

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
		TOTAL REQUIRED	585
		TOTAL PROVIDED	275

SPECIAL USE PERMIT REQUIRED

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
		TOTAL REQUIRED	585
		TOTAL PROVIDED	286

SPECIAL USE PERMIT REQUIRED

PROJECT DATA - BUILDING A

PROPOSED USE: INDUSTRIAL
APN NUMBERS: 304-63-006V
EXISTING ZONING: GI - GENERAL INDUSTRIAL
PROPOSED ZONING: GI - 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: GI - GENERAL INDUSTRIAL
PROPOSED ZONING: GI - 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'

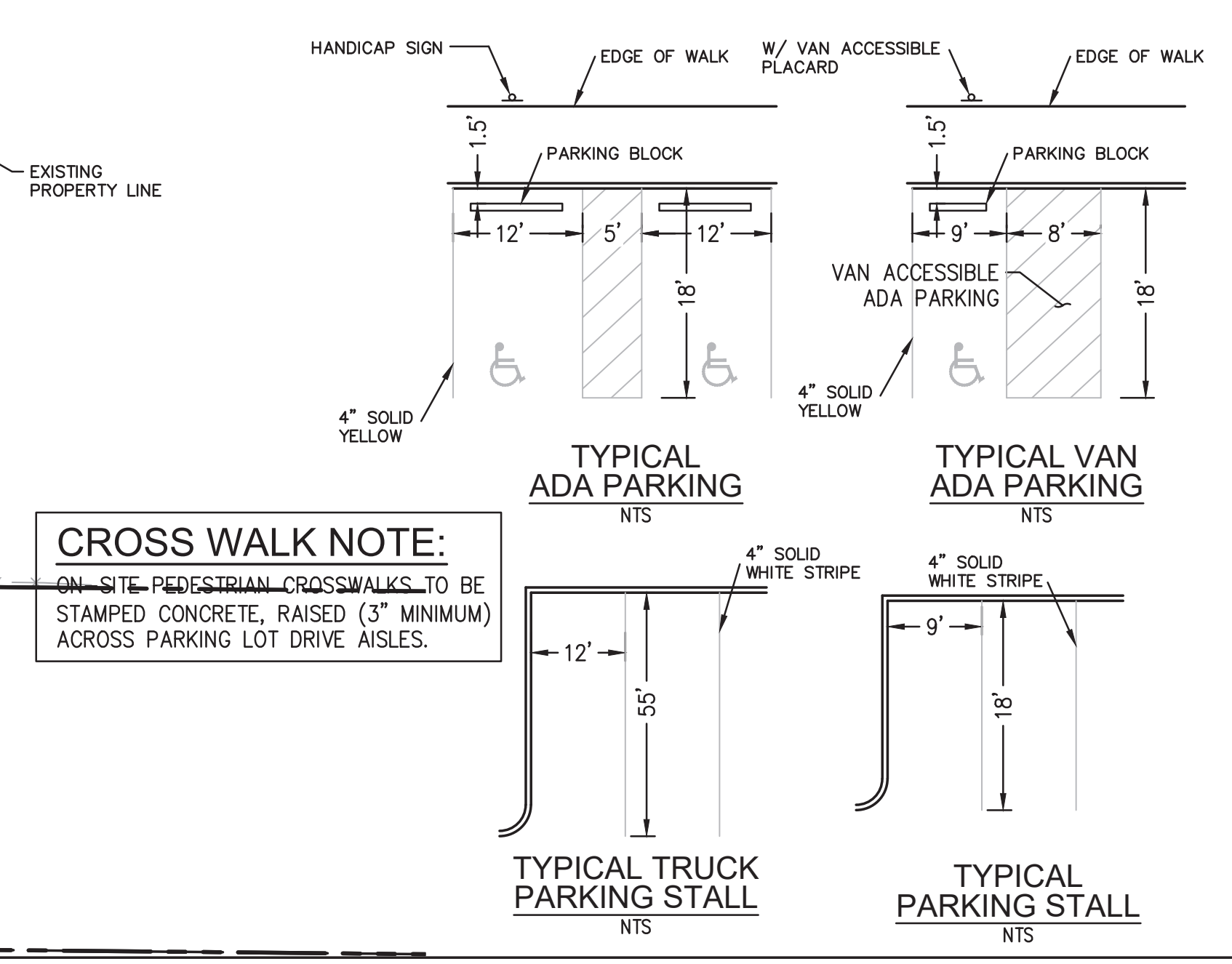
ARCHITECT
LAMAR JOHNSON COLLABORATIVE
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PHONE: (314) 592-5623
CONTACT: JOE SCHNIEDERS

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

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 GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS: N89°26'06"E.



APN: 304-63-006
INNERBELT BUSINESS CENTER DRIVE
ZONED: GENERAL INDUSTRIAL (GI)

DATE: 04-22-2022

GEORGE M. STOCK
CIVIL ENGINEER
REGISTRATION NUMBER: 12910

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9080
e-mail: george@stockandassociates.com
Web: www.stockandassociates.com

Stock & Associates
Consulting Engineers, Inc.

PREPARED BY:

Lamar Johnson Collaborative
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 FX: 314.429.3137

CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 FX: 314.429.3137

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

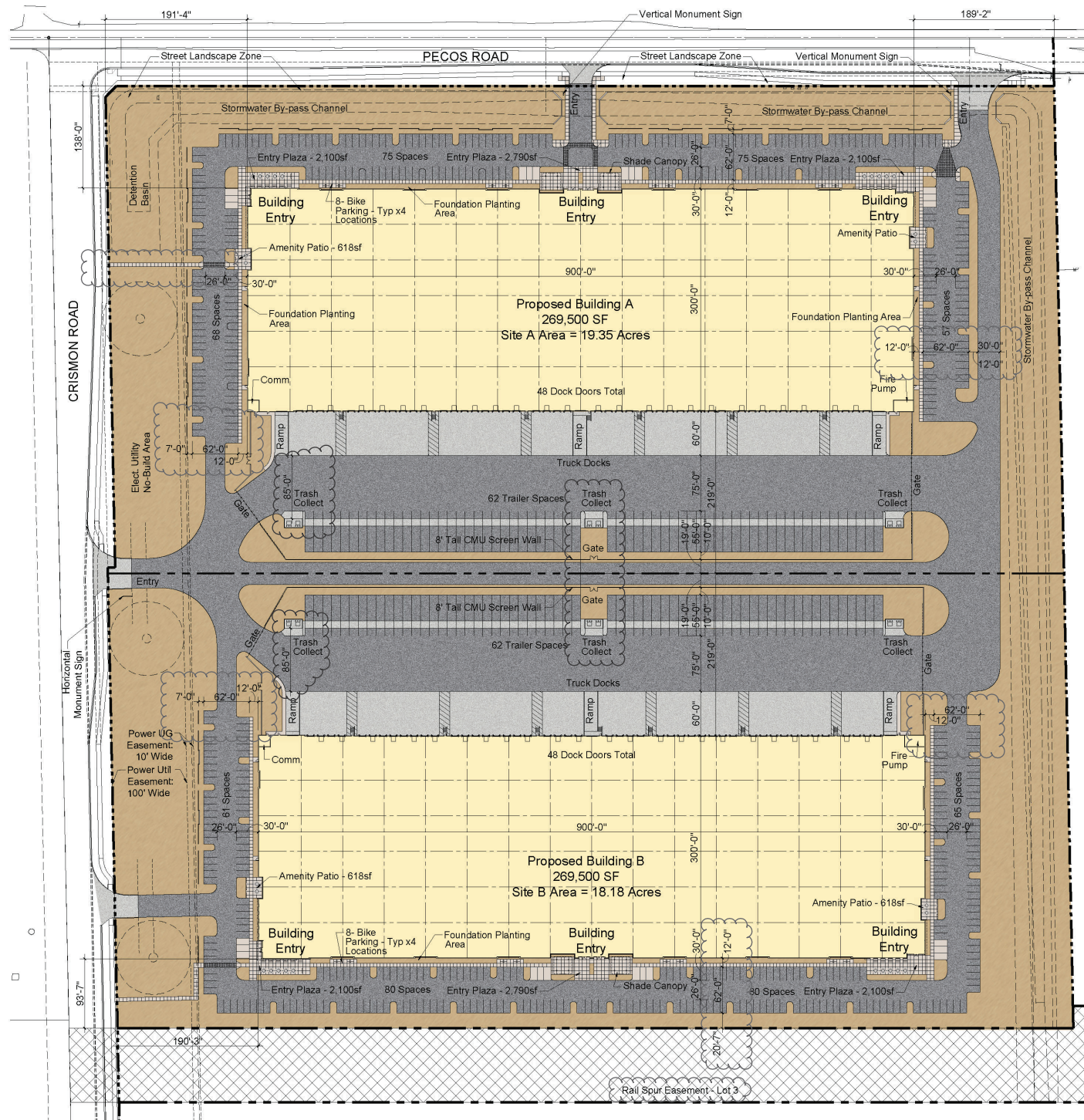
DRAWING ISSUE

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

DRAWING TITLE
SITE PLAN

DRAWING NO.
C1.0

CRG Job # 006367 STOCK Job # 221-7112



PARKING DATA:

CARS

SITE A = 275

RATIO = 976 SQ.FT. / SPACE

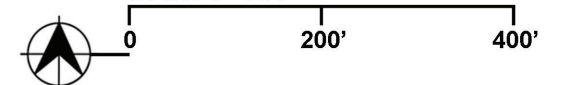
SITE B = 286

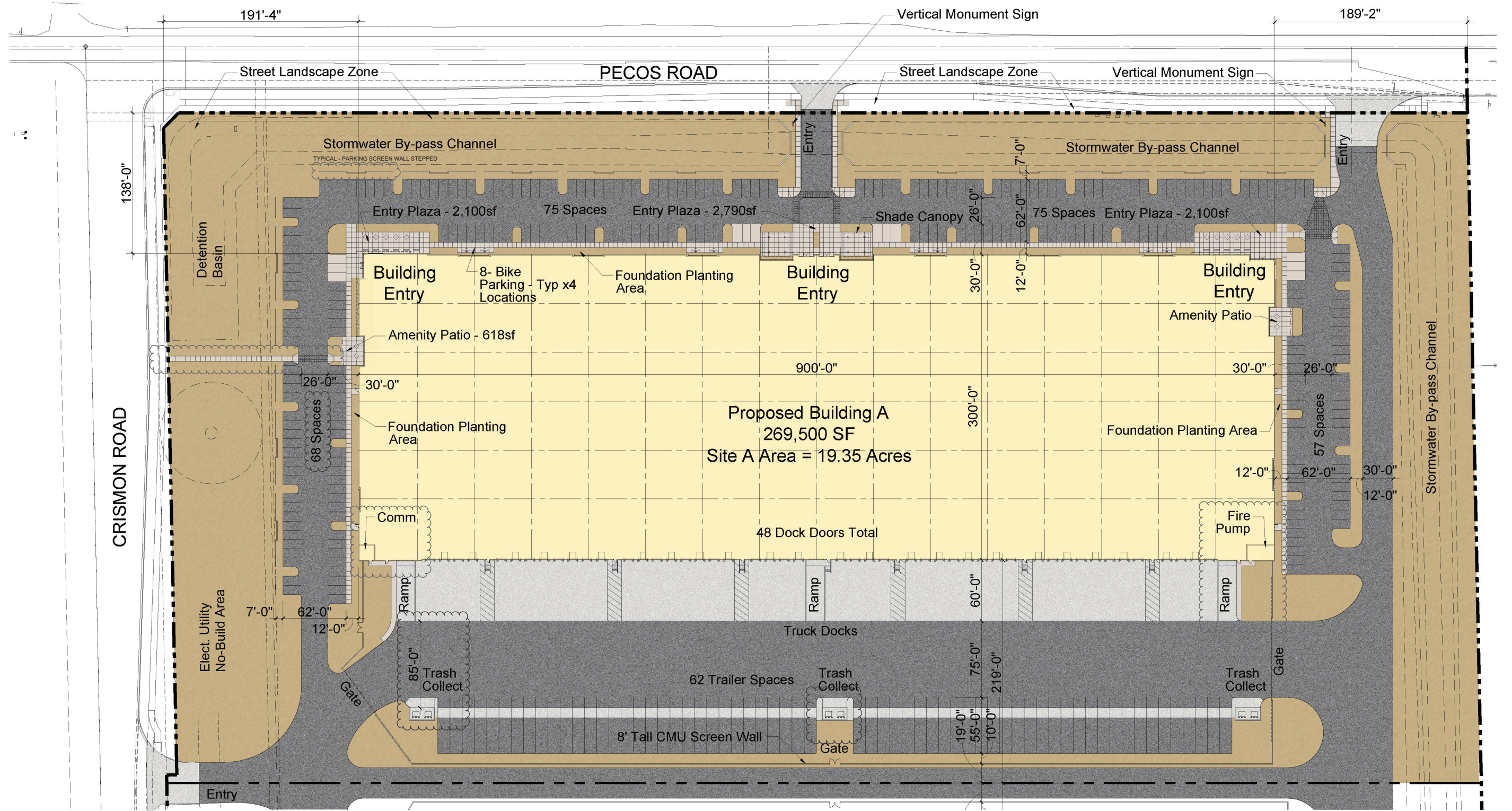
RATIO = 942 SQ.FT. / SPACE

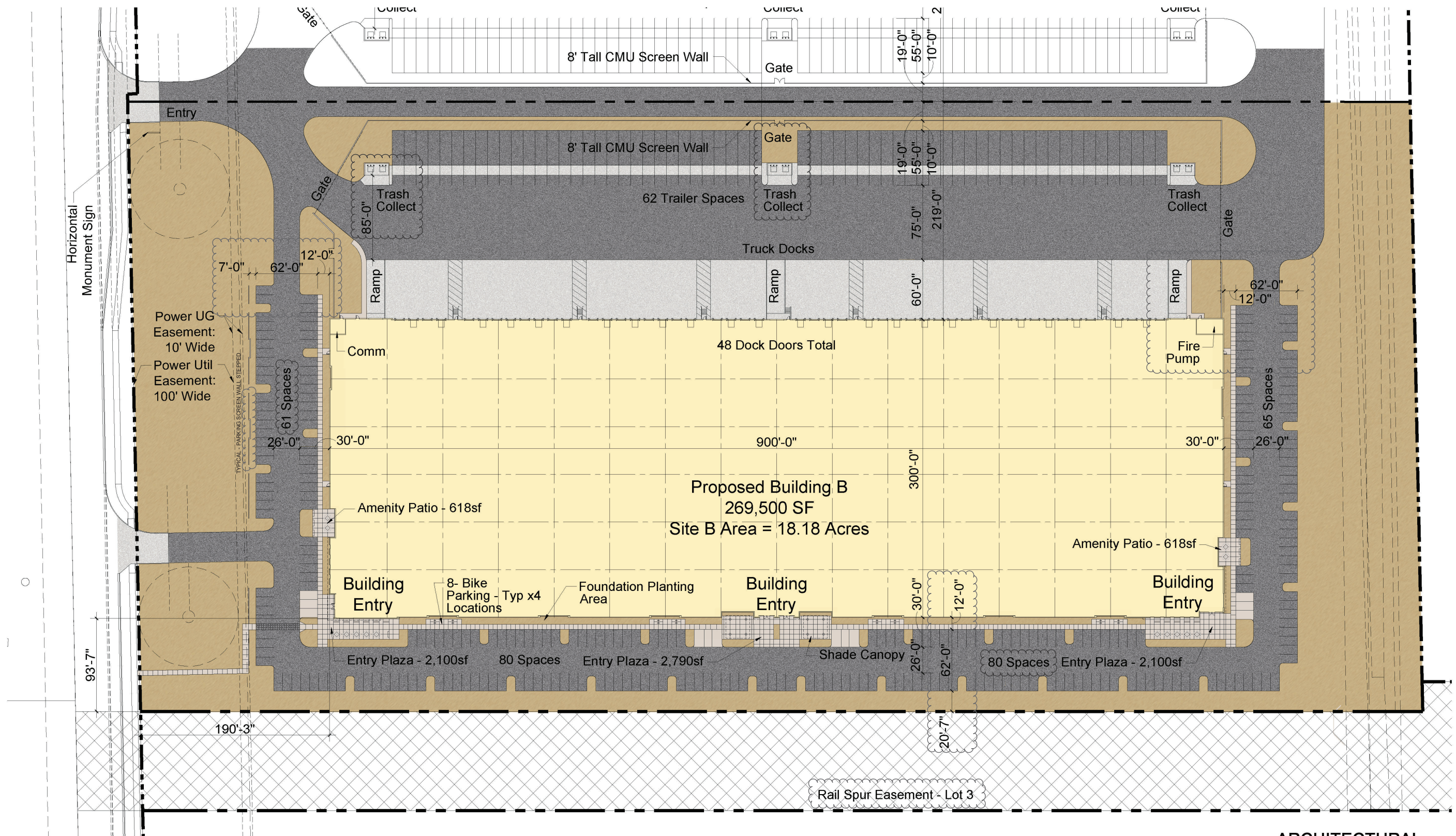


ARCHITECTURAL
SITE PLAN - COLORED

Scale: 1"=200'





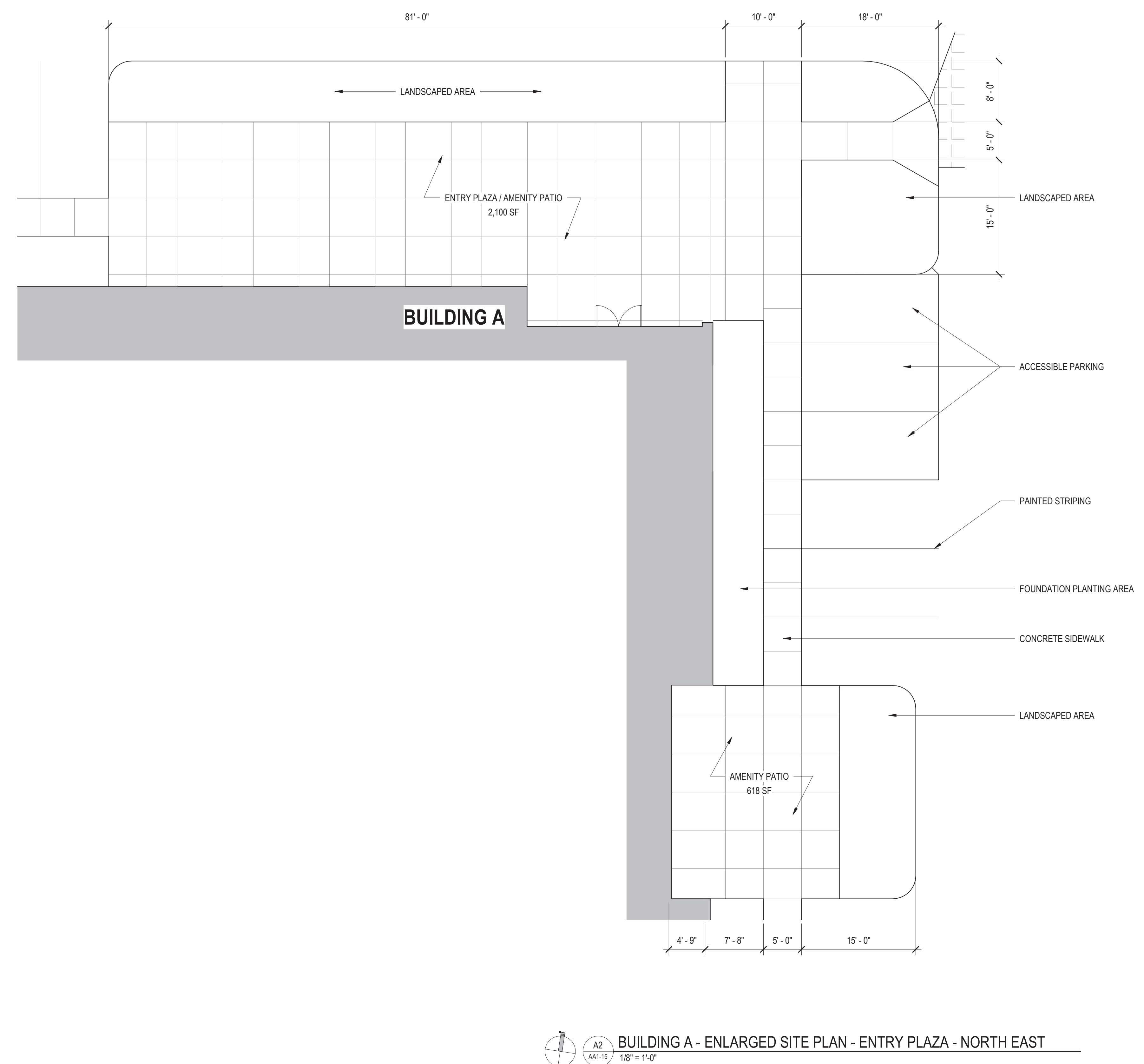
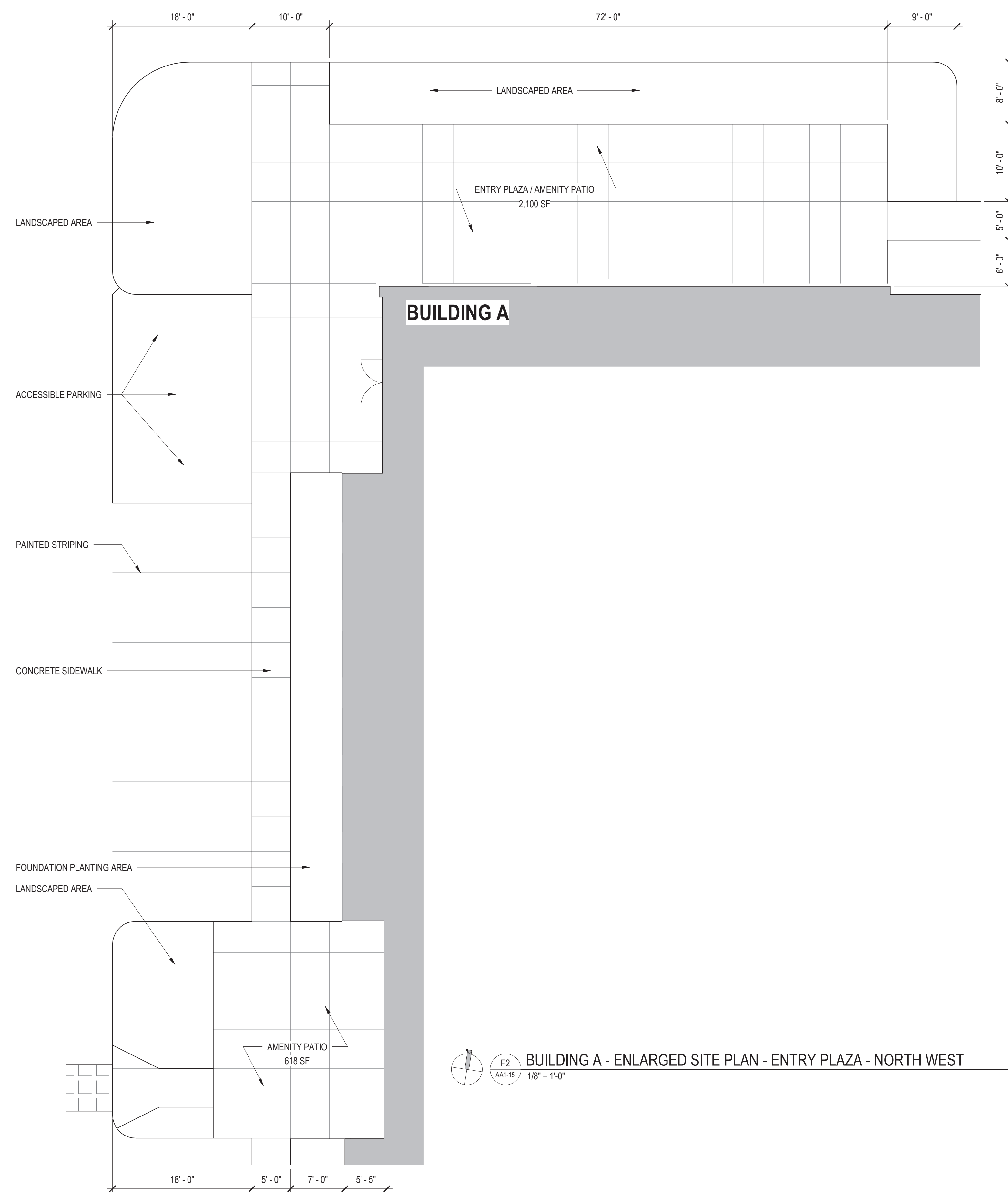


ARCHITECTURAL
SITE PLAN - COLORED

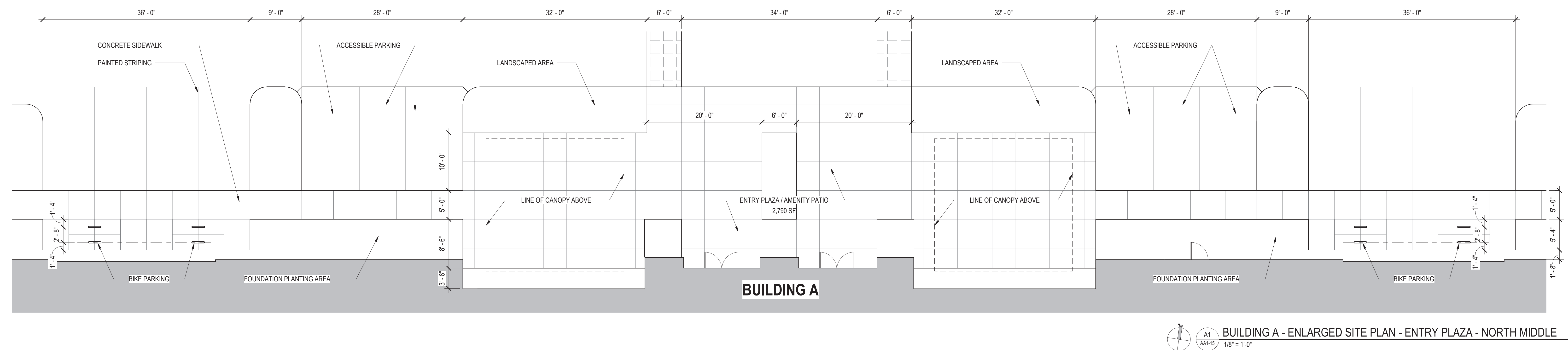
Scale: 1"=100'

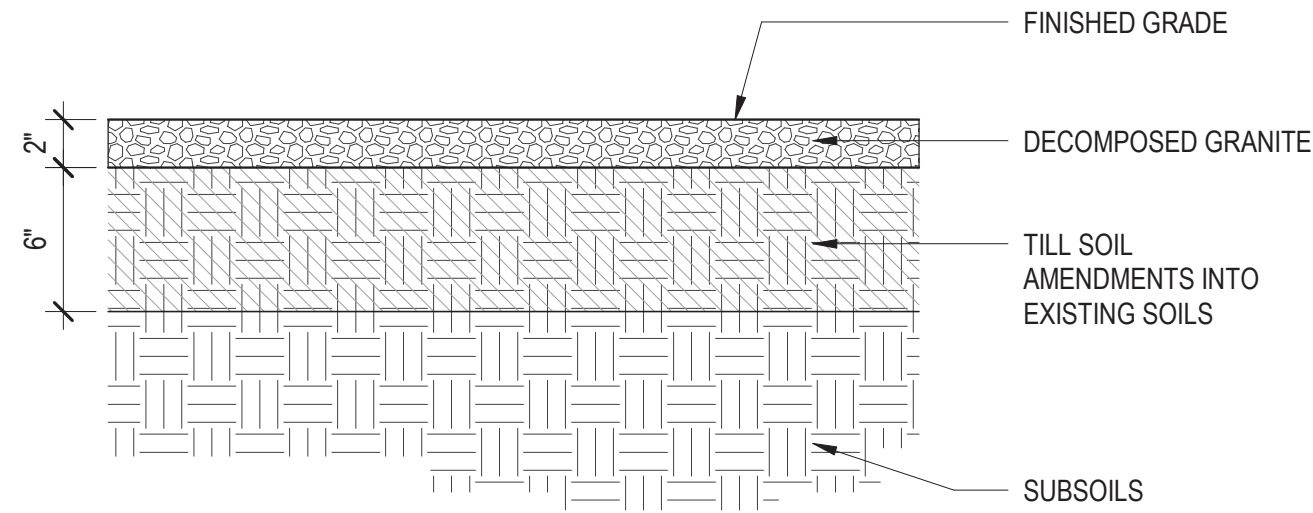


A1.2



NOTE: BUILDING B IS THE SAME AS BUILDING A BUT OPPOSITE.

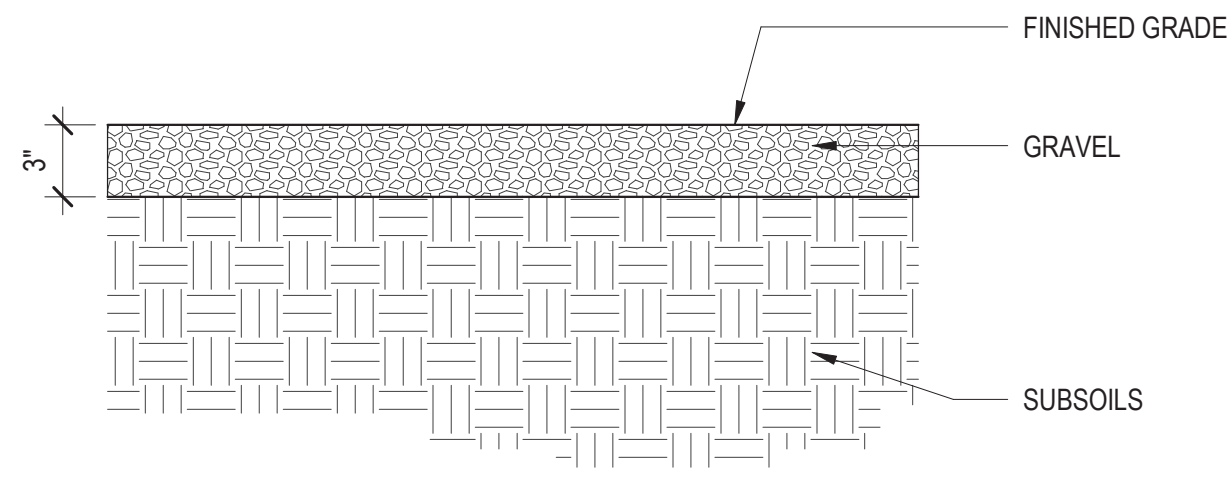




DECOMPOSED GRANITE BASIS OF DESIGN:
COLOR: TANNER GOLD. TO BE APPROVED
BY LANDSCAPE ARCHITECT

- 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

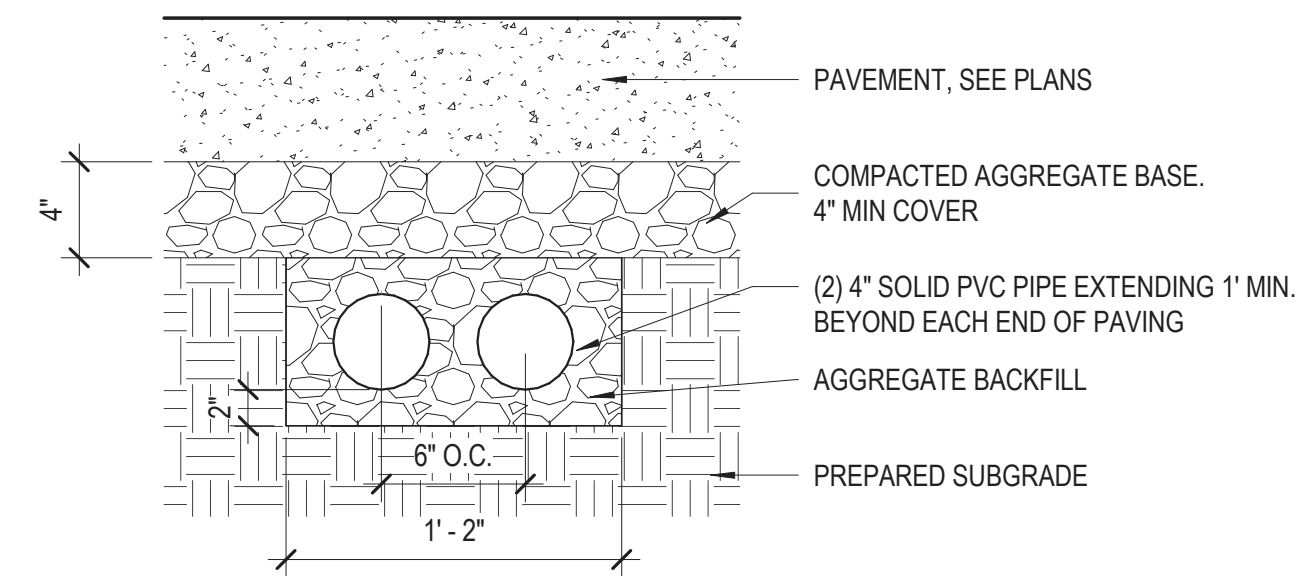
E4
L4.301
TYPICAL SOIL PROFILE - PLANTING WITH DECOMPOSED GRANITE
1 1/2" = 1'-0"



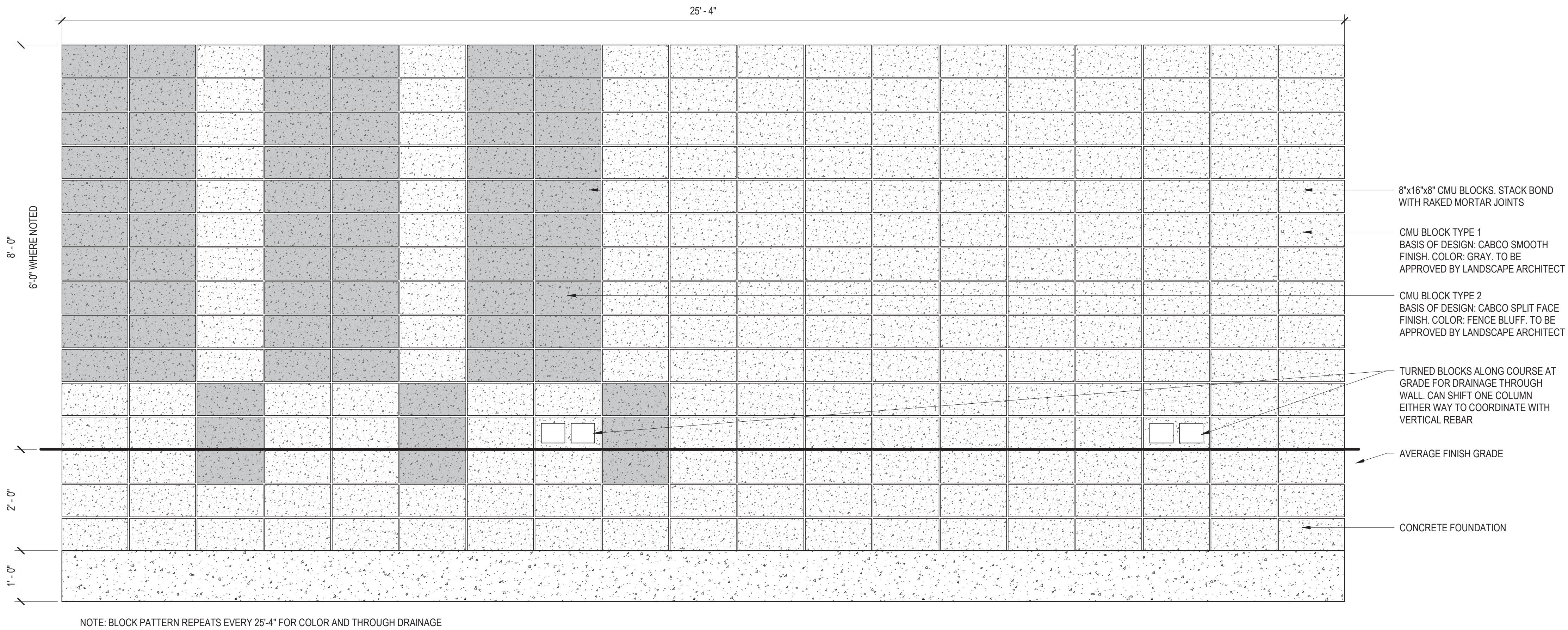
COLOR: MIX OF THREE COLORS AND
VARIED SIZES. TO BE APPROVED BY
LANDSCAPE ARCHITECT

- 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

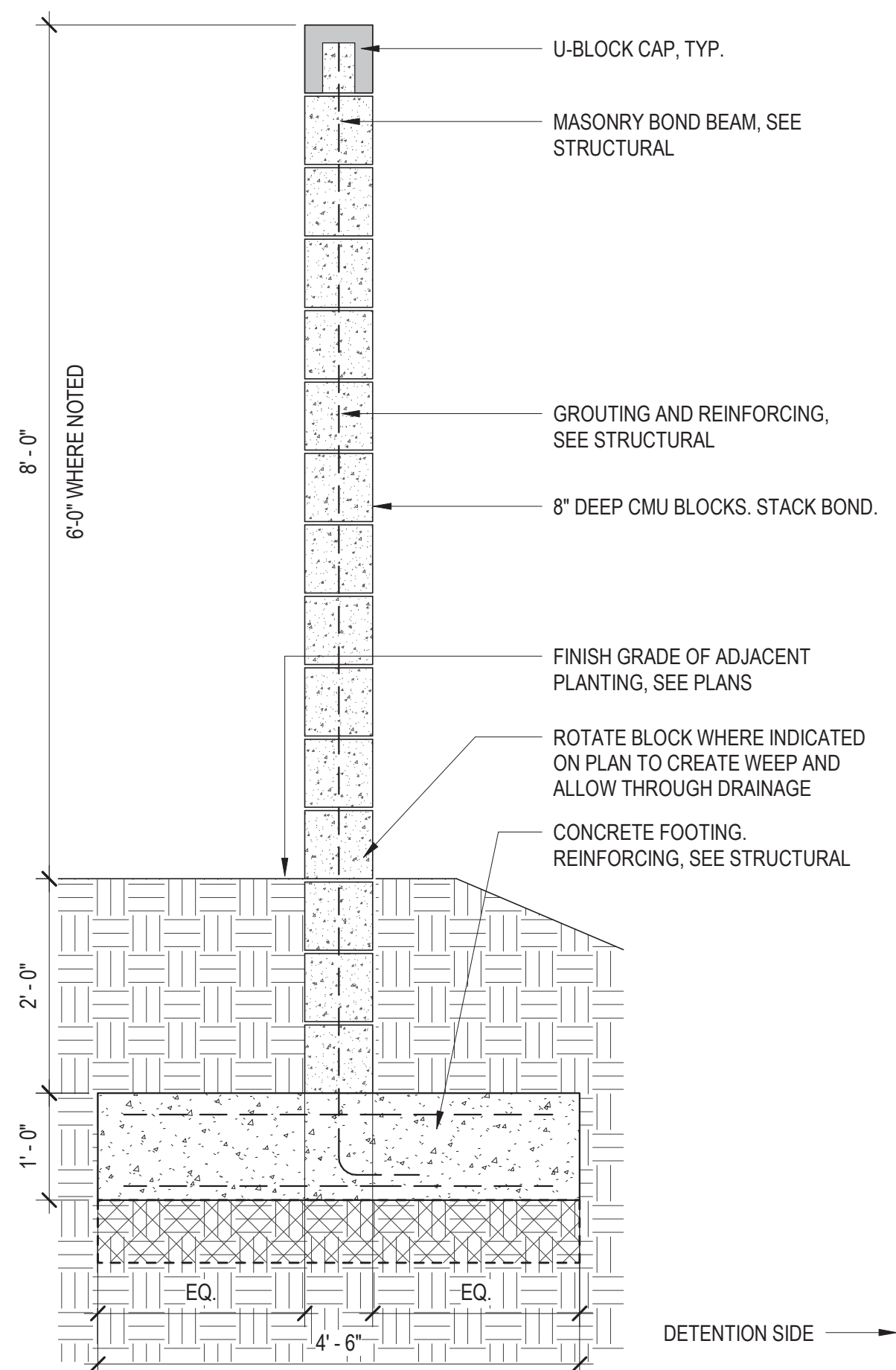
C4
L4.301
TYPICAL SOIL PROFILE - DETENTION BASIN WITH GRAVEL
1 1/2" = 1'-0"



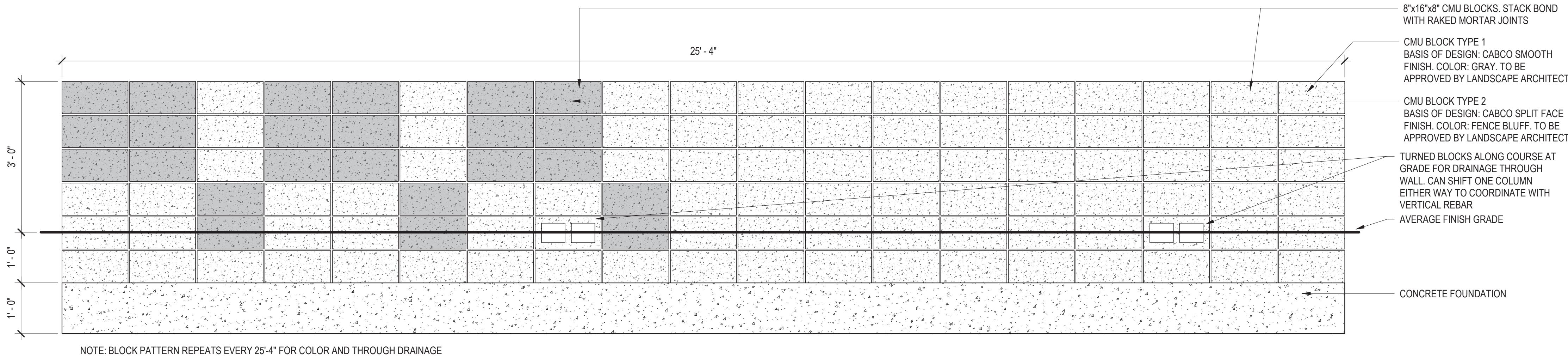
B4
L4.301
SLEEVING
1 1/2" = 1'-0"



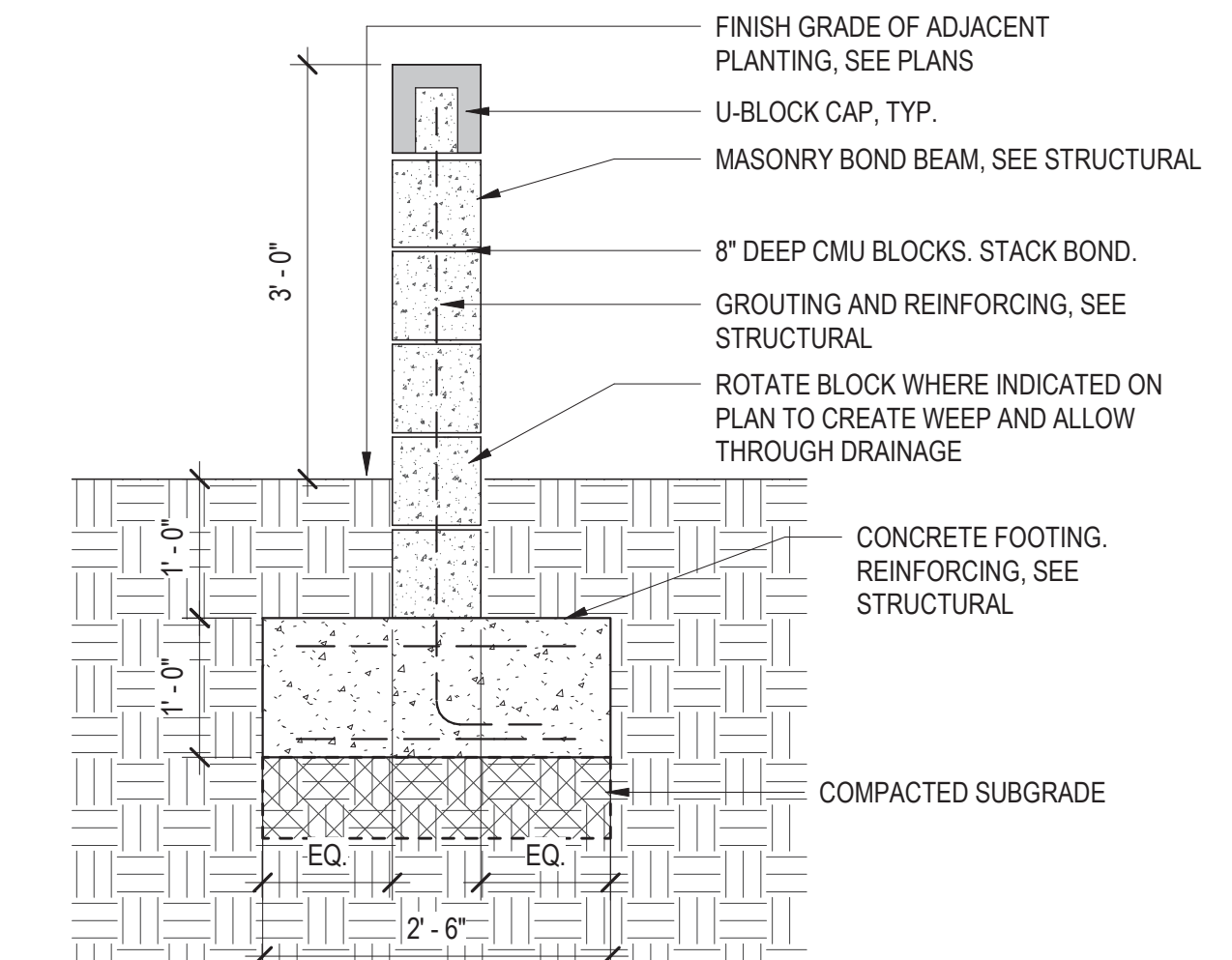
F2
L4.301
CONCRETE BLOCK SCREENWALL - TALL - ELEVATION
3/4" = 1'-0"



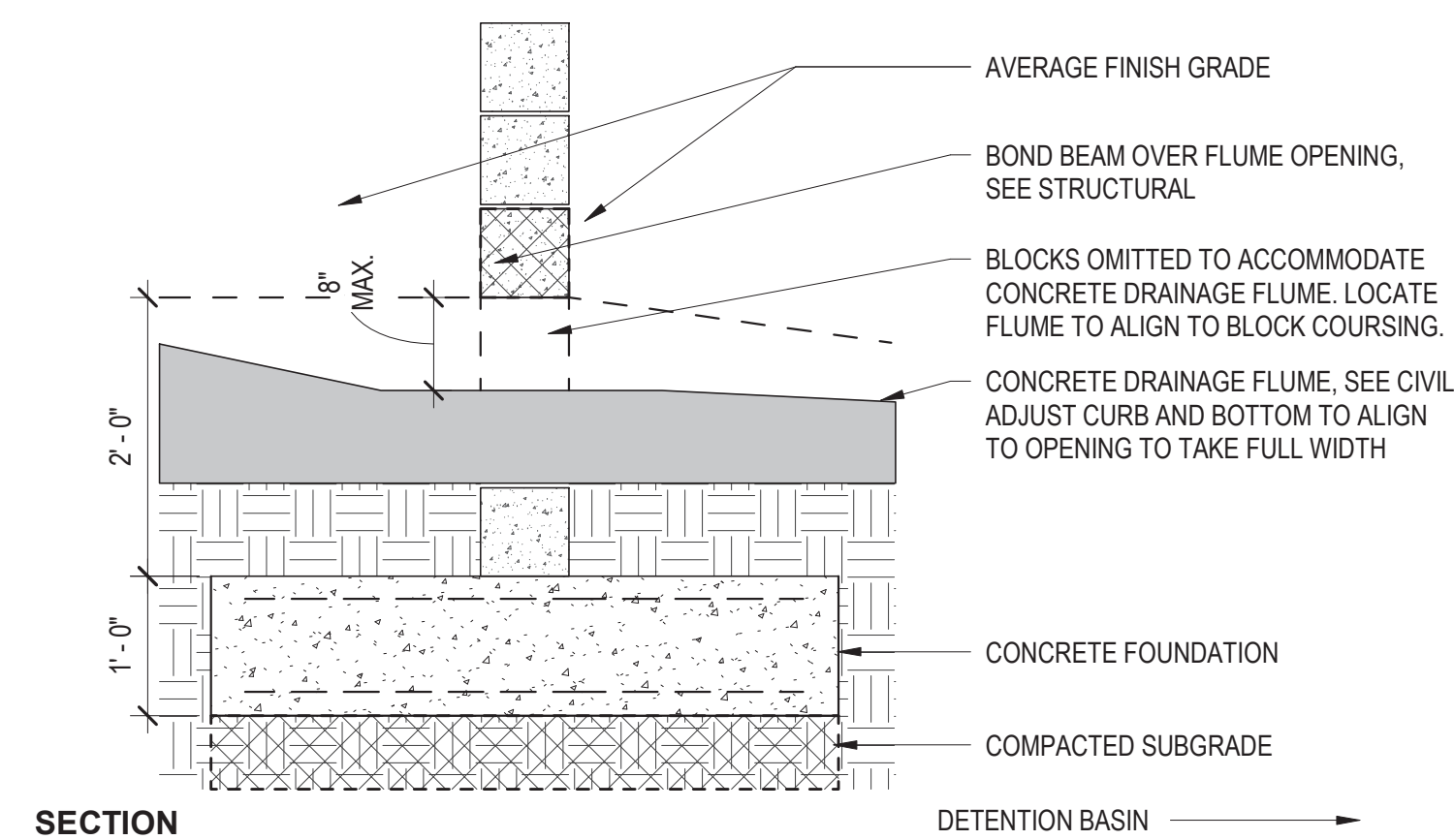
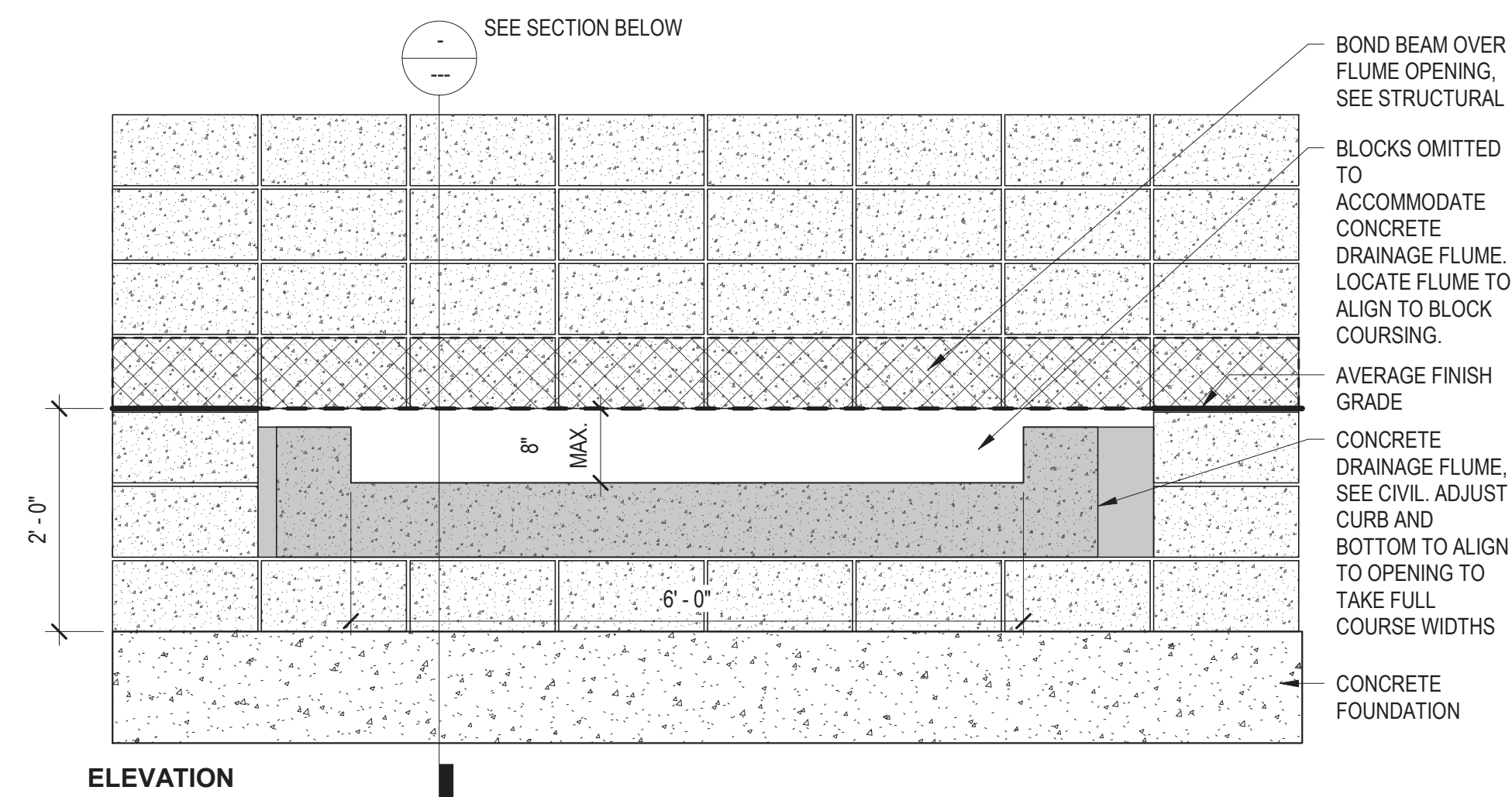
B2
L4.301
CONCRETE BLOCK SCREENWALL - TALL - SECTION
3/4" = 1'-0"



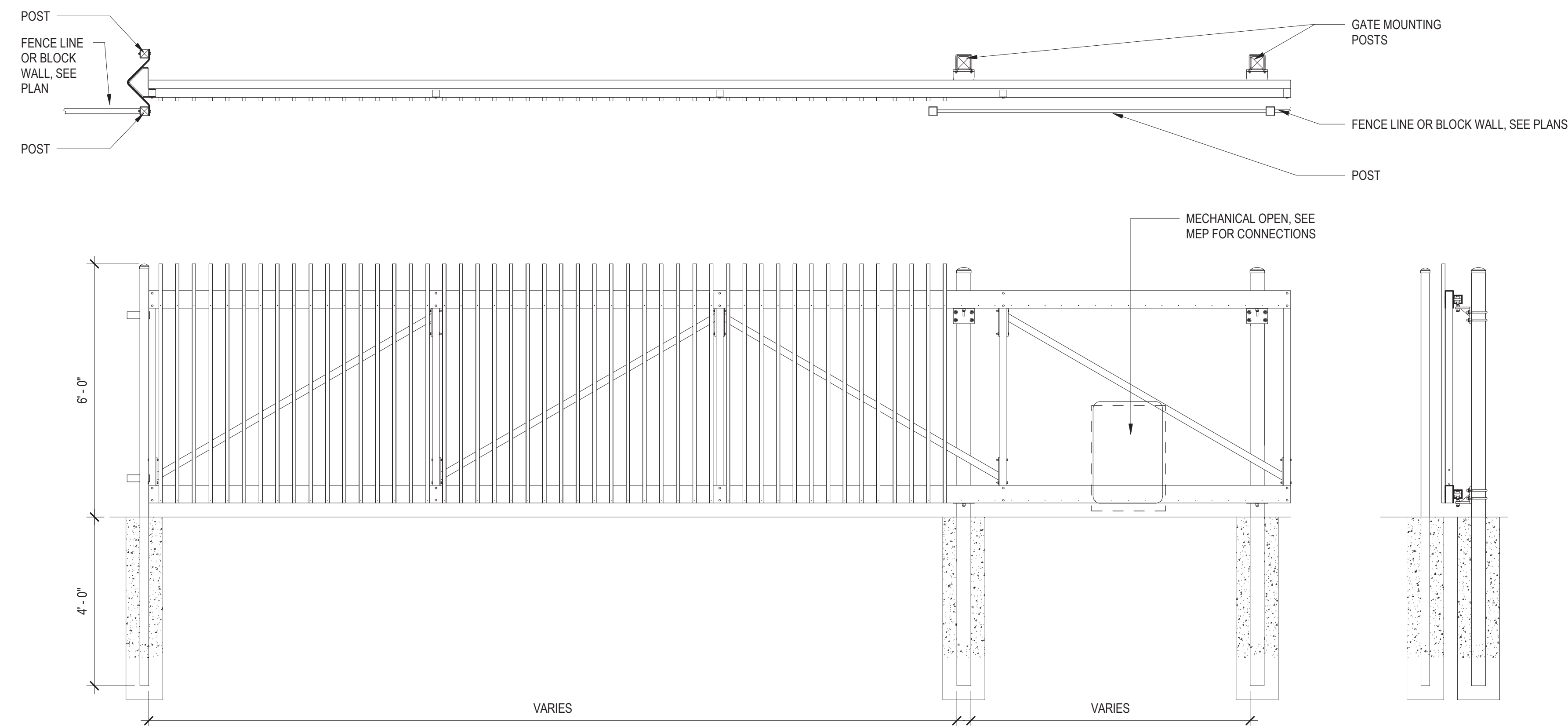
F1
L4.301
CONCRETE BLOCK SCREENWALL - SHORT - ELEVATION
3/4" = 1'-0"



B1
L4.301
CONCRETE BLOCK SCREENWALL - SHORT - SECTION
3/4" = 1'-0"

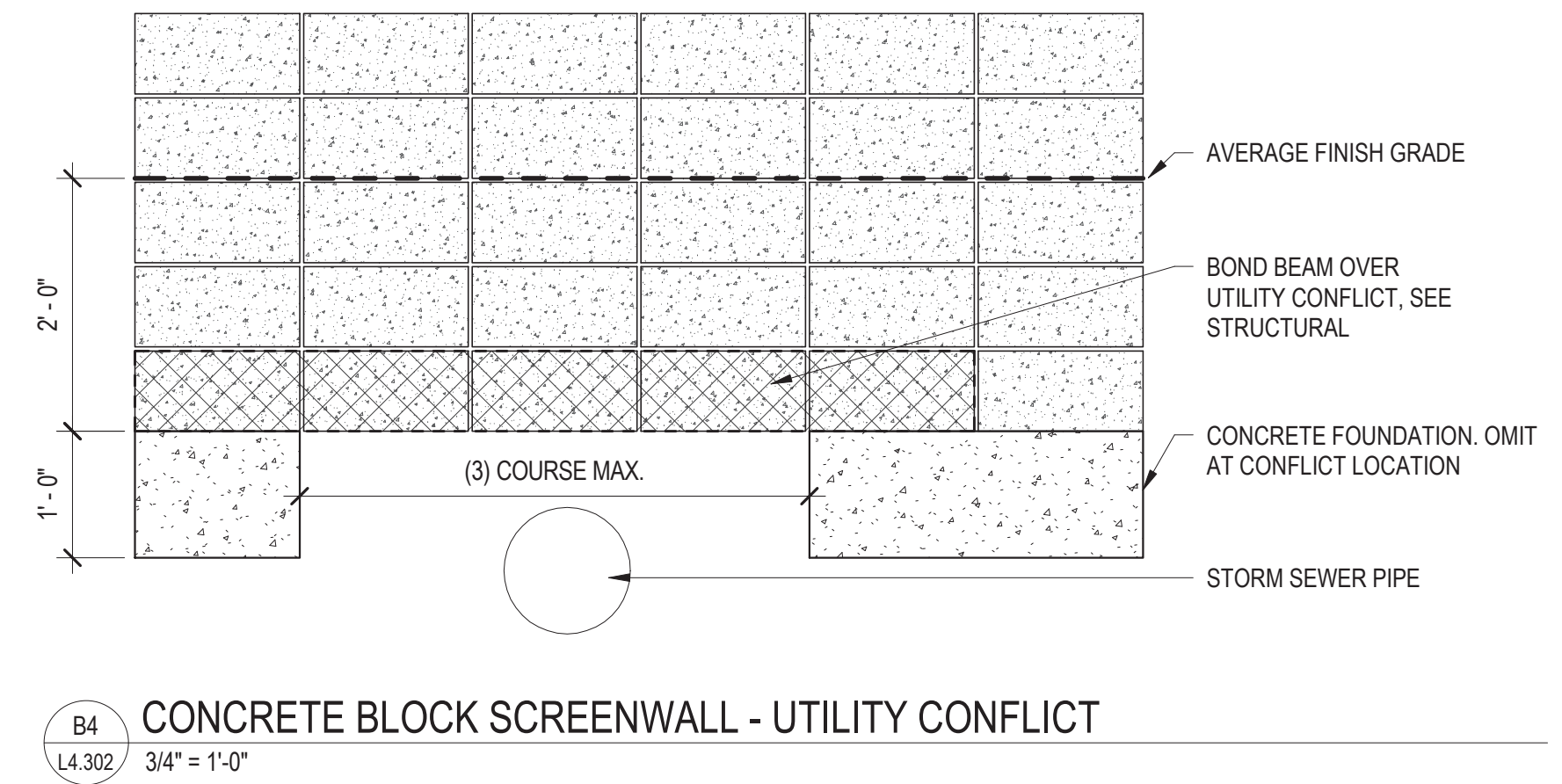


E3 CONCRETE BLOCK SCREENWALL - THRU DRAINAGE
L4.302 3/4" = 1'-0"



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



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

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03.21.2022

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SOLUTIONS

**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
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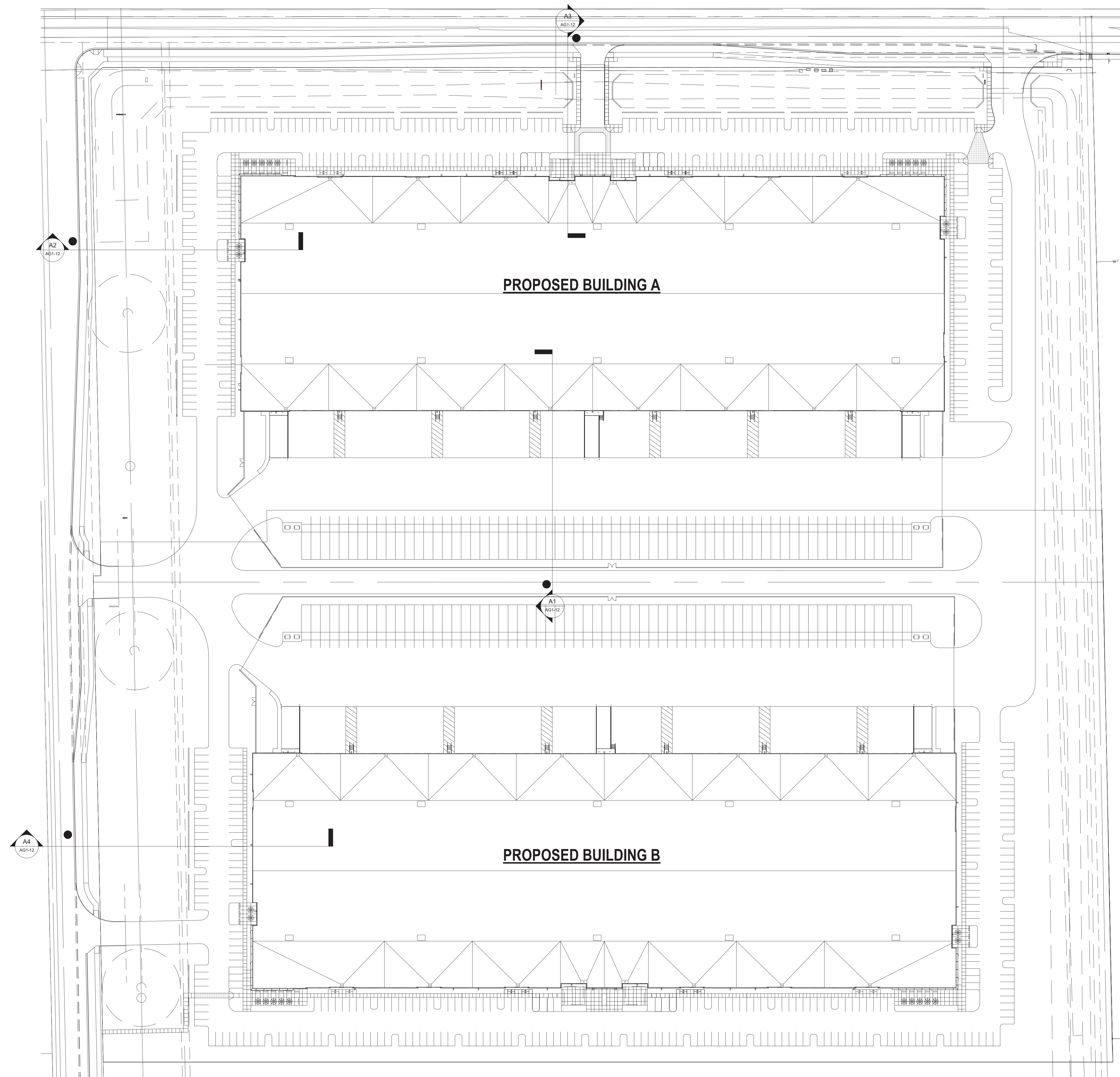
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DESCRIPTION	DATE
DESIGN REVIEW	03.21.20

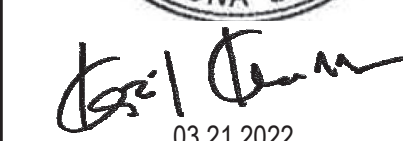
DRAWING ISSUE	
DESCRIPTION	DATE
DESIGN REVIEW	03.21.20

DRAWING TITLE
SITE PLAN - SIGHT LINE STUDY

DRAWING NO.
AG1-11

Job #	006329
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SOLUTIONS

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

[illegible]

DRAWING TITLE
SITE SECTION - SIGHT LINE
STUDY

DRAWING NO.
AG1-12

Job #	006329
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