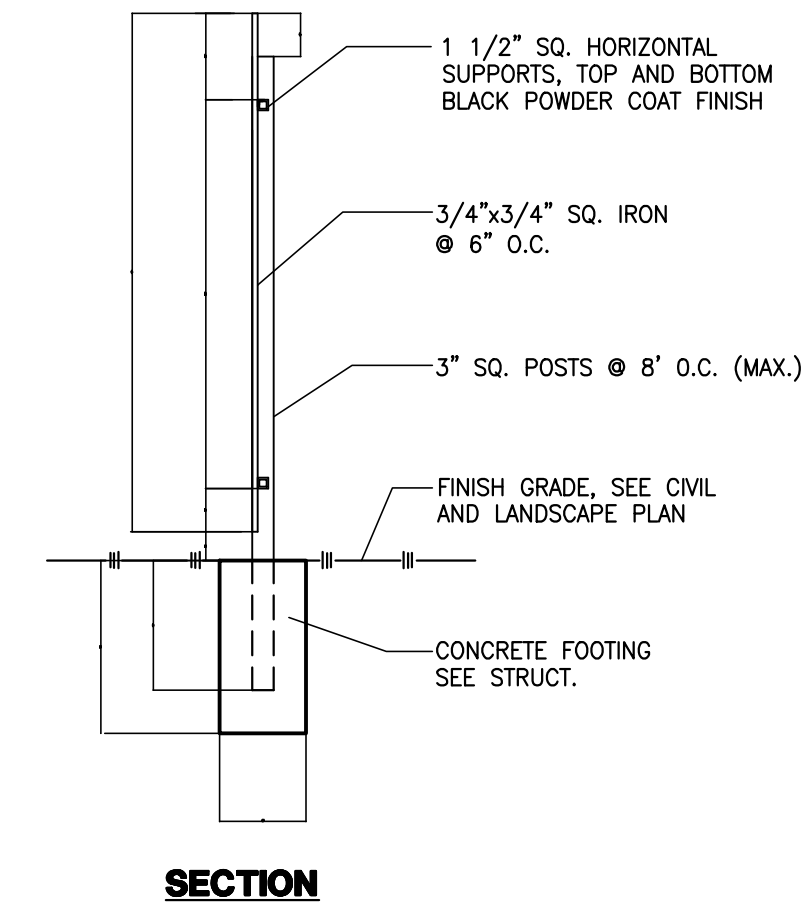
22 **SECURITY SWING GATE**
SCALE: 1/4" = 1'-0"



23 **MAN GATE DETAIL**
SCALE: 3/4" = 1'-0"



24 **SECURITY SLIDING GATE**
SCALE: 1/8" = 1'-0"



IN CASE OF LOSS OF ELEC. POWER: CITY OF PHOENIX: "THE GATE CONTROLLER OR HYDRAULIC RAM IS ON THE EXTERIOR SIDE OF THE GATE AND CAN BE RELEASED BY USING A KEY PROVIDED IN A KNOX BOX AT THE ENTRANCE."



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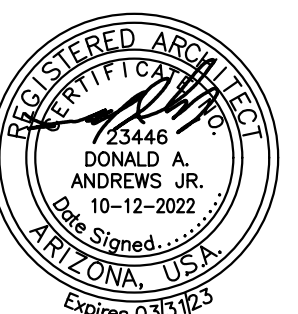
ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281

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APPROVED PLANS
DESIGN REVIEW
WITH STIPULATIONS

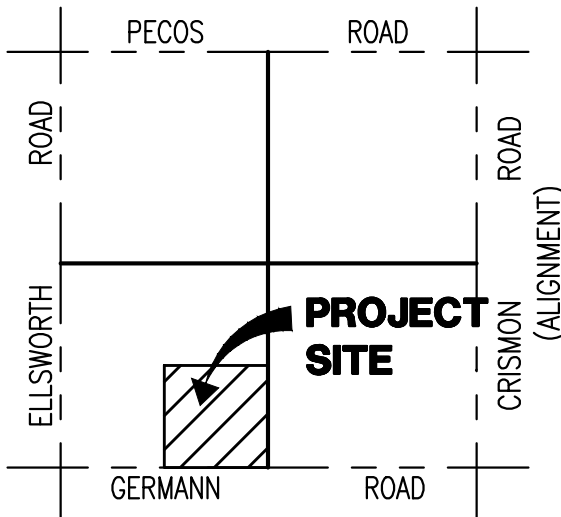


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SP6

DATE: 06/12/2022

VICINITY MAP



SEC. 3
T.2 S., R.7 E.



KEY NOTES

- 4" ANGLED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
- 4" CONCRETE
- STAMPED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
- 8" THICK CONCRETE TILT-UP PANEL (SEE STRUCTURAL)
- MASONRY AND METAL STUD EIFS CANOPIES
- CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
- DOCK WELL WITH 9" WIDE DOORS
- ROLL-UP DOORS
- 10" TUBE STEEL COLUMN (SEE STRUCTURAL)

PROJECT TEAM

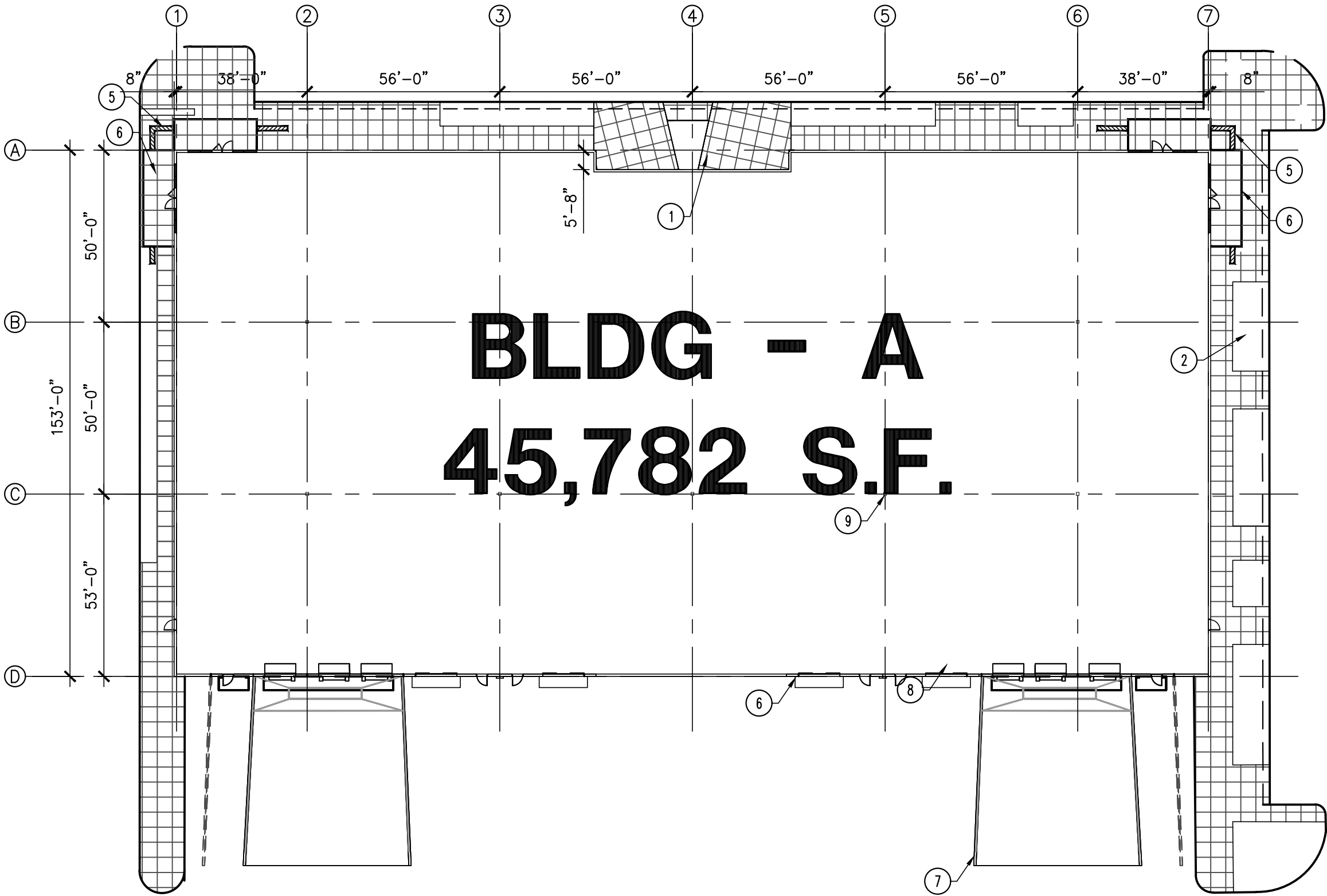
ARCHITECT: ANDREWS DESIGN GROUP, INC.
1095 W. RIO SALADO PKWY.
SUITE 203
TEMPE, ARIZONA 85281
PHONE: (480) 894-3478
FAX: (480) 894-4013
CONTACT: DONALD A. ANDREWS
EMAIL: DON@ADGARCH.NET DAVE@ADGARCH.NET

OWNER: CV AZ INDUSTRIAL PROPERTY OWNER, LLC
1901 AVENUE OF THE STARS, SUITE 1950
LOS ANGELES, CA 90067

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 |



BUILDING "A" FLOOR PLAN

SCALE: 1/32" = 1'-0"



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INTERIORS

PROJECT MANAGEMENT

CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281

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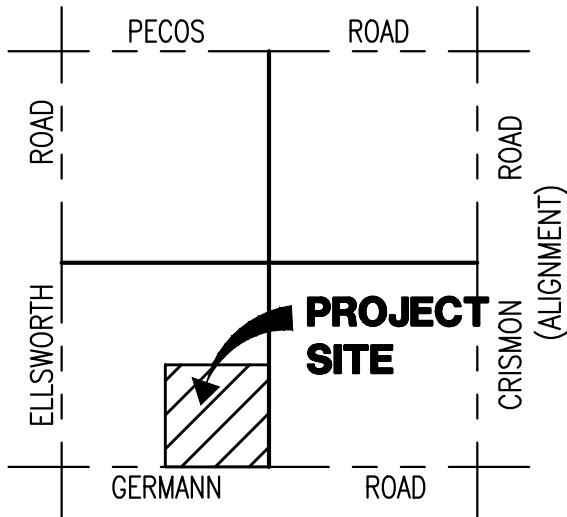


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DATE: 06/12/2022

VICINITY MAP



SEC. 3
T.2 S., R.7 E.



KEY NOTES

1. 4" ANGLED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
2. 4" CONCRETE
3. STAMPED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
4. 8" THICK CONCRETE TILT-UP PANEL (SEE STRUCTURAL)
5. MASONRY AND METAL STUD EIFS ENTRY CANOPIES
6. CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
7. DOCK WELL WITH 9' WIDE DOORS
8. ROLL-UP DOORS
9. 10" TUBE STEEL COLUMN (SEE STRUCTURAL)

PROJECT TEAM

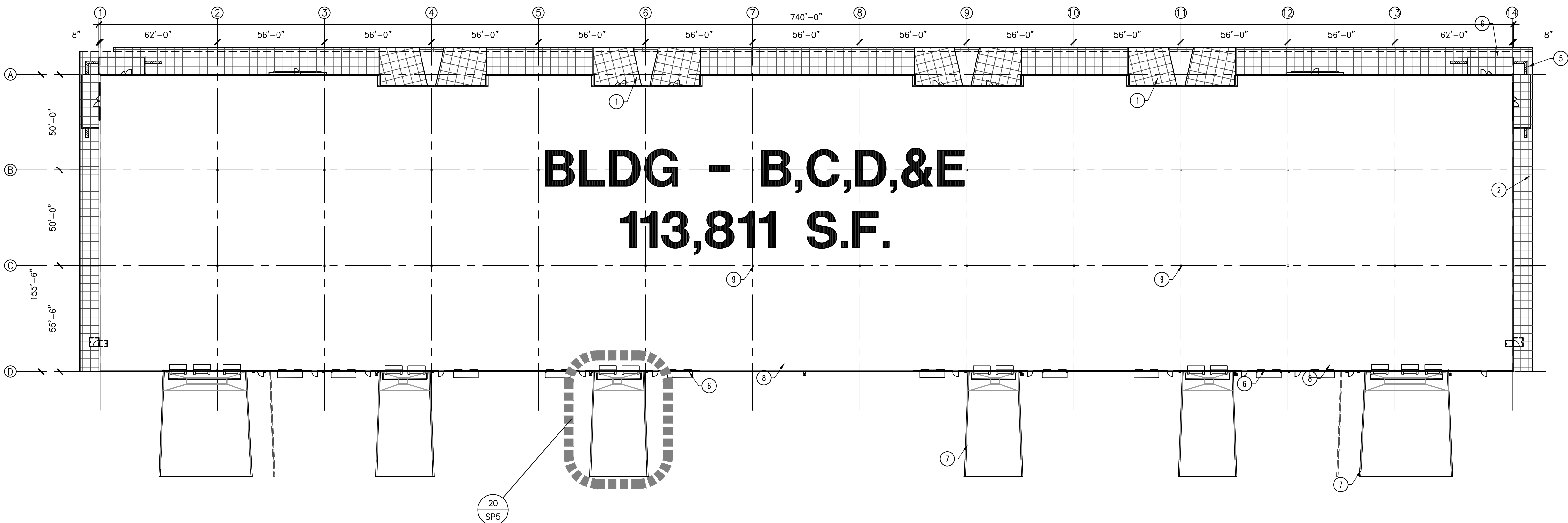
ARCHITECT: ANDREWS DESIGN GROUP, INC.
1095 W. RIO SALADO PKWY.
SUITE 203
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PHONE: (480) 894-3478
FAX: (480) 894-4013
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EMAIL: DON@ADGARCH.NET DAVE@ADGARCH.NET

OWNER: CV AZ INDUSTRIAL PROPERTY OWNER, LLC
1901 AVENUE OF THE STARS, SUITE 1950
LOS ANGELES, CA 90067

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 |



BUILDING "B,C,D,&E" FLOOR PLAN
SCALE: 1/32" = 1'-0"



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PROJECT MANAGEMENT

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NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281



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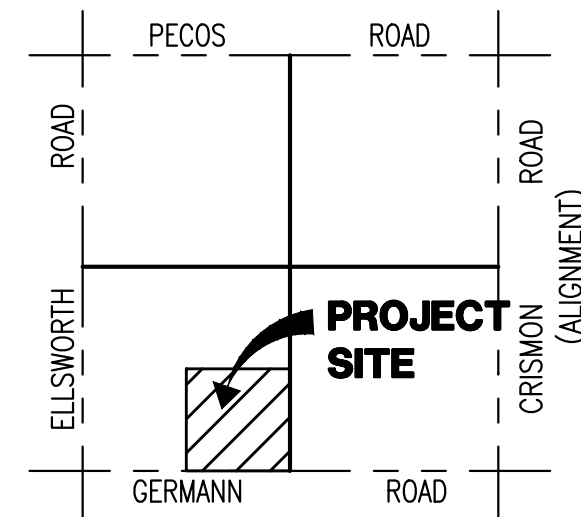


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DATE: 06/12/2022

VICINITY MAP

SEC. 3
T.2 S., R.7 E.

KEY NOTES

1. 4" ANGLED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
2. 4" CONCRETE
3. STAMPED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
4. 8" THICK CONCRETE TILT-UP PANEL (SEE STRUCTURAL)
5. MASONRY AND METAL STUD EIFS CANOPIES
6. CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
7. DOCK WELL WITH 9' WIDE DOORS
8. ROLL-UP DOORS
9. 10" TUBE STEEL COLUMN (SEE STRUCTURAL)

PROJECT TEAM

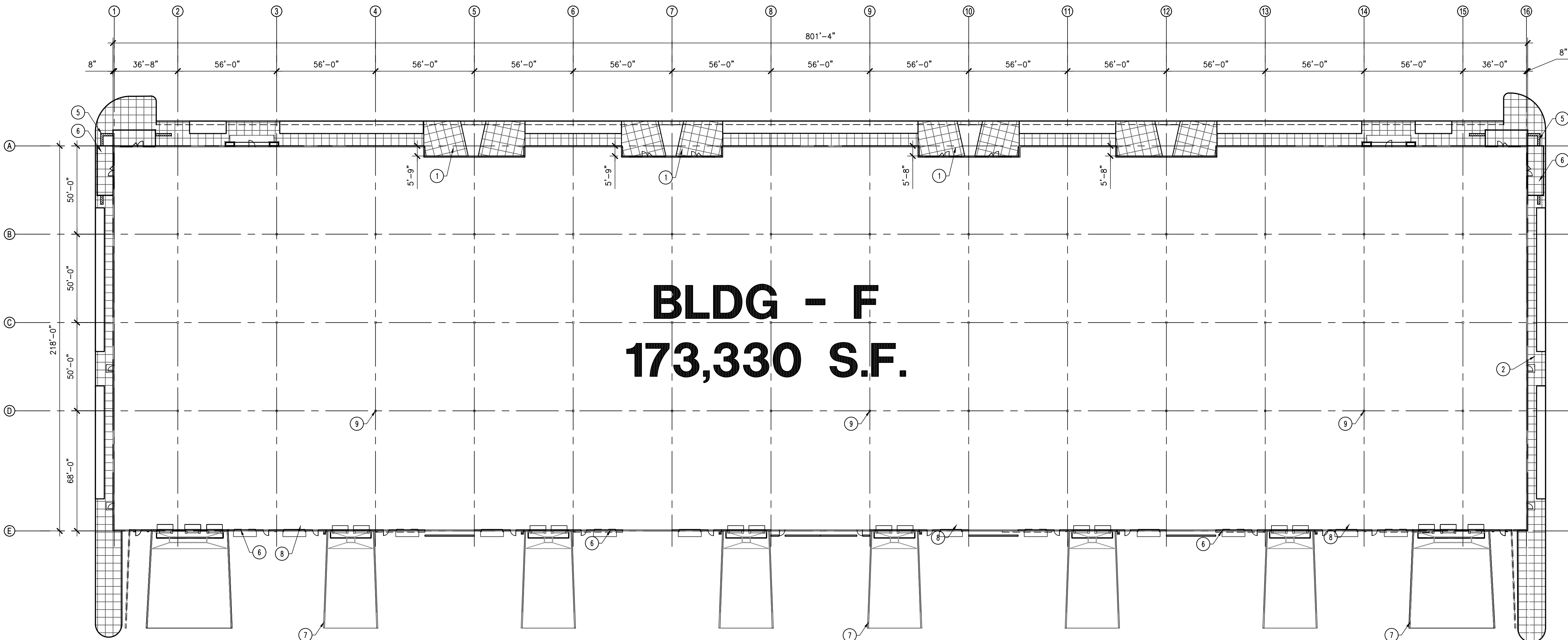
ARCHITECT: ANDREWS DESIGN GROUP, INC.
1095 W. RIO SALADO PKWY.
SUITE 203
TEMPE, ARIZONA 85281
PHONE: (480) 894-3478
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CONTACT: DONALD A. ANDREWS
EMAIL: DON@ADGARCH.NET DAVE@ADGARCH.NET

OWNER: CV AZ INDUSTRIAL PROPERTY OWNER, LLC
1901 AVENUE OF THE STARS, SUITE 1950
LOS ANGELES, CA 90067

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



BLDG - F
173,330 S.F.

BUILDING "F" FLOOR PLAN
SCALE: 1/32"=1'-0"



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PROJECT MANAGEMENT

CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281

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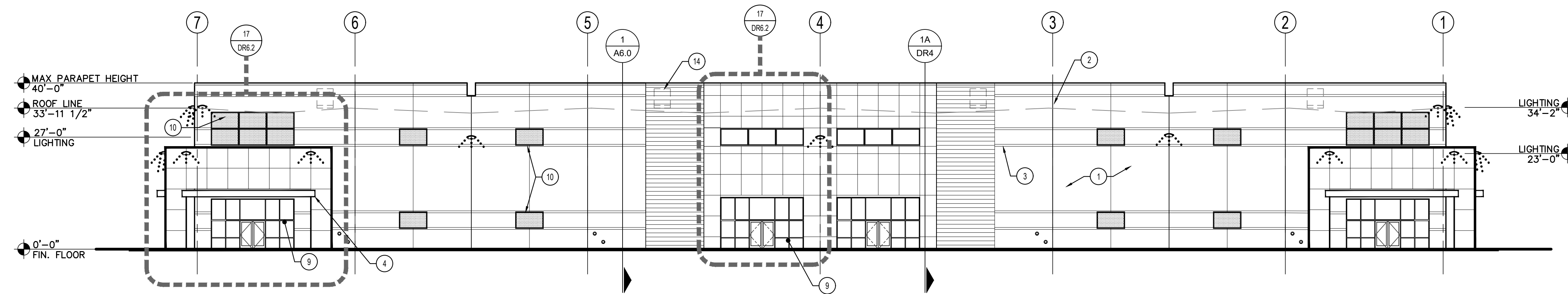
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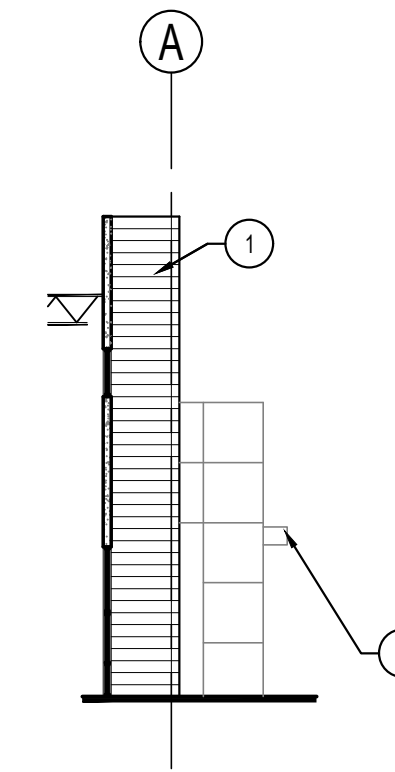
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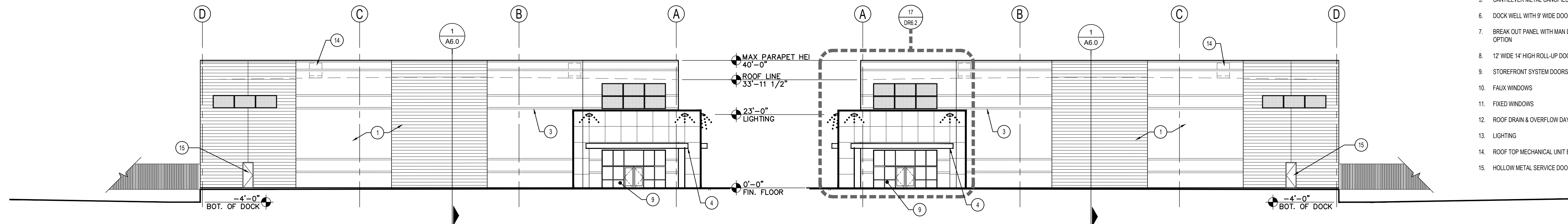
1 BUILDING "A" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1A SECTION @ GRIDLINE 4
SCALE: 1/16" = 1'-0"

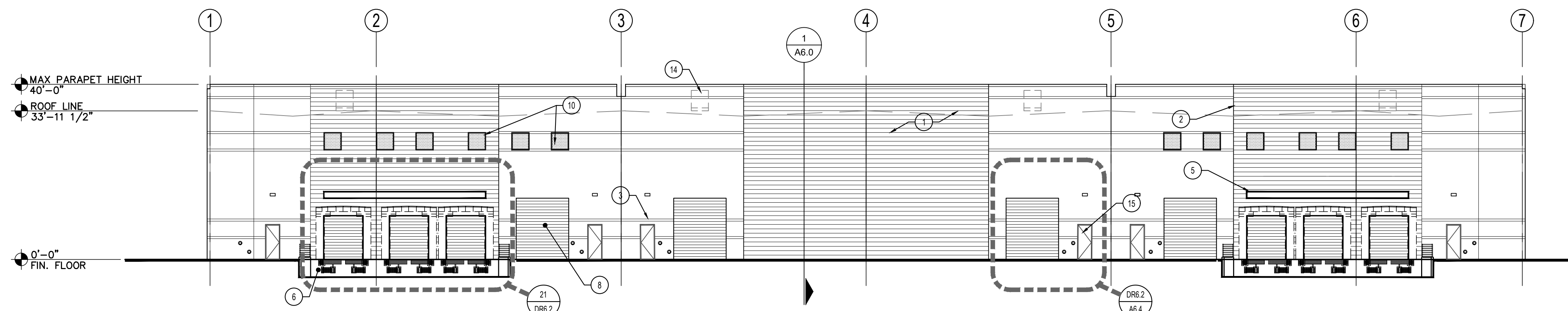
KEY NOTES

1. CONCRETE TILT-UP PANELS
2. STANDARD "V" SCORE LINE (12" DEEP)
3. 6" SCORE LINE (12" DEEP)
4. MASONRY AND METAL ANGLE CANOPIES
5. CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
6. DOCK WELL WITH 9' WIDE DOORS
7. BREAK OUT PANEL WITH MAN DOOR, CONVERTS TO 4TH DOCK OR GRADE LEVEL ROLL-UP DOOR OPTION
8. 12' WIDE 14' HIGH ROLL-UP DOOR
9. STOREFRONT SYSTEM DOORS AND WINDOWS
10. FAUX WINDOWS
11. FIXED WINDOWS
12. ROOF DRAIN & OVERFLOW DAYLIGHT TO ROCKSEED SWALE
13. LIGHTING
14. ROOF TOP MECHANICAL UNIT BEYOND - ALL UNITS TO BE HIDDEN BEHIND PARAPET
15. HOLLOW METAL SERVICE DOOR



2 BUILDING "A" WEST ELEVATION
SCALE: 1/16" = 1'-0"

3 BUILDING "A" EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING "A" NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL & COLOR SCHEDULE

% COLOR	COLORS	TAG	MATERIAL & COLOR DESCRIPTION
		1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY / TILT PANEL
		2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS / TILT PANEL
		3	ACCENT 2 - PPG0994-6 HUSKY GRAY / TILT PANEL
		4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE / TILT PANEL
		5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
		6	DOOR & ENTRY METAL CANOPIES - CLEAR ANODIZED
		7	ANODIZED ALUMINUM STOREFRONT SYSTEM
		8	
		9	
		10	



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PROJECT MANAGEMENT

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NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

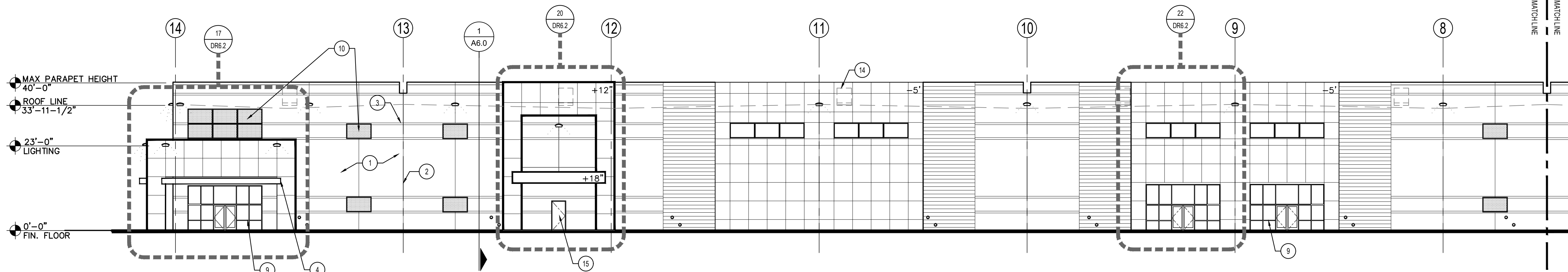
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DATE: 06/12/2022



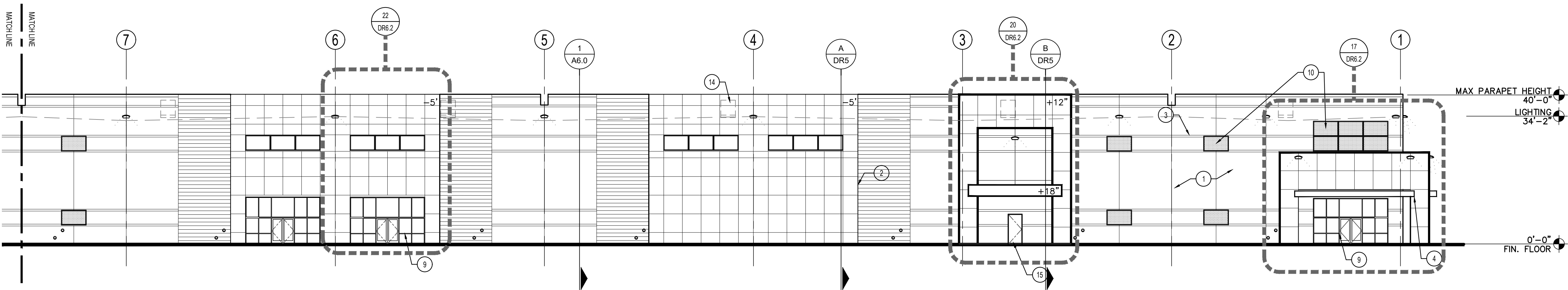
5 BUILDING "B" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

KEY NOTES

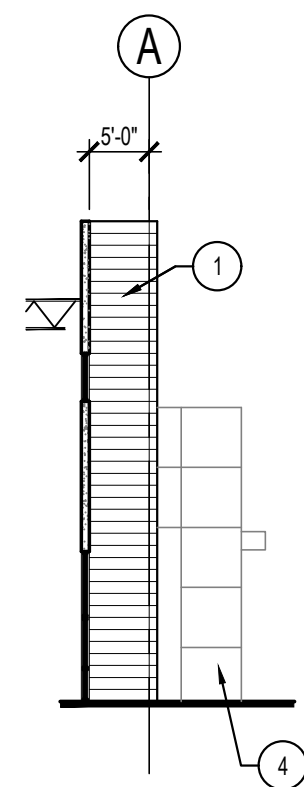
1. CONCRETE TILT-UP PANELS
2. STANDARD "V" SCORE LINE (1/2" DEEP)
3. 6" SCORE LINE (1/2" DEEP)
4. MASONRY AND METAL ANGLE CANOPIES
5. CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
6. DOCK WELL WITH 9' WIDE DOORS
7. BREAK OUT PANEL WITH MAN DOOR, CONVERTS TO 4TH DOCK OR GRADE LEVEL ROLL-UP DOOR OPTION
8. 12' WIDE 14' HIGH ROLL-UP DOOR
9. STOREFRONT SYSTEM DOORS AND WINDOWS
10. FAUX WINDOWS
11. FIXED WINDOWS
12. ROOF DRAIN & OVERFLOW DAYLIGHT TO ROCKSEEDED SWALE
13. LIGHTING
14. ROOF TOP MECHANICAL UNIT BEYOND - ALL UNITS TO BE HIDDEN BEHIND PARAPET
15. HOLLOW METAL SERVICE DOOR

MATERIAL & COLOR SCHEDULE

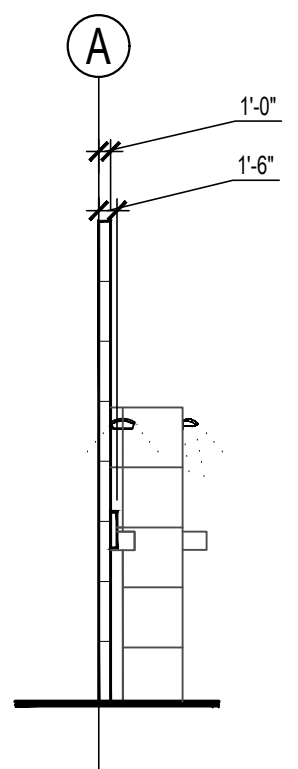
% COLOR	COLORS	TAG	MATERIAL & COLOR DESCRIPTION
		1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY / TILT PANEL
		2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS / TILT PANEL
		3	ACCENT 2 - PPG0994-6 HUSKY GRAY / TILT PANEL
		4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE / TILT PANEL
		5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
		6	DOOR & ENTRY METAL CANOPIES - CLEAR ANODIZED
		7	ANODIZED ALUMINUM STOREFRONT SYSTEM
		8	
		9	
		10	



6 BUILDING "B" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



6A SECTION @ INSET ENTRY
SCALE: 1/16" = 1'-0"



6B SECTION @ EXTRUDED ENTRY
SCALE: 1/16" = 1'-0"



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PROJECT MANAGEMENT

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NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1095 W. RIO SALADO PKWY, SUITE 203 TEMPE, AZ 85281

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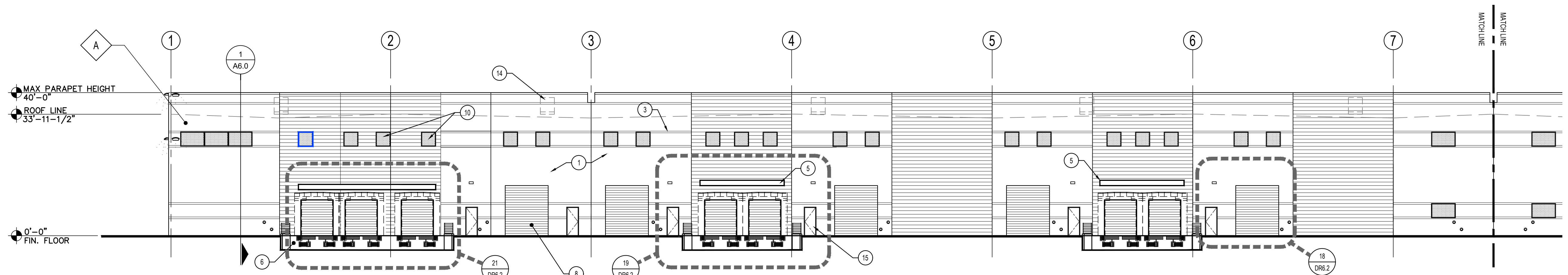
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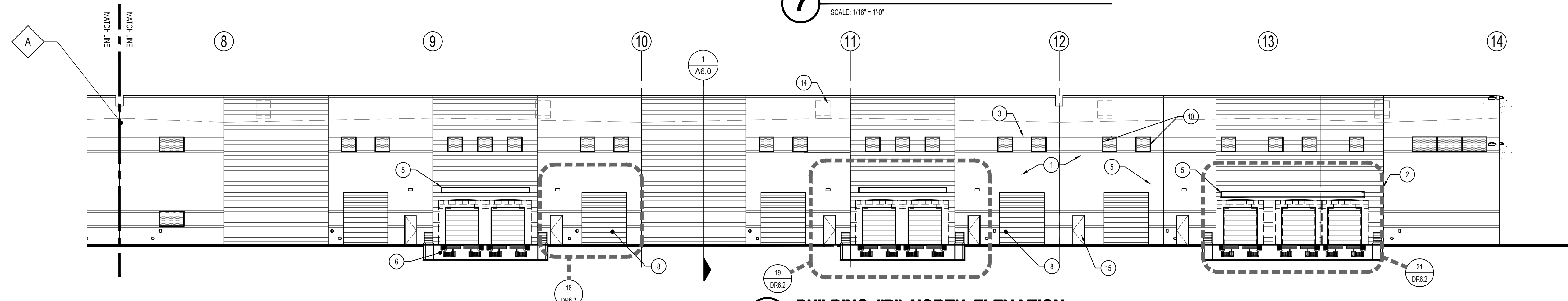
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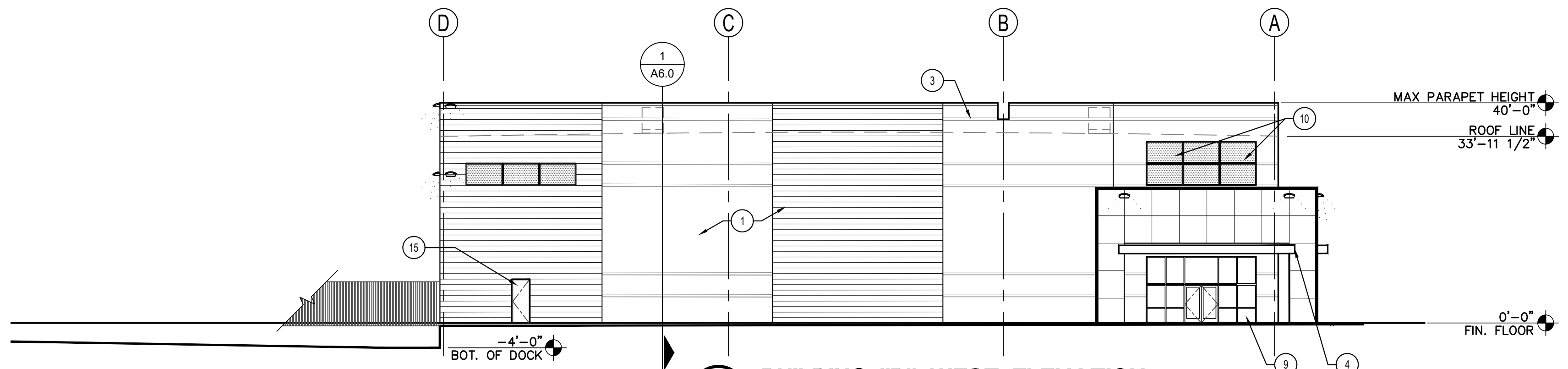
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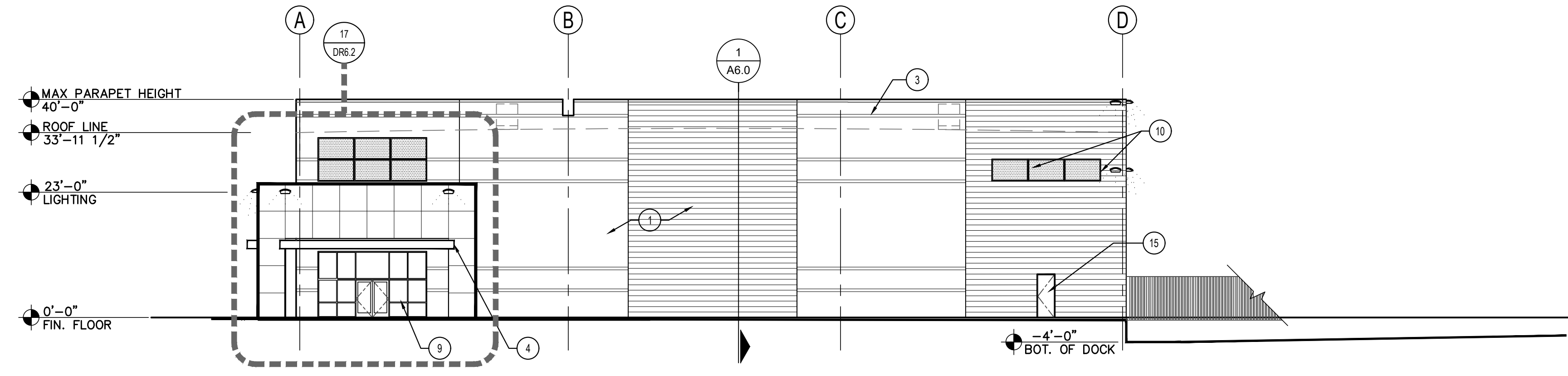
7 BUILDING "B" NORTH ELEVATION
SCALE: 1/16" = 1'-0"



8 BUILDING "B" NORTH ELEVATION
SCALE: 1/16" = 1'-0"



9 BUILDING "B" WEST ELEVATION
SCALE: 1/16" = 1'-0"



10 BUILDING "B" EAST ELEVATION
SCALE: 1/16" = 1'-0"

KEY NOTES

1. CONCRETE TILT-UP PANELS
2. STANDARD "V" SCORE LINE (12" DEEP)
3. 6" SCORE LINE (12" DEEP)
4. MASONRY AND METAL ANGLE CANOPIES
5. CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
6. DOCK WELL WITH 9' WIDE DOORS
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12. ROOF DRAIN & OVERFLOW DAYLIGHT TO ROCKSEEDED SWALE
13. LIGHTING
14. ROOF TOP MECHANICAL UNIT BEYOND - ALL UNITS TO BE HIDDEN BEHIND PARAPET
15. HOLLOW METAL SERVICE DOOR

MATERIAL & COLOR SCHEDULE

% COLOR	COLORS	TAG	MATERIAL & COLOR DESCRIPTION
		1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY / TILT PANEL
		2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS / TILT PANEL
		3	ACCENT 2 - PPG0994-6 HUSKY GRAY / TILT PANEL
		4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE / TILT PANEL
		5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
		6	DOOR & ENTRY METAL CANOPIES - CLEAR ANODIZED
		7	ANODIZED ALUMINUM STOREFRONT SYSTEM
		8	
		9	
		10	



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ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

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NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1095 W. RIO SALADO PKWY, SUITE 203 TEMPE, AZ 85281

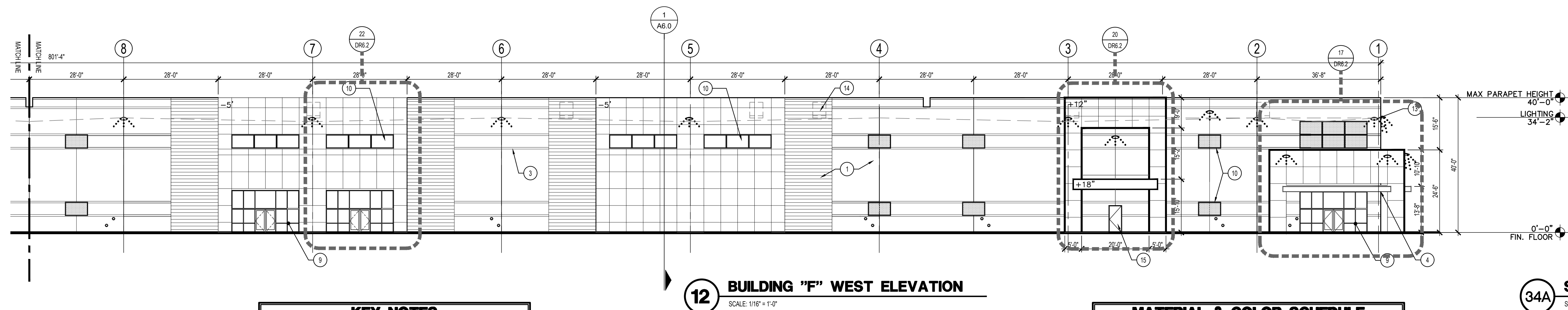
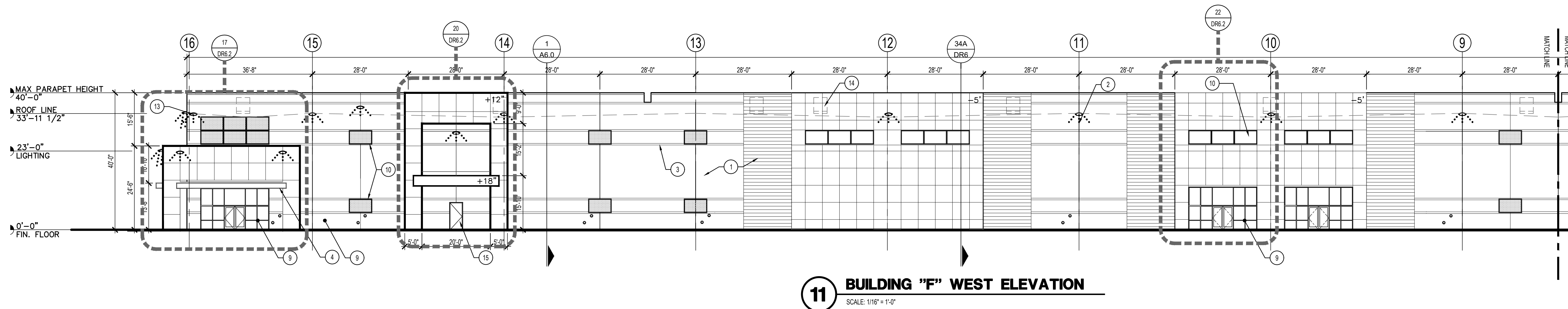
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DATE: 06/12/2022





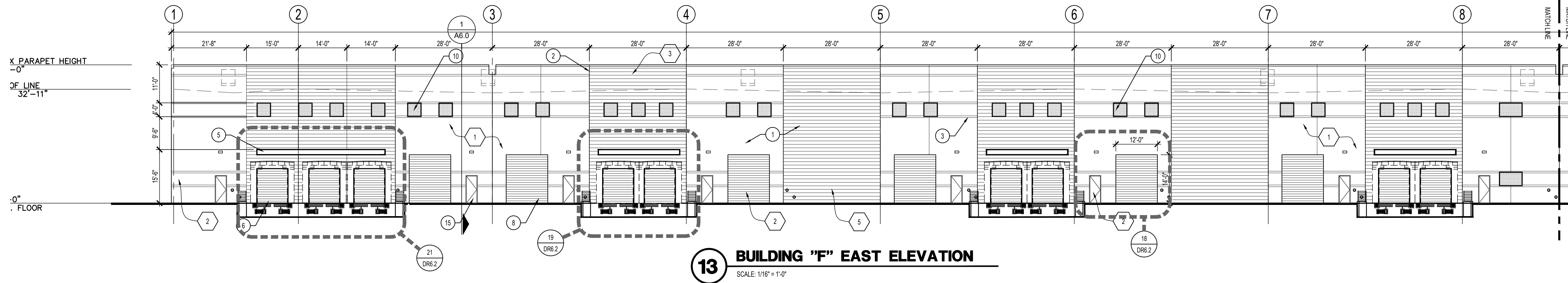
KEY NOTES

1. CONCRETE TILT-UP PANELS
2. STANDARD 4" SCORE LINE (1/2" DEEP)
3. 6" SCORE LINE (1/2" DEEP)
4. MASONRY AND METAL ANGLE CANOPIES
5. CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
6. DOCK WELL WITH 9' WIDE DOORS
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MATERIAL & COLOR SCHEDULE			
% COLOR	COLORS	TAG	MATERIAL & COLOR DESCRIPTION
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		3	ACCENT 2 - PP G0994-6 HUSKY GRAY / TILT PANEL
		4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE / TILT PANEL
		5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
		6	DOOR & ENTRY METAL CANOPIES - CLEAR ANODIZED
		7	ANODIZED ALUMINUM STOREFRONT SYSTEM
		8	
		9	
		10	

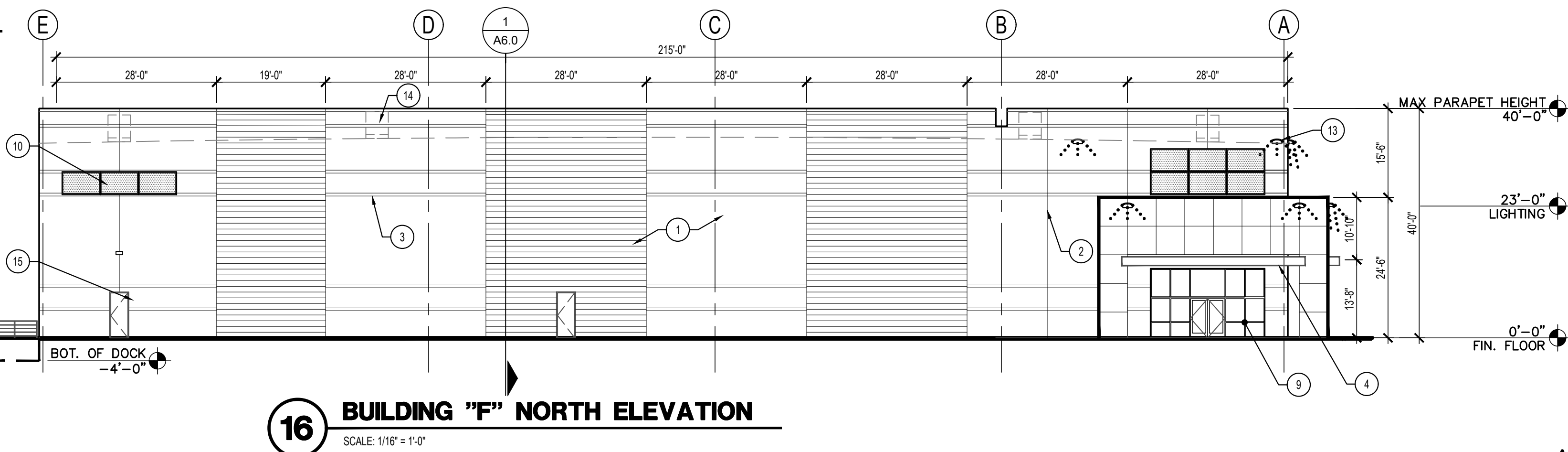
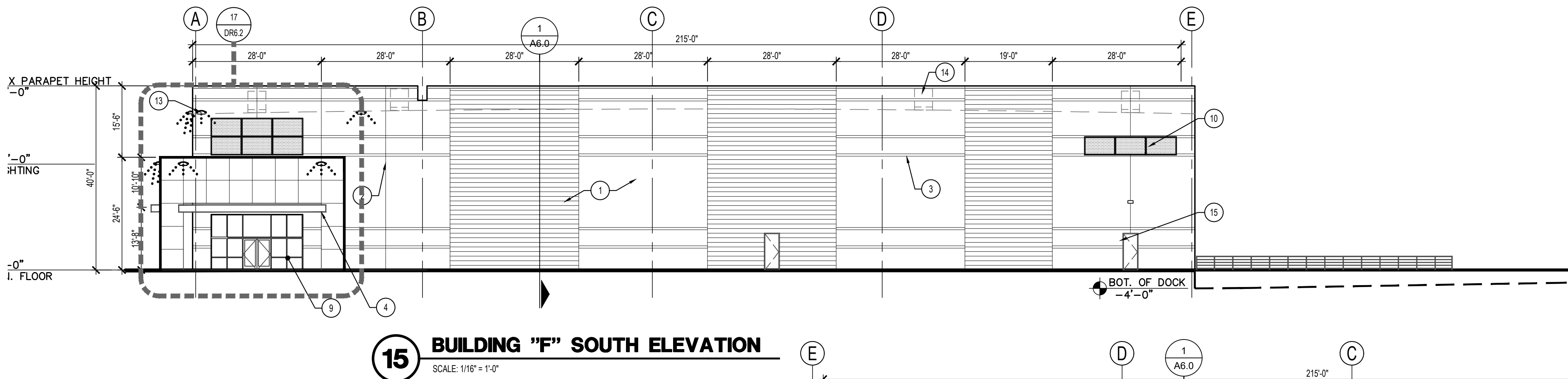
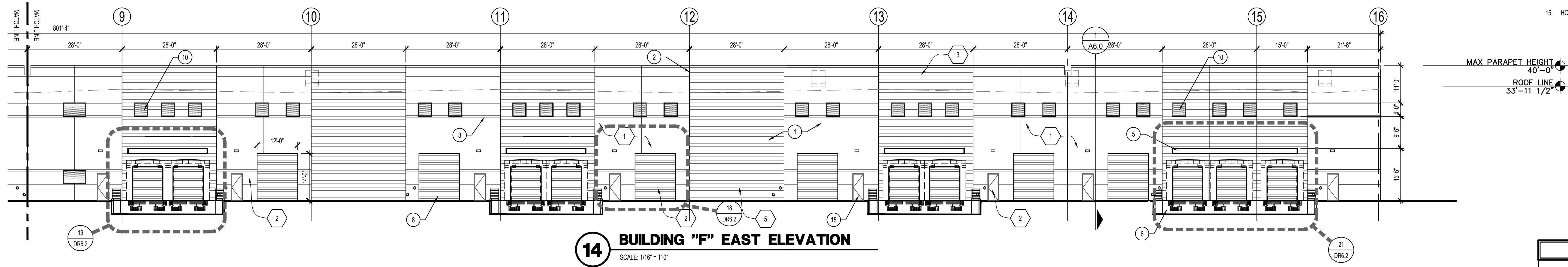
34A SECTION @ GRIDLINES 5, 7, 10 & 12
SCALE: 1/16" = 1'-0"





KEY NOTES

- CONCRETE TILT-UP PANELS
- STANDARDY" SCORE LINE (1/2" DEEP)
- 6" SCORE LINE (1/2" DEEP)
- MASONRY AND METAL ANGLE CANOPIES
- CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
- DOCK WELL WITH 9' WIDE DOORS
- BREAK OUT PANEL WITH MAN DOOR, CONVERTS TO 4TH DOCK OR GRADE LEVEL ROLL-UP DOOR OPTION
- 12' WIDE 14' HIGH ROLL-UP DOOR
- STOREFRONT SYSTEM DOORS AND WINDOWS
- FAUX WINDOWS
- FIXED WINDOWS
- ROOF DRAIN & OVERFLOW DAYLIGHT TO ROCKSEEDED SWALE
- LIGHTING
- ROOF TOP MECHANICAL UNIT BEYOND - ALL UNITS TO BE HIDDEN BEHIND PARAPET
- HOLLOW METAL SERVICE DOOR



MATERIAL & COLOR SCHEDULE

% COLOR	COLORS	TAG	MATERIAL & COLOR DESCRIPTION
		1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY / TILT PANEL
		2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS / TILT PANEL
		3	ACCENT 2 - PPG0994-6 HUSKY GRAY / TILT PANEL
		4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE / TILT PANEL
		5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
		6	DOOR & ENTRY METAL CANOPIES - CLEAR ANODIZED
		7	ANODIZED ALUMINUM STOREFRONT SYSTEM
		8	
		9	
		10	

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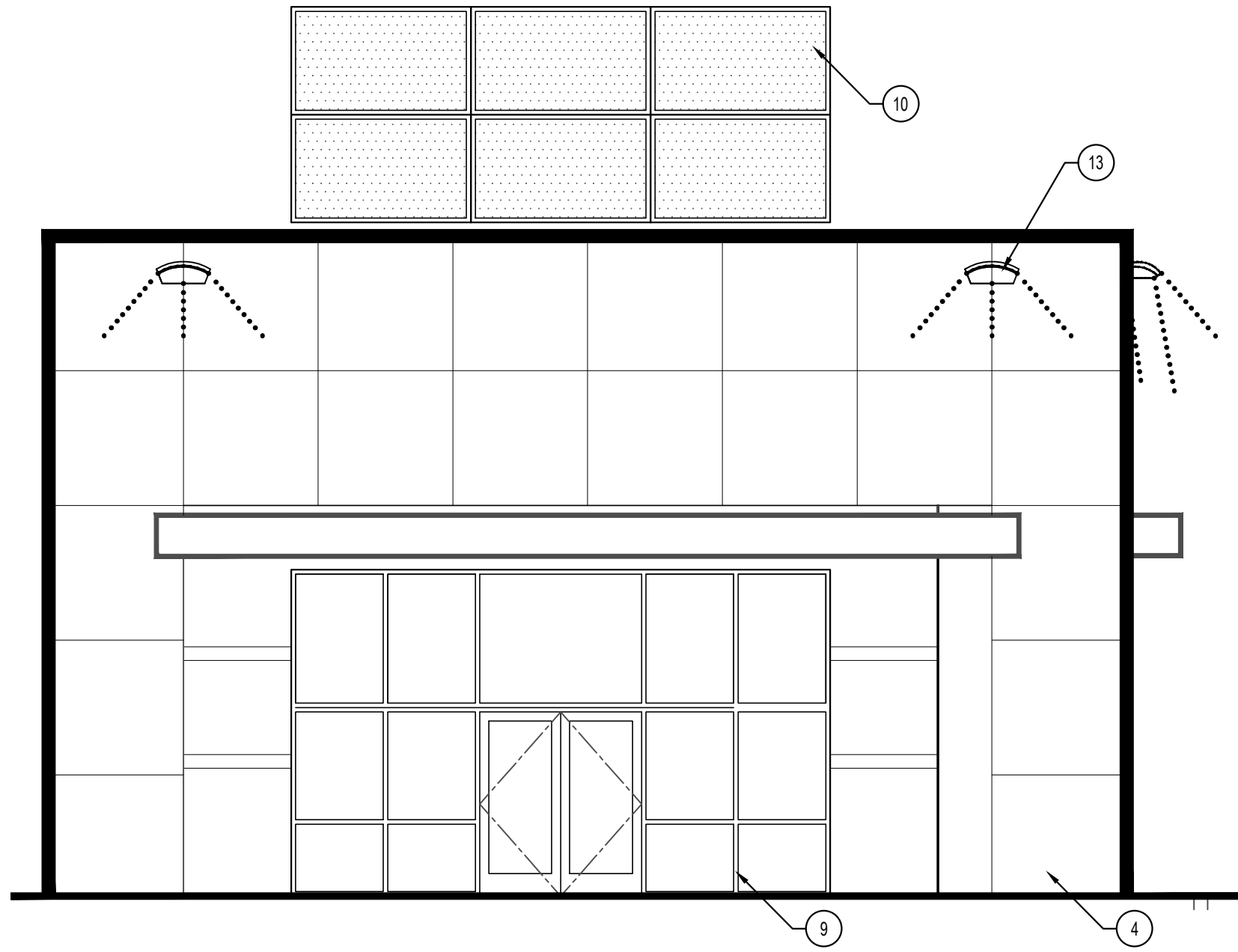
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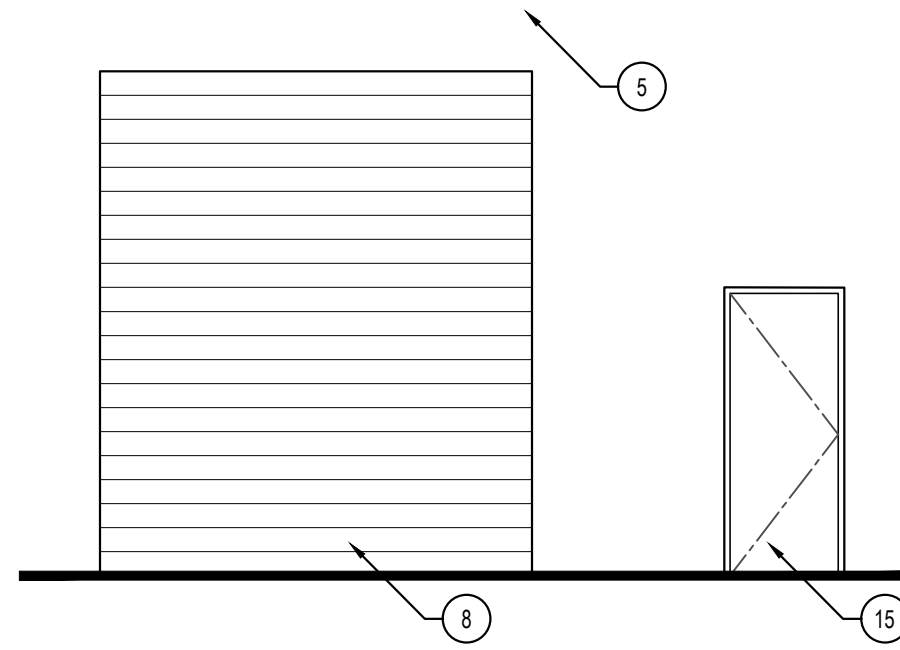
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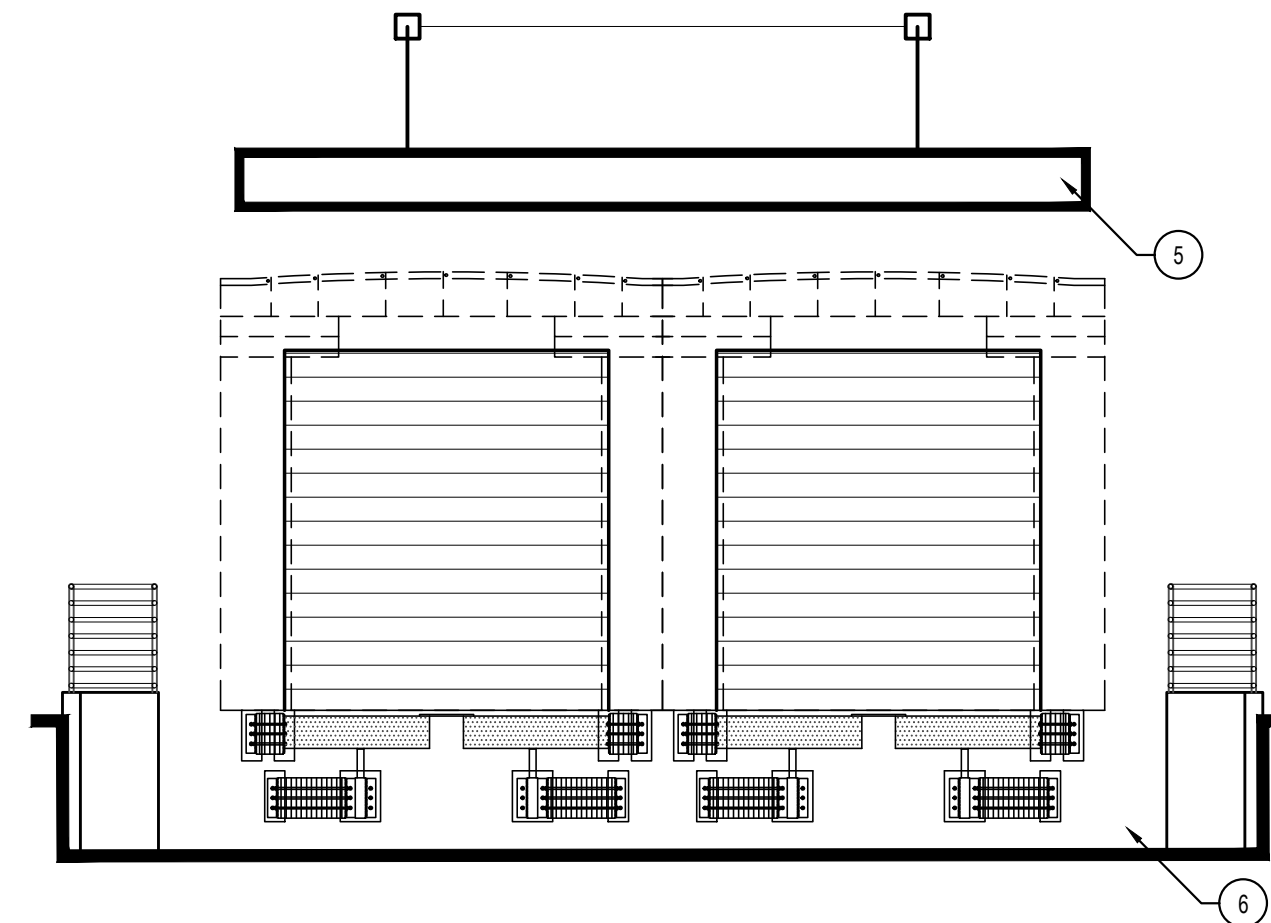
DATE: 06/12/2022



17 ENLARGED CORNER ENTRY
SCALE: 3/16" = 1'-0"



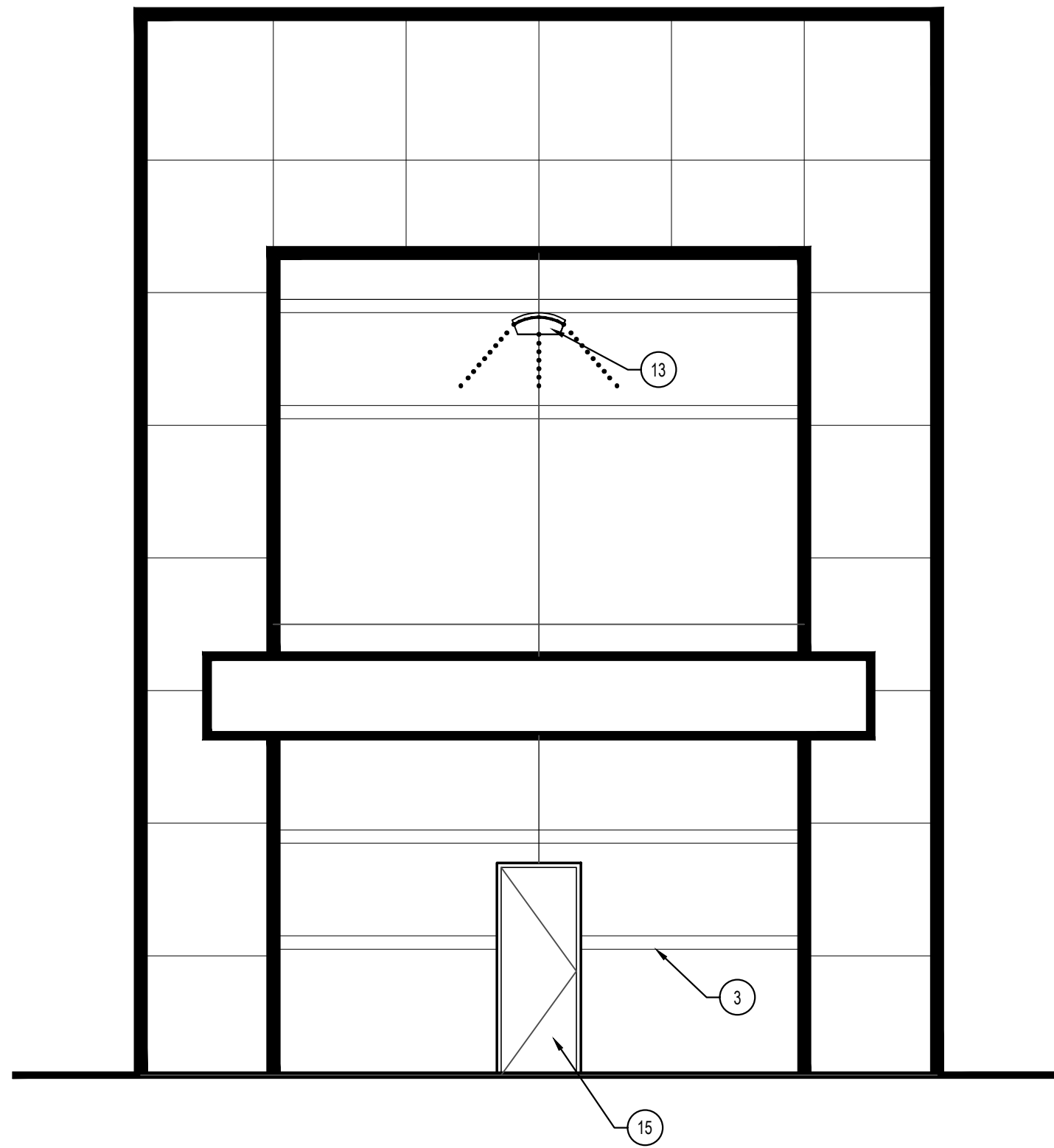
18 ENLARGED GROUND LEVEL DOCK AND ENTRANCE
SCALE: 3/16" = 1'-0"



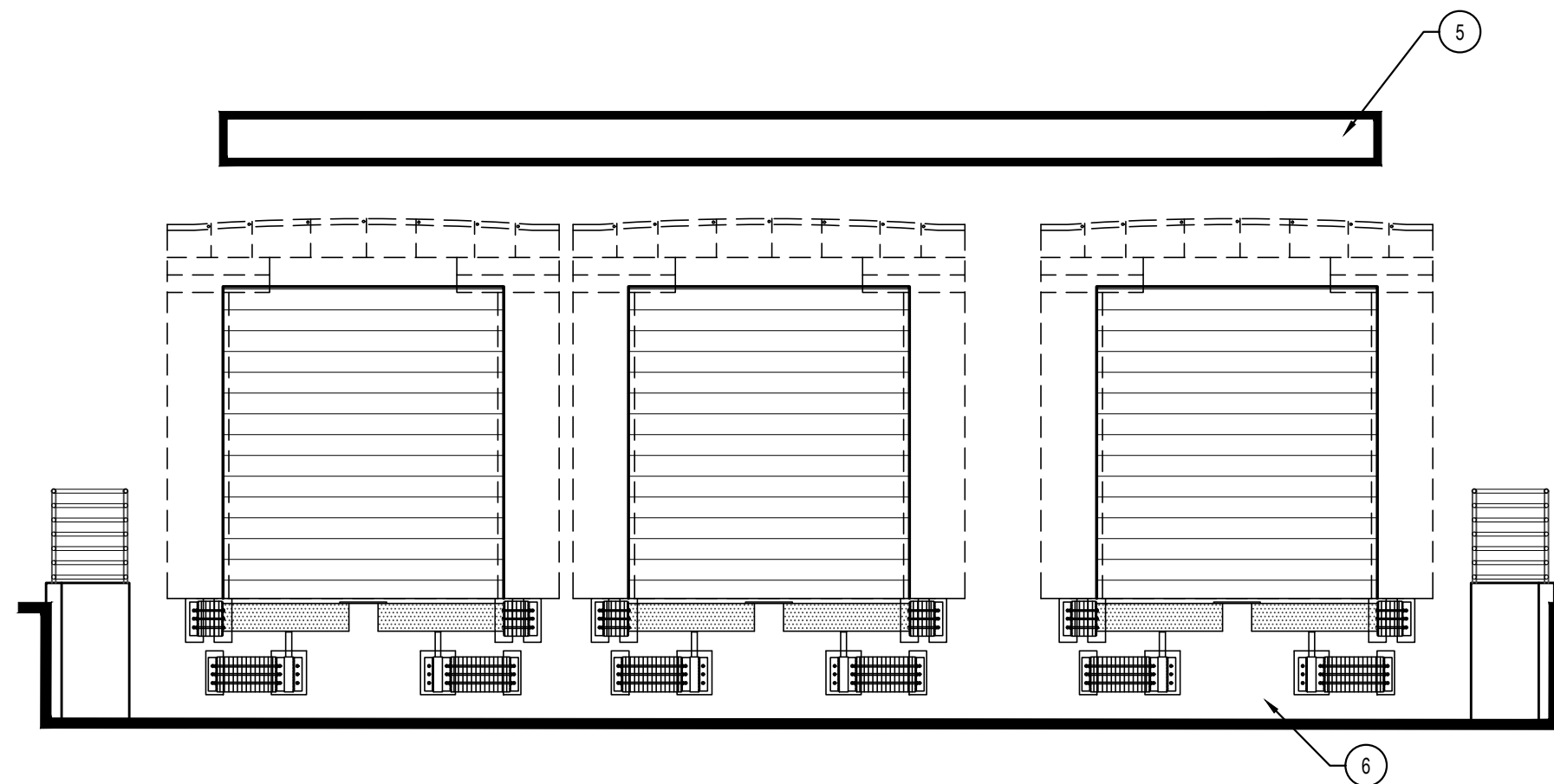
19 ENLARGED 2 DOCK DOOR ENTRY
SCALE: 3/16" = 1'-0"

KEY NOTES

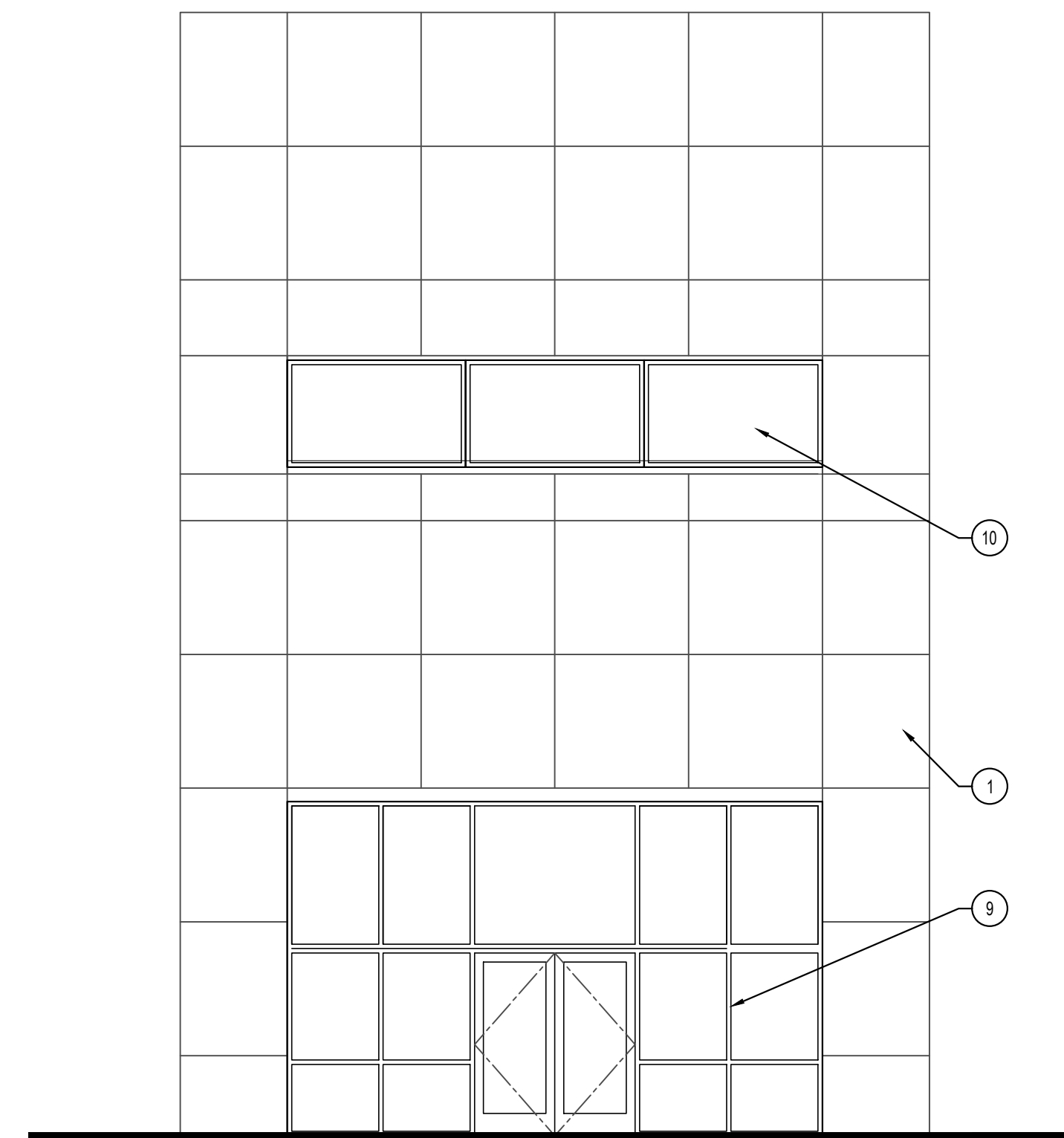
1. CONCRETE TILT-UP PANELS
2. STANDARD "V" SCORE LINE (1/2" DEEP)
3. 6" SCORE LINE (1/2" DEEP)
4. MASONRY AND METAL ANGLE CANOPIES
5. CANTILEVER METAL CANOPIES FOR DOOR OPENINGS
6. DOCK WELL WITH 9' WIDE DOORS
7. BREAK OUT PANEL WITH MAN DOOR, CONVERTS TO 4TH DOCK OR GRADE LEVEL ROLL-UP DOOR OPTION
8. 12' WIDE 14' HIGH ROLL-UP DOOR
9. STOREFRONT SYSTEM DOORS AND WINDOWS
10. FAUX WINDOWS
11. FIXED WINDOWS
12. ROOF DRAIN & OVERFLOW DAYLIGHT TO ROCKSEED SWALE
13. LIGHTING
14. ROOF TOP MECHANICAL UNIT BEYOND - ALL UNITS TO BE HIDDEN BEHIND PARAPET
15. HOLLOW METAL SERVICE DOOR



20 ENLARGED FRONT ENTRY ELEVATION
SCALE: 3/16" = 1'-0"



21 ENLARGED 3 DOCK DOOR ENTRY
SCALE: 3/16" = 1'-0"



22 ENLARGED FRONT ENTRY ELEVATION
SCALE: 3/16" = 1'-0"



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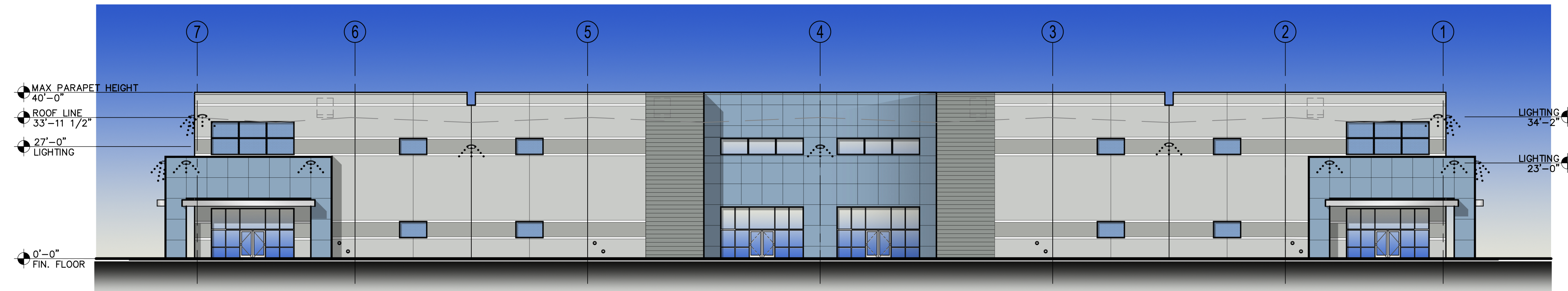
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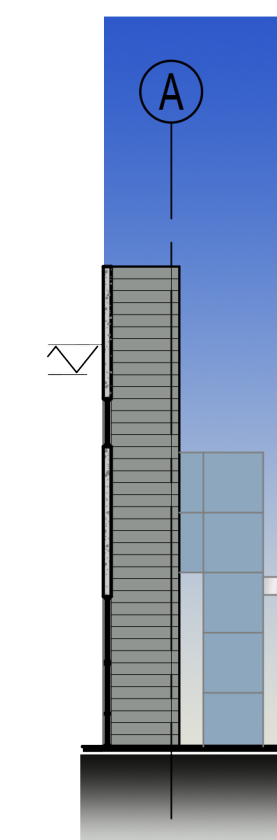
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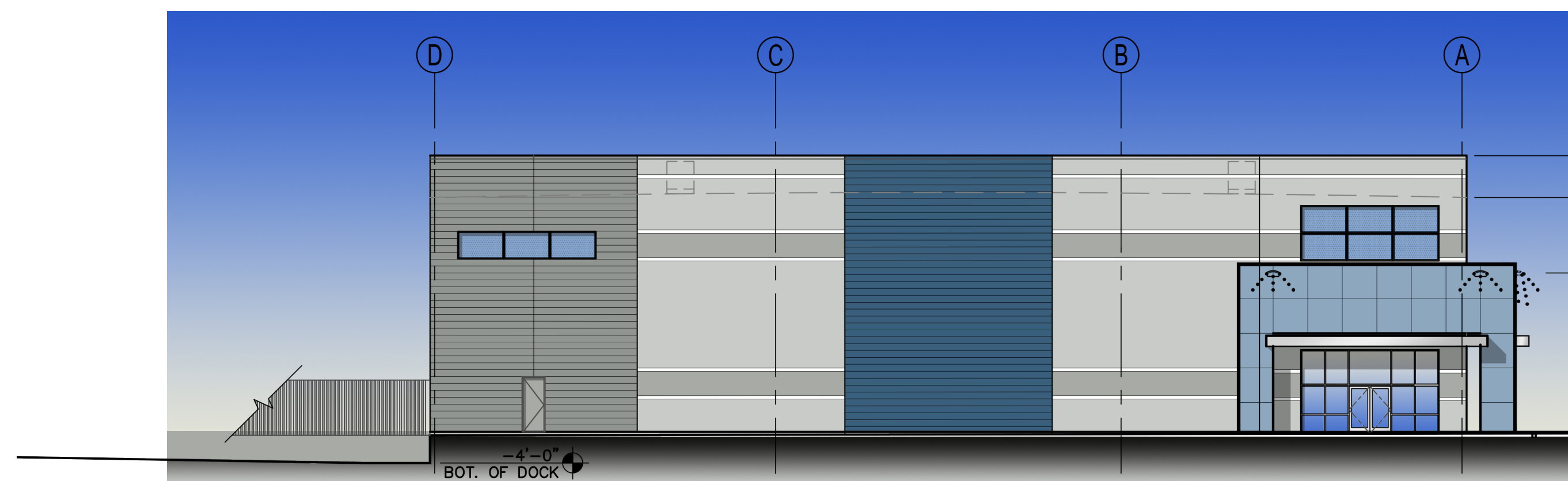
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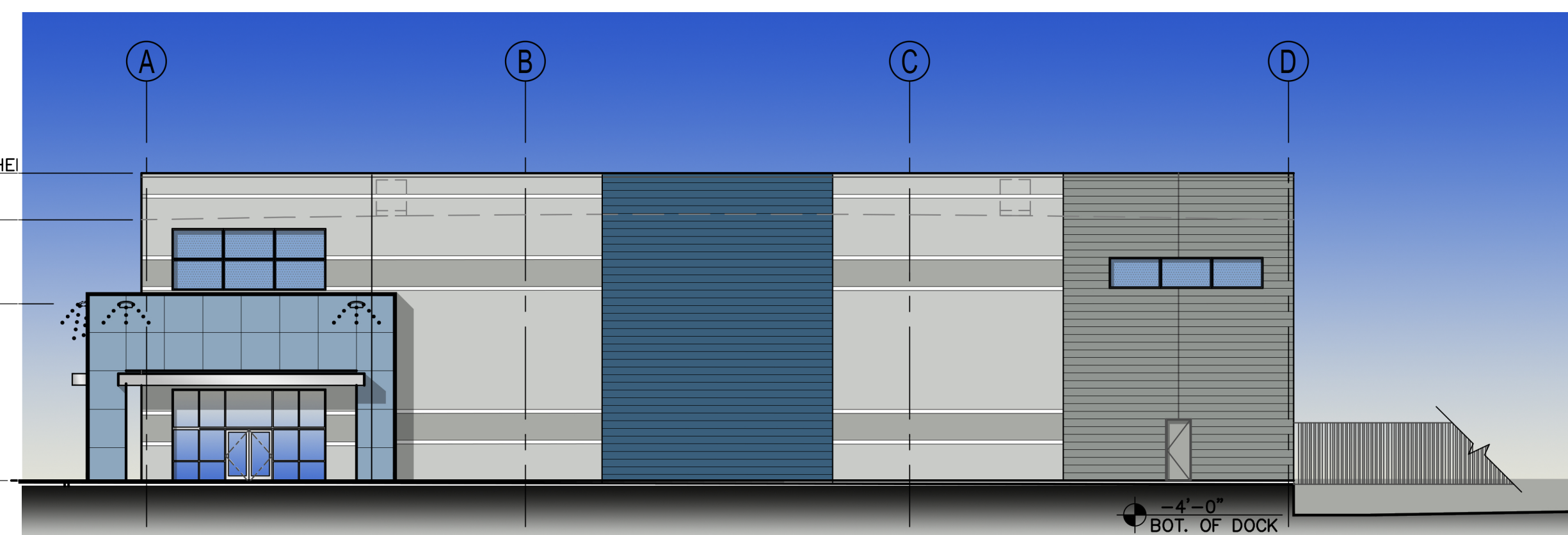
1 BUILDING "A" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



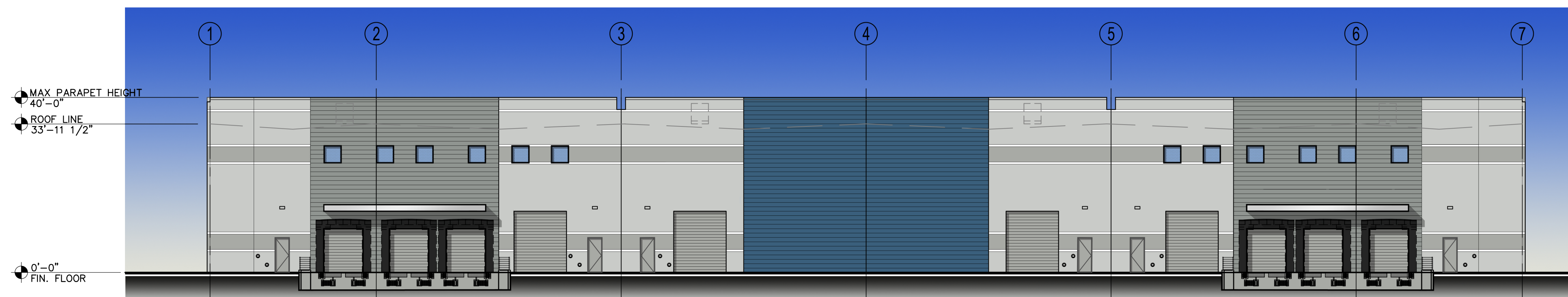
1A SECTION @ GRIDLINE 4
SCALE: 1/16" = 1'-0"



2 BUILDING "A" WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING "A" EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING "A" NORTH ELEVATION
SCALE: 1/16" = 1'-0"

4 COLORS & MATERIALS	
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL
4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE TILT PANEL
5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH



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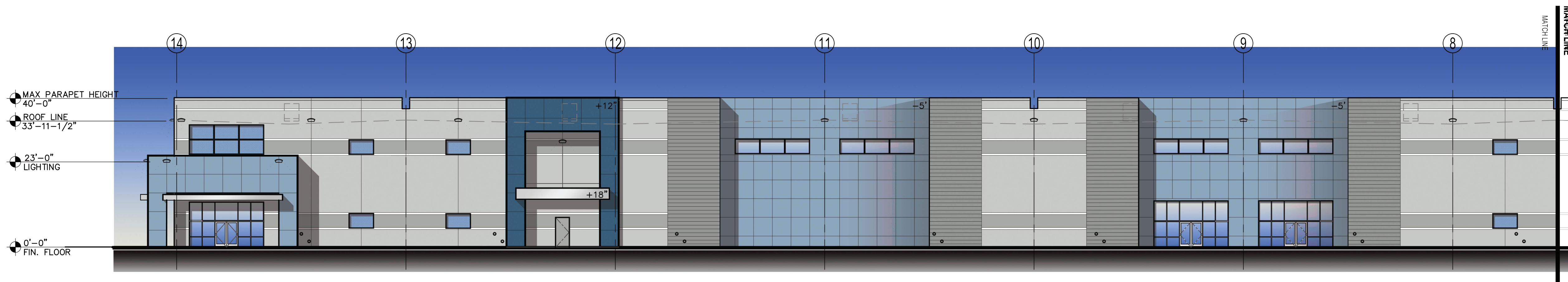
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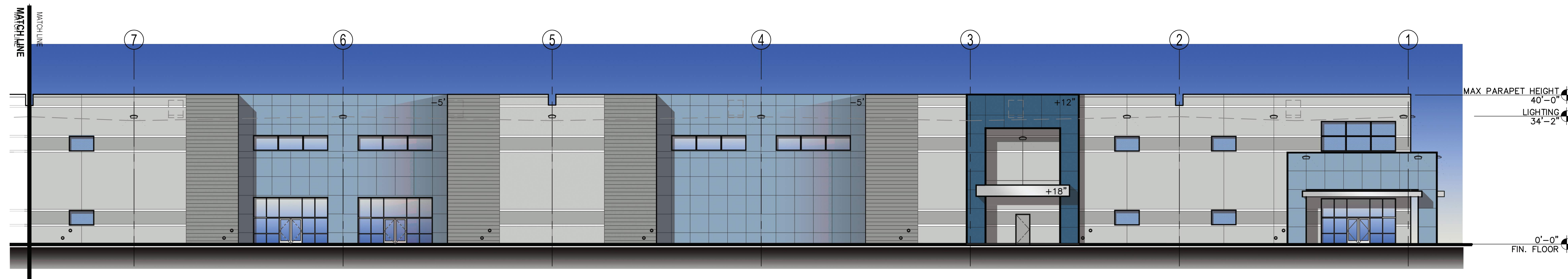
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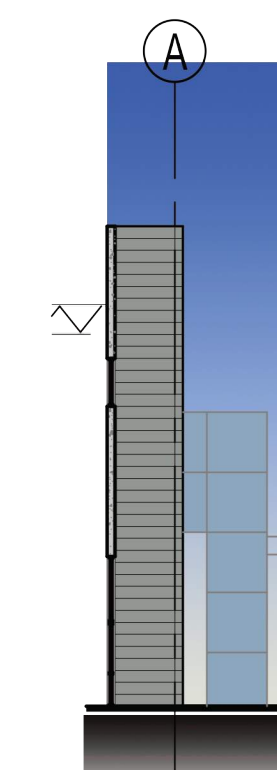
5 BUILDING "B" SOUTH ELEVATION & BUILDING 'D'
SCALE: 1/16" = 1'-0"
BUILDING 'C' AND 'E' NORTH ELEVATION

COLORS & MATERIALS	
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL
4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE TILT PANEL
5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH



6 BUILDING "B" SOUTH ELEVATION & BUILDING 'D'
SCALE: 1/16" = 1'-0"
BUILDING 'C' AND 'E' NORTH ELEVATION

6A SECTION @ GRIDLINES 4, 6, 9 & 11
SCALE: 1/16" = 1'-0"



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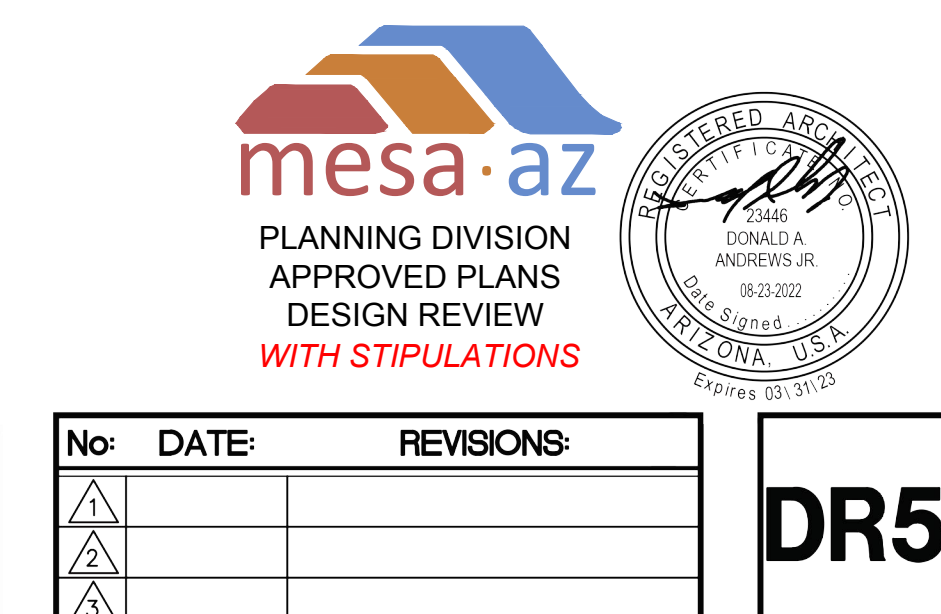
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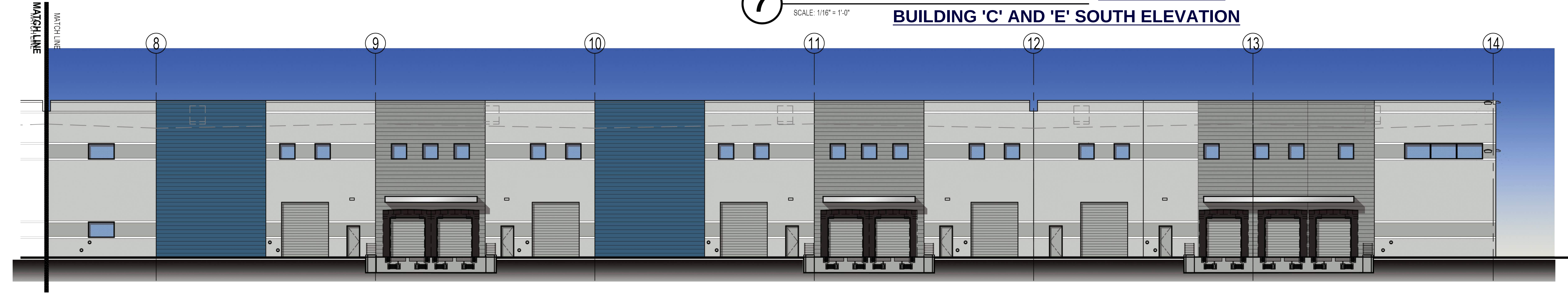


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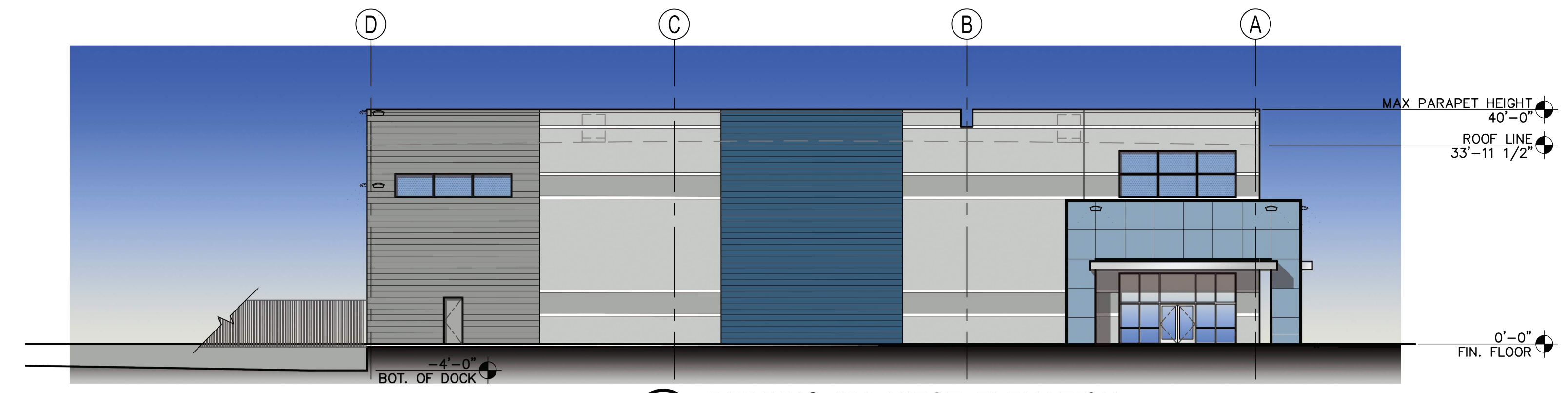
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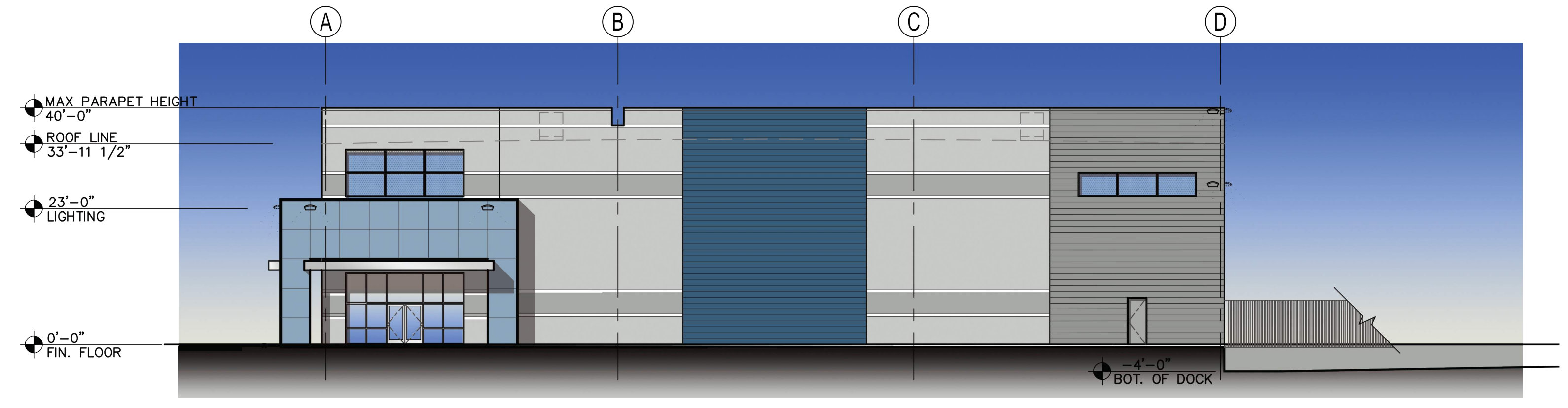
7 BUILDING "B" NORTH ELEVATION & BUILDING 'D' SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



8 BUILDING "B" NORTH ELEVATION & BUILDING 'D' SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



9 BUILDING "B" WEST ELEVATION & BUILDING 'D' EAST ELEVATION
SCALE: 1/16" = 1'-0"

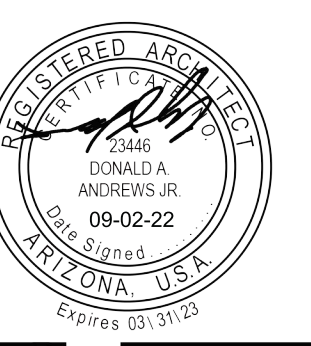


10 BUILDING "B" EAST ELEVATION & BUILDING 'D' WEST ELEVATION
SCALE: 1/16" = 1'-0"

COLORS & MATERIALS		
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL	
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL	
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL	
4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE TILT PANEL	
5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL	
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM	
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH	



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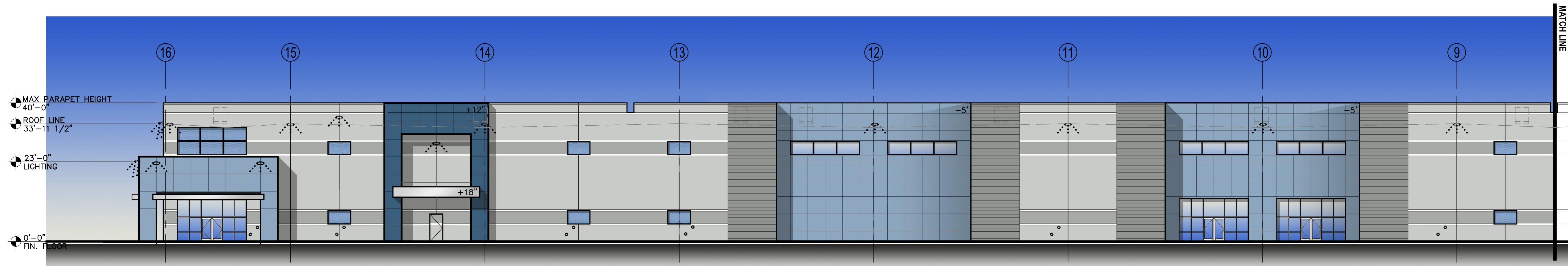
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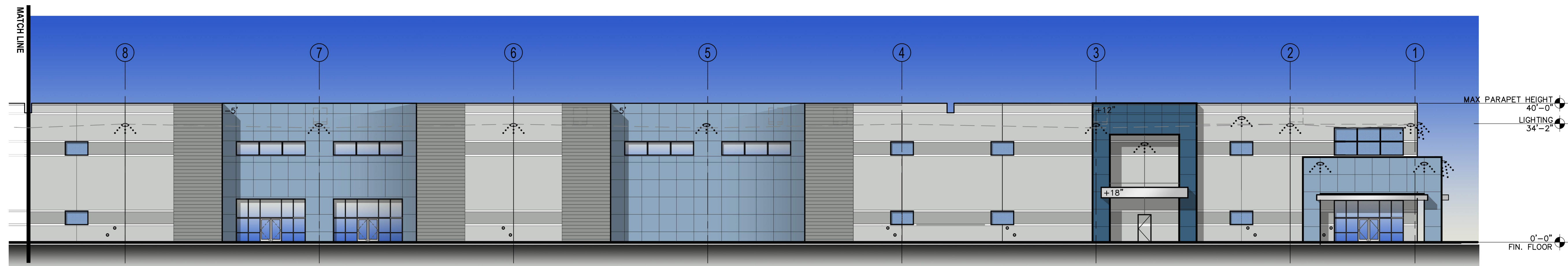
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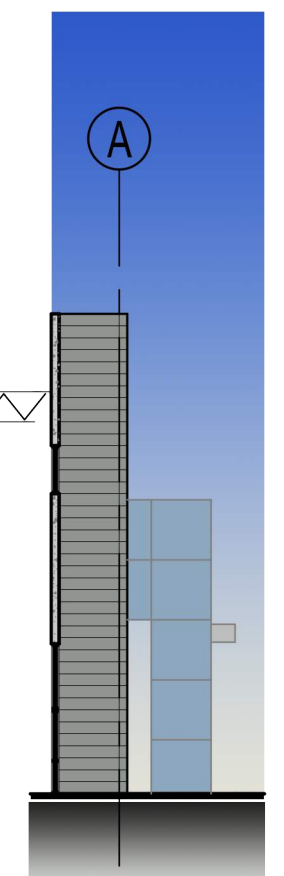


11 BUILDING "F" WEST ELEVATION
SCALE: 1/16" = 1'-0"

COLORS & MATERIALS	
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL
4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE TILT PANEL
5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH



12 BUILDING "F" WEST ELEVATION
SCALE: 1/16" = 1'-0"



34A SECTION @ GRIDLINES 5, 7, 10 & 12
SCALE: 1/16" = 1'-0"



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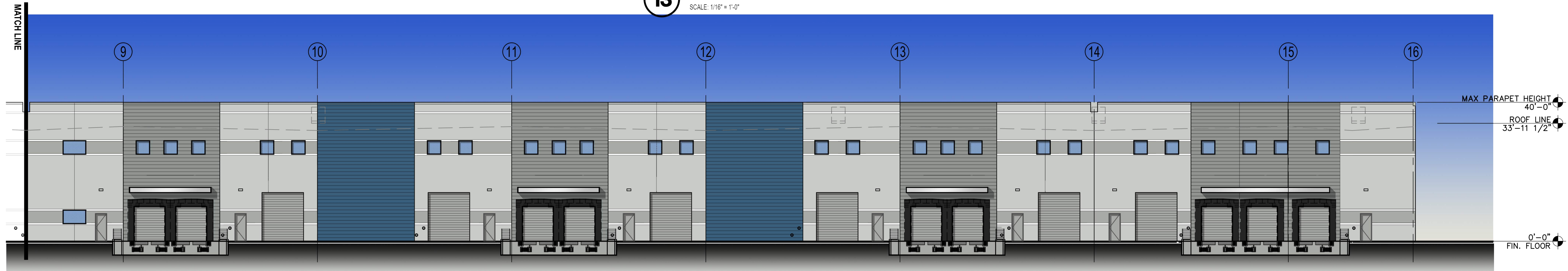
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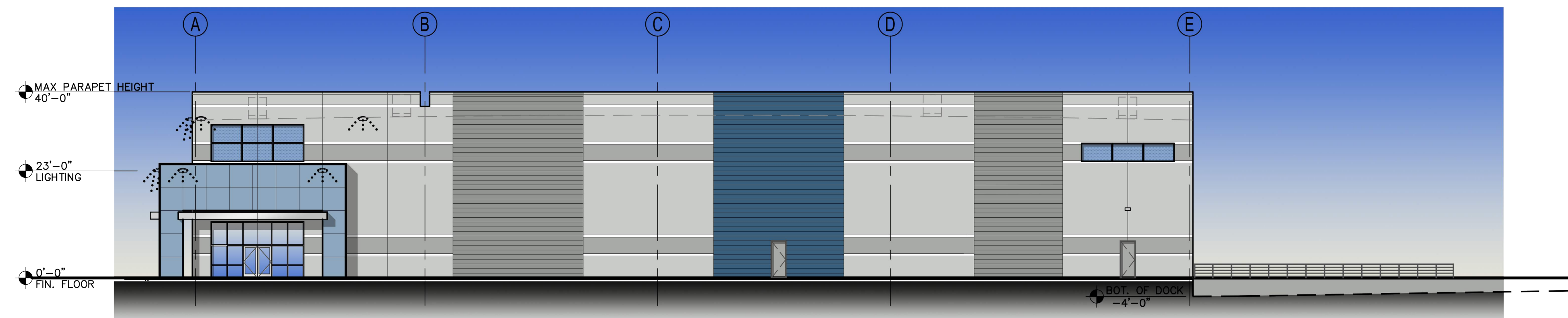
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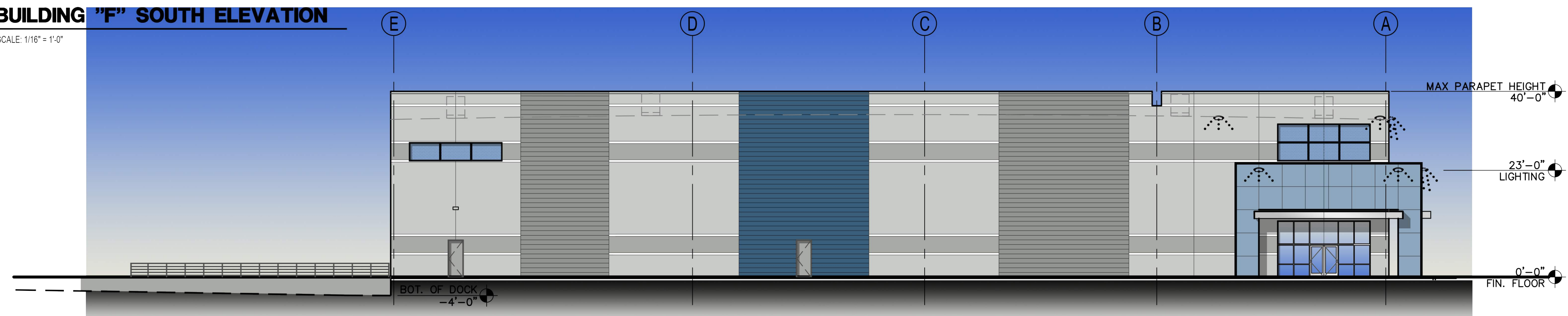
13 BUILDING "F" EAST ELEVATION
SCALE: 1/16" = 1'-0"



14 BUILDING "F" EAST ELEVATION
SCALE: 1/16" = 1'-0"



15 BUILDING "F" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



16 BUILDING "F" NORTH ELEVATION
SCALE: 1/16" = 1'-0"

COLORS & MATERIALS	
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL
4	ACCENT 3 - PPG180-4 KALEIDOSCOPE TILT PANEL
5	ACCENT 4 - PPG180-6 CHINESE PORCELAIN TILT PANEL
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH



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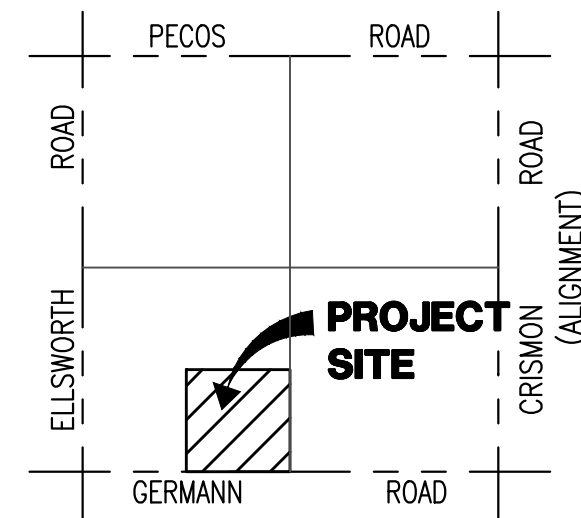
L.I.
ADJACENT PROPERTY ZONE

L.I.
ADJACENT PROPERTY ZONE

L.I.
ADJACENT PROPERTY ZONE

BUILDING AREA:		
PRELIMINARY SPACE ALLOCATION		
	OVERALL	WAREHOUSE OFFICE
BUILDING A:	45,782	4,578
BUILDING B:	113,811	102,430
BUILDING C:	113,811	102,430
BUILDING D:	113,811	102,430
BUILDING E:	113,811	102,430
BUILDING F:	123,330	155,997
TOTAL:	674,356	606,920

PARKING CALCULATIONS:		
OFFICE (10%) OF TOTAL AREA - 1 PS / 375 S.F.		
WAREHOUSE 1 PS / 900 S.F.		
	WAREHOUSE	OFFICE
BUILDING A:	12	12
BUILDING B:	113	30
BUILDING C:	113	30
BUILDING D:	113	30
BUILDING E:	113	30
BUILDING F:	173	46
	671	178
PARKING REQUIRED: 671 + 178 = 849 P.S. (832 + 17 ACCESSIBLE)		
PARKING PROVIDED: 849 - INCLUDING 17 ACCESSIBLE SPACES P.S. 2% INCLUDING 6 VAN SPACES		



SEC. 3
T.2 S., R.7 E.



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SUITE 203
TEMPE, ARIZONA 85281
PHONE: (480) 894-3478
FAX: (480) 894-4013
CONTACT: DONALD A. ANDREWS
EMAIL: DON@ADGARCH.NET DAVE@ADGARCH.NET

OWNER: CV AZ INDUSTRIAL PROPERTY OWNER, LLC
1901 AVENUE OF THE STARS, SUITE 1950
LOS ANGELES, CA 90067

PROJECT NAME: CV MESA GERMANN INDUSTRIAL PARK

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SP2	REST AREA PLAN
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SP4	SITE DETAILS
SP5	SITE DETAILS
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DR1	BUILDING A FLOOR PLAN
DR2	BUILDINGS B,C,D,E FLOOR PLAN
DR3	BUILDING F FLOOR PLAN
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DR5.1C	BUILDING B EXTERIOR NORTH, EAST & WEST ELEVATIONS COLORED
DR6C	BUILDING F EXTERIOR WEST ELEVATION COLORED
DR6.1C	BUILDING F EXTERIOR EAST, NORTH & SOUTH ELEVATIONS COLORED

AREA CALCULATIONS

BUILDING	WIDTH*(3')	BASIC SF OF BUILDING	EXTENDED AREAS	TOTAL AREA	DIFFERENCE
BUILDING A	4,500 S.F.	3,179 S.F.	3,158 S.F.	6,337 S.F.	-1,837 S.F.
BUILDING B-E	11,100 S.F.	8,884 S.F.	6,316 S.F.	15,200 S.F.	-4,100 S.F.
BUILDING F	12,015 S.F.	7,407 S.F.	3,158 S.F.	10,565 S.F.	1,450 S.F.

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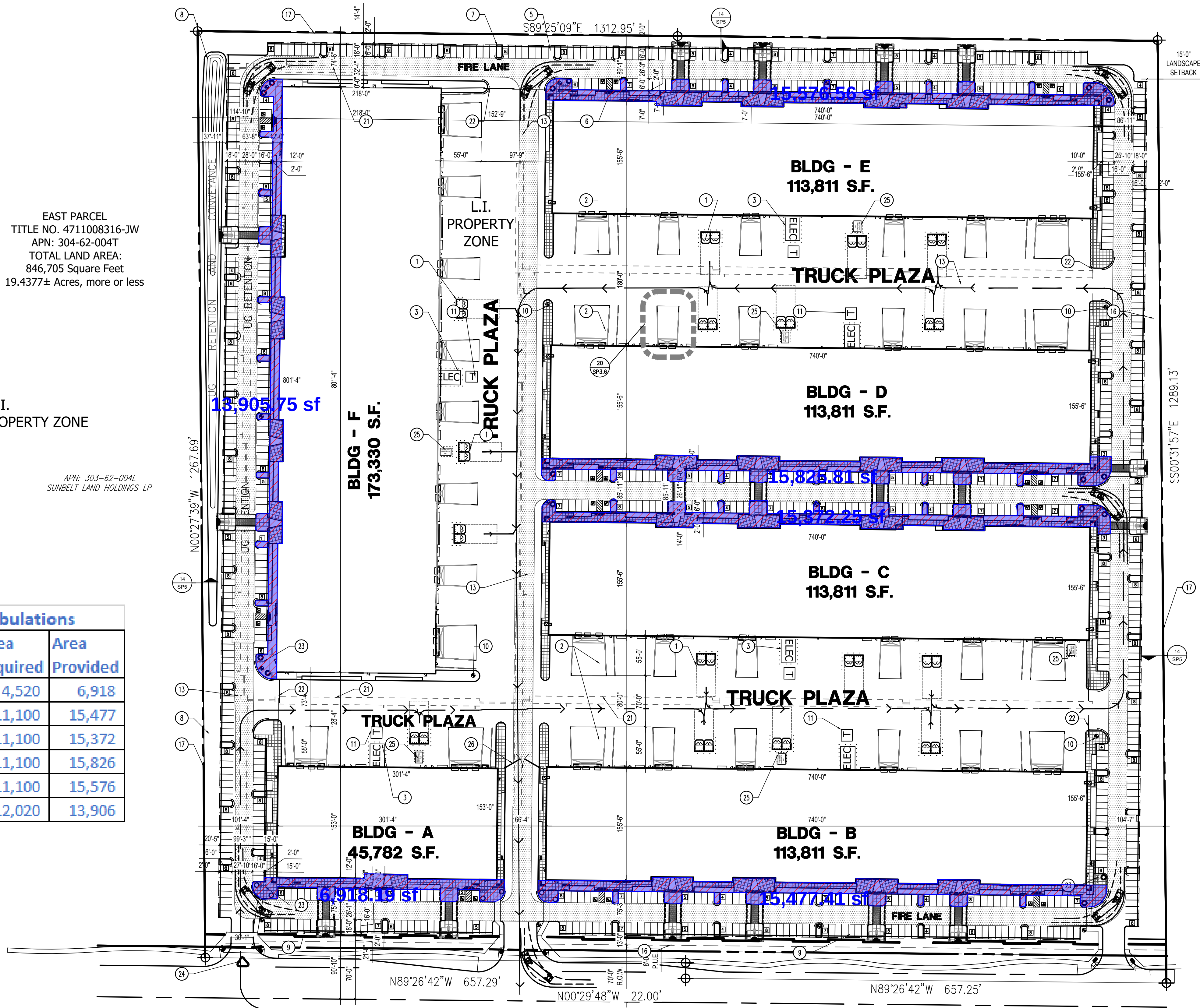
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SP1

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Side area setback tabulations				
Building	Width	Length	Area Required	Area Provided
A	301	15	4,520	6,918
B	740	15	11,100	15,477
C	740	15	11,100	15,372
D	740	15	11,100	15,826
E	740	15	11,100	15,576
F	801	15	12,020	13,906



SITE PLAN
SCALE: 1" = 80'-0"

E. GERMANN ROAD
(PUBLIC PAVED RD)



1" = 80'-0"
160' 80' 0 160' 320'

RI-43
ADJACENT PROPERTY ZONE -
QUEEN CREEK

RESIDENTIAL
ACCESS DRIVE

RI-43
ADJACENT PROPERTY ZONE -
QUEEN CREEK

RI-43
ADJACENT PROPERTY ZONE -
QUEEN CREEK

QUEEN CREEK
OFFICE/INDUSTRIAL PARK
ADJACENT PROPERTY ZONE - QUEEN CREEK



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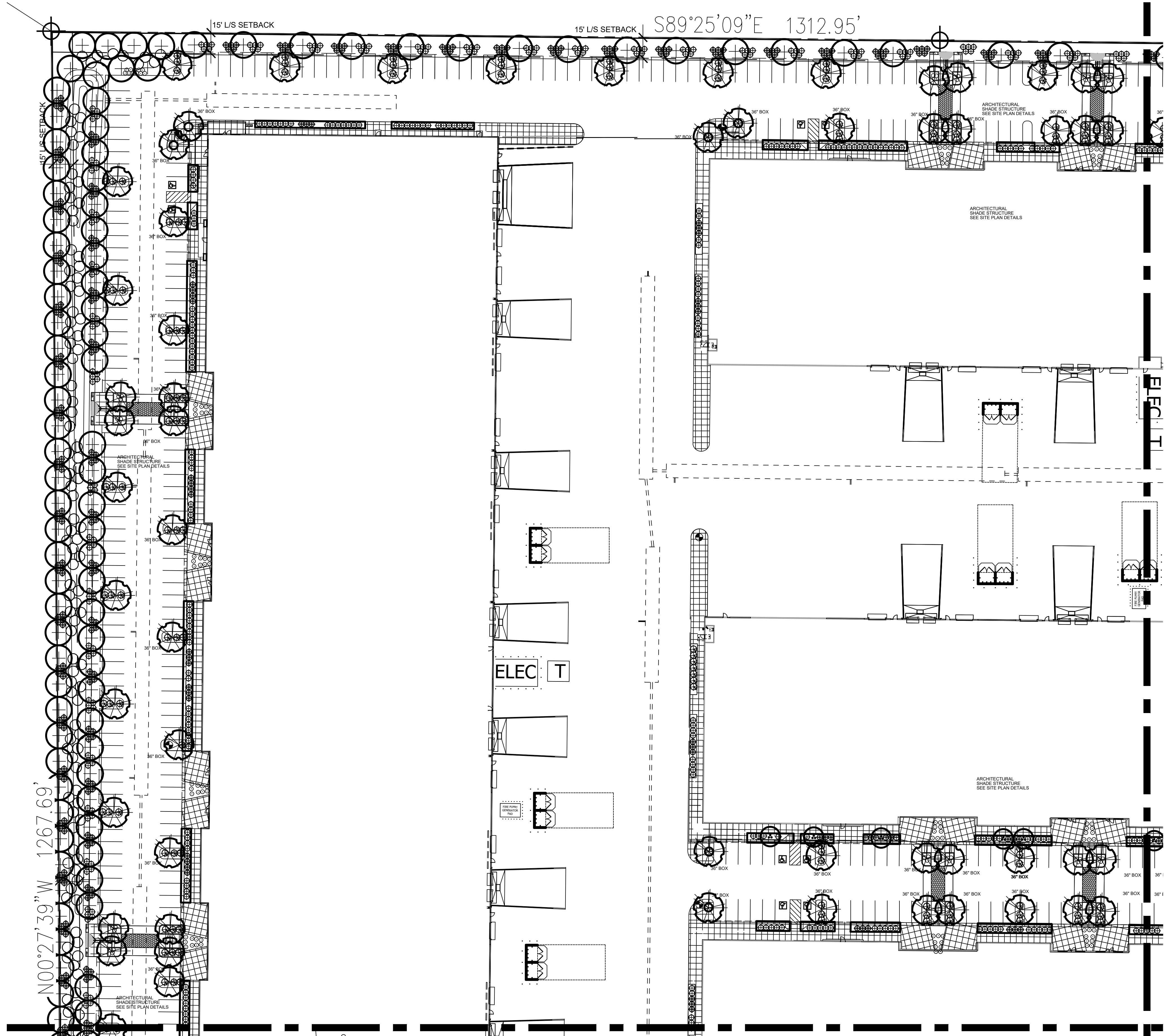
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MESA, ARIZONA

1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281



CITY OF MESA
LANDSCAPE NOTES

- 1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
- 2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- 3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
- 4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
- 5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
- 6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

- ARTERIAL STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERICAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:
- TREES: (TOTAL REQUIRED TREES):
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS):
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND. PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.
10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 45 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (50MPH DESIGN SPEED) SD=625'

ADDITIONAL NOTES:

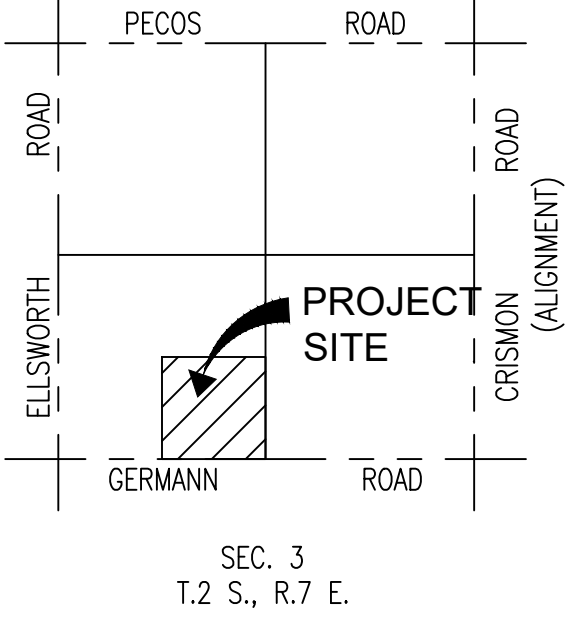
THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED IN THE LIGN OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LIGN OF SITE IS OUT OF THE SCOPE OF WORK ON THIS PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

VICINITY MAP



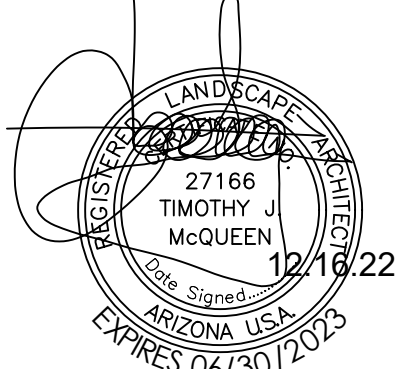
LANDSCAPE LEGEND

- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX UNLESS NOTED 36" BOX (184)
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX (139)
 - PISTACHE 'RED-PUSH'
RED PUSH PISTACHE
24" BOX (38)
 - CAESALPINIA CACALACO
CASALOTE
36" BOX (59)
 - QUERCUS VIRGINIANA
LIVE OAK
24" BOX (26)
 - LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (419)
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (44)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (1122)
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (763)
 - AGAVE GEMNIFLORA
TWIN FLOWERED AGAVE
5 GALLON (136)
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (582)
 - ROSEMARINUS PROSTRATA
ROSEMARY
5GALLON (369)
 - BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (34)
 - ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON (192)
- 1/2" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320

EMAIL: timmcqueen@tjmla.net



MATCH LINE SEE SHEET La.03



Andrews Design Group, Inc.

LANDSCAPE PLAN
SCALE: 1" = 40'-0"



CV MESA GERMANN INDUSTRIAL PARK
NEC E. GERMANN + ELLSWORTH
MESA, ARIZONA

1095 W. RIO SALADO PKW., SUITE 203 TEMPE, AZ 85281

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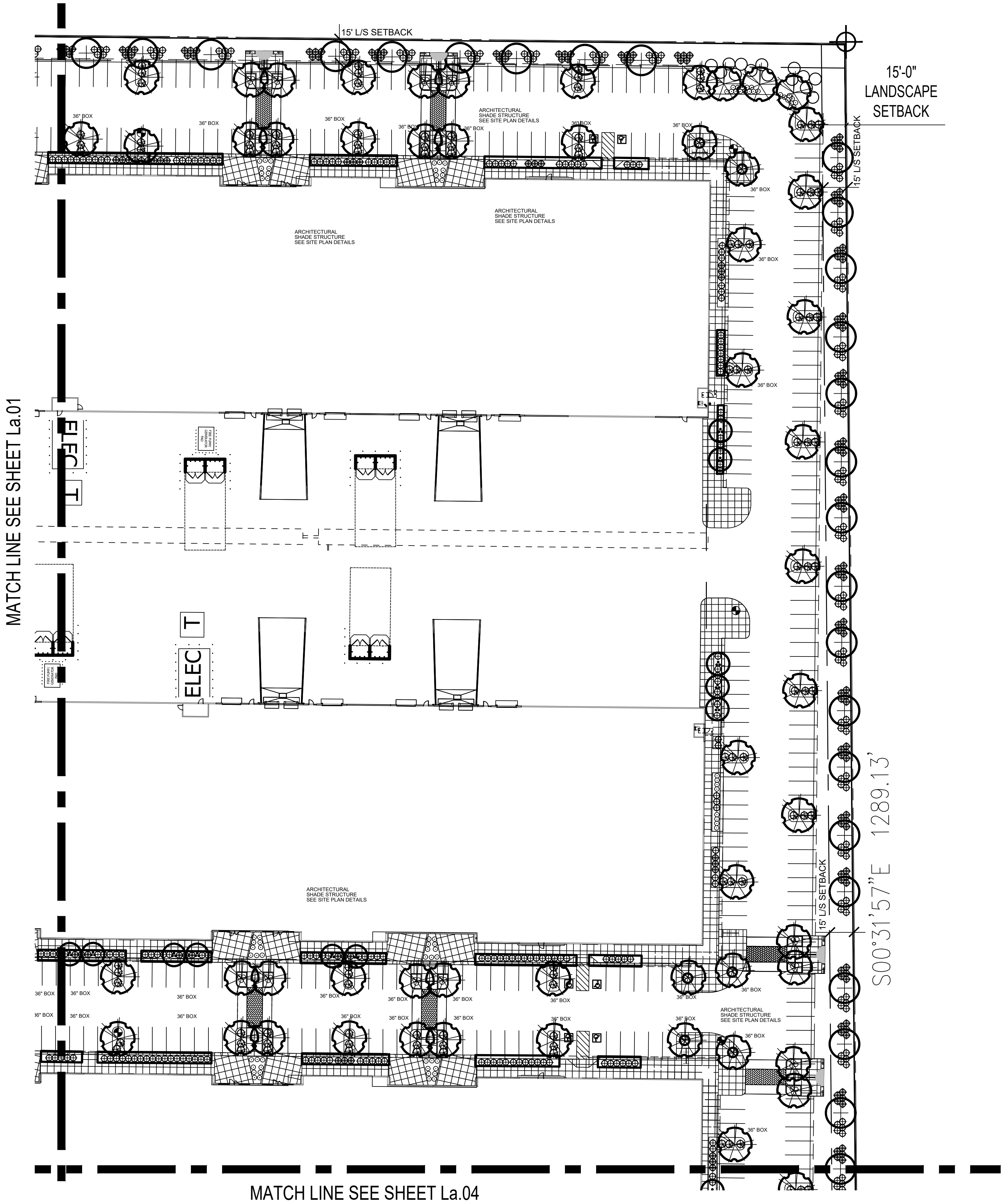
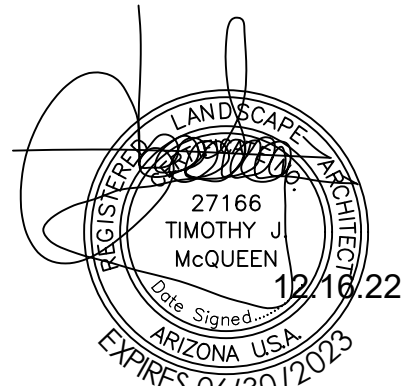


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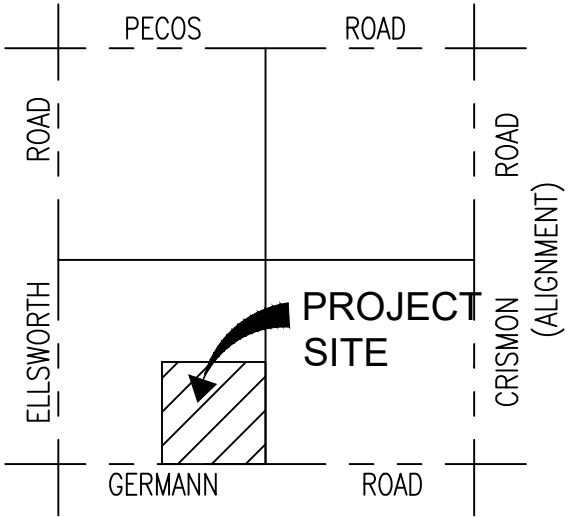
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DATE: 12/09/2021

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VICINITY MAP



SEC. 3
T.2 S., R.7 E.



LANDSCAPE LEGEND

- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX UNLESS NOTED 36" BOX (184)
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1 GALLON (192)
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

ADG A1421



Andrews Design Group, Inc.

LANDSCAPE PLAN
SCALE: 1" = 40'-0"



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MESA, ARIZONA

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ARCHITECTURE

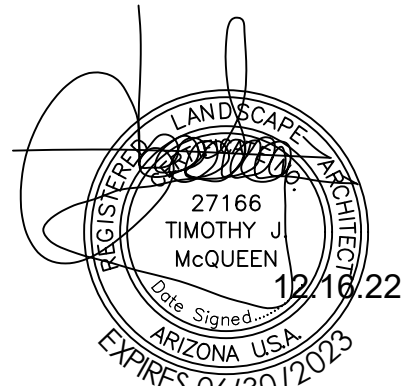
PLANNING

INTERIORS

PROJECT MANAGEMENT

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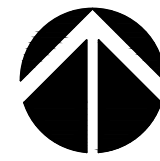


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LANDSCAPE PLAN
SCALE: 1" = 40'-0"



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MESA, ARIZONA

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DATE: 12/09/2021

ARCHITECTURE

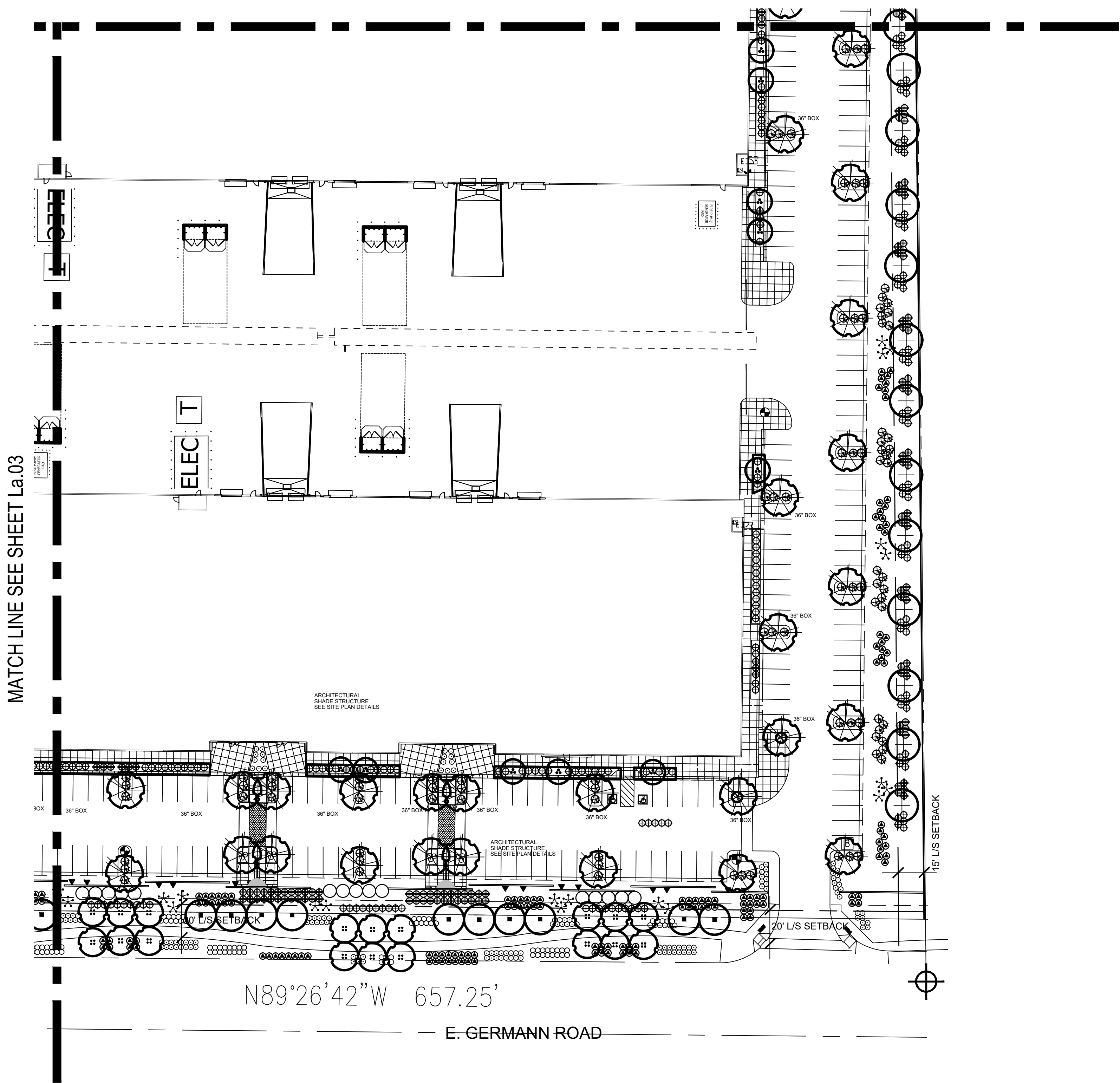
PLANNING

INTERIORS

PROJECT MANAGEMENT

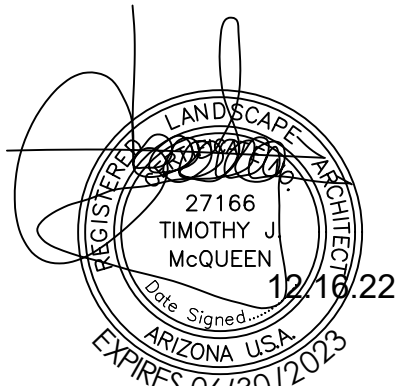
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