

L.I.
ADJACENT PROPERTY ZONE

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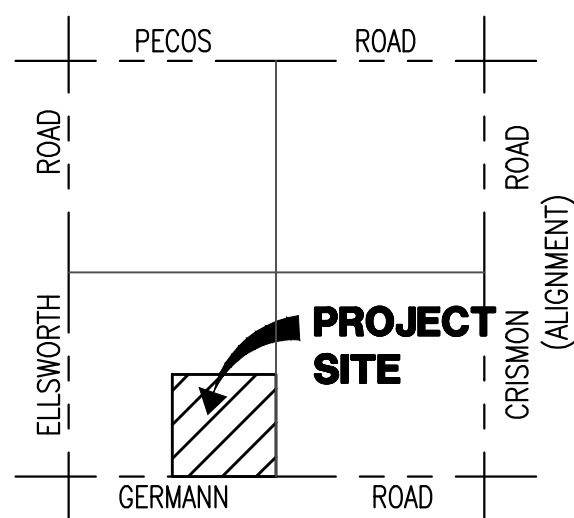
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ADJACENT PROPERTY ZONE

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	

VICINITY MAP



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



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
	CONCRETE CURB @ FIRE LANE WITH TRAFFIC RED PAINT ON CURBING		WALL WALL PACKS PRELIM
			FIRE HYDRANT
			SERPENTINE BIKE RACK

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 BUILD/ GENERATOR PAD.

SITE PLAN

SCALE: 1" = 80'-0"



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

WEST PARCEL
TITLE NO. 4711008158-PC
APN: 304-62-004U
TOTAL LAND AREA:
832,506 Square Feet
19.1117± Acres, more or less

EAST PARCEL
TITLE NO. 4711008316-JW
APN: 304-62-004T
TOTAL LAND AREA:
846,705 Square Feet
19.4377± Acres, more or less

L.I.
ADJACENT PROPERTY ZONE

APN: 303-62-004L
SUNBELT LAND HOLDINGS LP

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



Andrews Design Group, Inc.

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

No:	DATE:	REVISIONS:
1		
2		
3		

SP1

DATE: 05/08/2022