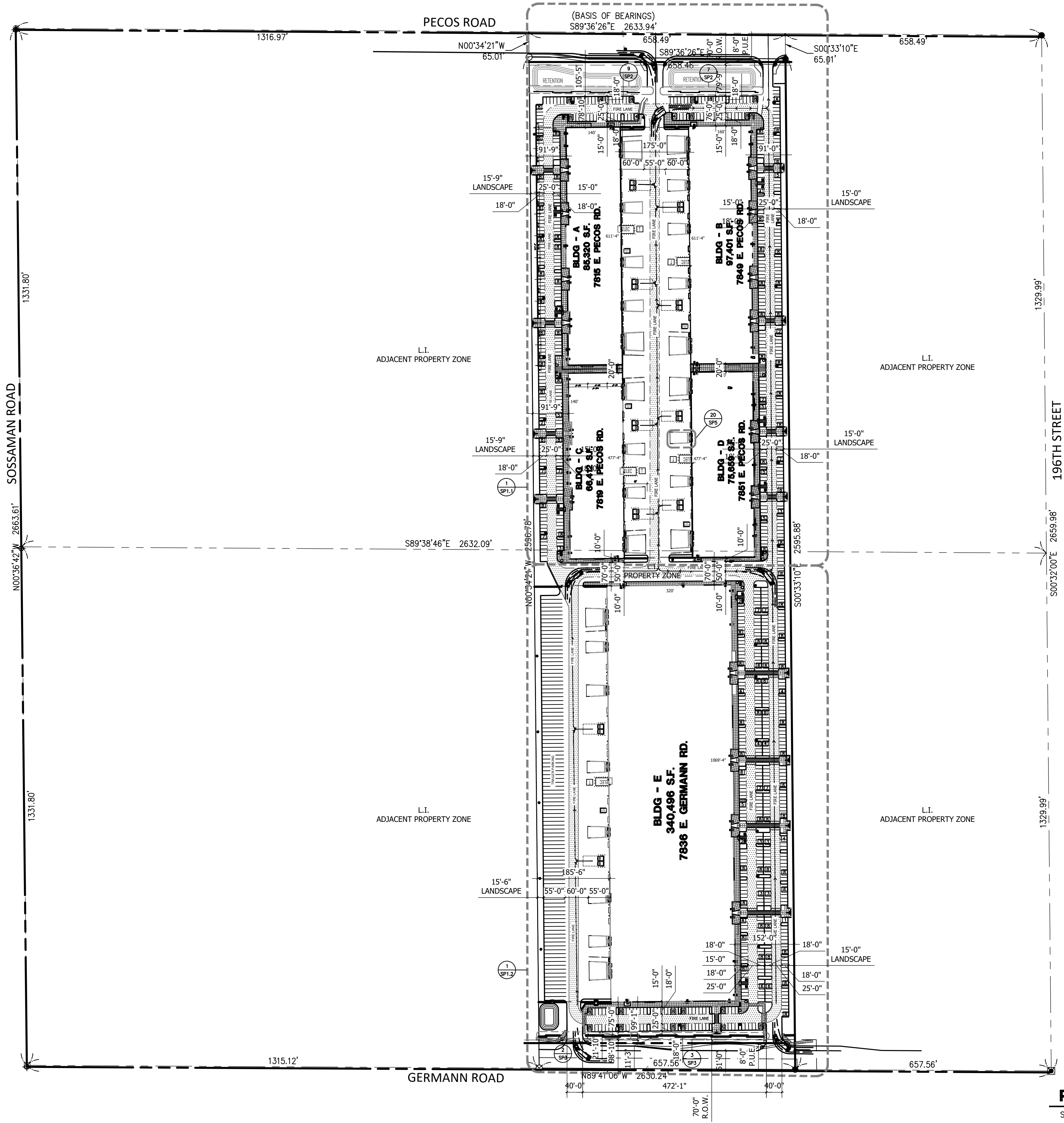




SITE:

PARCEL NUMBERS: APN: 304-61-009C

ZONING: LIGHT INDUSTRIAL (L.I.)

SETBACKS: REQUIRED:  
LANDSCAPE FRONT (15')  
LANDSCAPE SIDE  
(LI ON BOTH SIDES)  
LANDSCAPE BACK (15')

PROVIDED:  
80'-0"  
10'-0" (R)  
10'-6" (L)  
21'-0"

GROSS SITE ACREAGE: 40.2 AC  
NET ACREAGE: 38.3 AC

LOT COVERAGE: (GROSS BLDG AREA / NET ACREAGE)

IMPERVIOUS SURFACES:

BUILDINGS: (668,786 SQFT = 15.35AC) / 38.3 AC = 40.08%  
CONCRETE & ASPHALT: (838,530 SQFT = 19.11AC) / 38.3 AC = 49.89%

NON-IMPERVIOUS SURFACES:

LANDSCAPE AREA: (161,227 SQFT = 3.84AC) / 38.3 AC = 10.03%

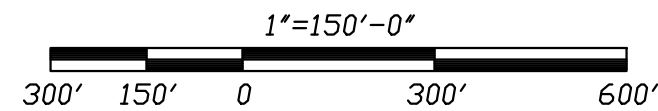
|                                                       |
|-------------------------------------------------------|
| TABLE OF CONTENTS                                     |
| SP1 - OVERALL SITE PLAN                               |
| SP1.1 - NORTHERN SITE PLAN                            |
| SP1.2 - SOUTHERN SITE PLAN                            |
| SP1.3 - PARTIAL REST AREA PLAN - NORTH                |
| SP1.4 - PARTIAL REST AREA PLAN - SOUTH                |
| SP2 - ENLARGED SITE AREAS                             |
| SP3 - ENLARGED SITE AREAS                             |
| SP4 - SITE DETAILS                                    |
| SP5 - SITE DETAILS                                    |
| DR1 - BUILDING A                                      |
| DR2 - BUILDING B                                      |
| DR3 - BUILDING C                                      |
| DR4 - BUILDING D                                      |
| DR5 - BUILDING E                                      |
| DR5.1 - BUILDING E                                    |
| DR6 - BUILDING A WEST & EAST BUILDING ELEVATIONS      |
| DR6.1 - BUILDING A NORTH & SOUTH BUILDING ELEVATIONS  |
| DR7 - BUILDING B WEST & EAST BUILDING ELEVATIONS      |
| DR7.1 - BUILDING B NORTH & SOUTH BUILDING ELEVATIONS  |
| DR8 - BUILDING C WEST & EAST BUILDING ELEVATIONS      |
| DR8.1 - BUILDING C NORTH & SOUTH BUILDING ELEVATIONS  |
| DR9 - BUILDING D WEST & EAST BUILDING ELEVATIONS      |
| DR9.1 - BUILDING D NORTH & SOUTH BUILDING ELEVATIONS  |
| DR10 - BUILDING E WEST BUILDING ELEVATIONS            |
| DR10.1 - BUILDING E EAST BUILDING ELEVATIONS          |
| DR10.2 - BUILDING E NORTH & SOUTH BUILDING ELEVATIONS |
| LA01 - LANDSCAPE PLAN                                 |
| LA02 - LANDSCAPE PLAN                                 |
| LA03 - LANDSCAPE PLAN                                 |
| PU01 - UTILITY PLAN                                   |
| PG01 - GRADING AND DRAINAGE PLAN                      |
| DR1 - SITE LIGHTING PLAN                              |
| DR2 - SITE PRE-CURFEW / POST CURFEW PHOTOMETRIC PLANS |
| DR3 - LIGHTING DETAILS                                |

## KEY NOTES

- TRASH AND RECYCLING ENCLOSURE, SEE DETAIL 13/SP-5.
- TRUCK LOADING DOCK, SEE SHEET 17/SP5; 20/SP5
- ELECTRICAL ROOM(WITH PROJECT PROVIDED RADIO SYSTEM PER CoMESA AMEND FIRE CODE 510.1, SEE PLAN SHEETS AND ELECTRICAL)
- F.D.C. CONNECTION, SEE CIVIL PLANS. (TYP. OF 12)
- TYPICAL PARKING STALL 9' x 22'
- A.D.A. PARKING STALLS, SEE DETAIL 10/SP5
- CONCRETE CURB SEE CIVIL PLANS.
- RETENTION/LANDSCAPE AREA, SEE CIVIL/LANDSCAPE PLANS.
- 3'-0" HIGH PARKING SCREEN WALL- AS MEASURED FROM NEAREST PAVING SURFACE
- FIRE HYDRANT (TYPICAL OF 12 FOR THIS SITE), SEE CIVIL PLANS.
- S.E.S. LOCATION, NEMA 3 ALL-WEATHER, SEE ELECTRICAL PLANS.
- FIRE RISER ROOM, SEE SHEET A0.1.
- FIRE LANE.
- SIDEWALK TO PUBLIC WAY.
- PARKING SCREEN WALL 3'-4" HIGH AS MEASURED FROM NEAREST PAVEMENT
- 8'-0" EASEMENT
- 8'-0" HIGH, 8" THICK MASONRY SCREEN WALL TO MATCH BUILDING SITE. SITE HAS THIS FENCING FROM PARKING SCREEN WALLS BACK AROUND ENTIRE PERIMETER.
- REST AREA W/ SHADE MIN. 20'X24' (TYPICAL OF 12)
- ENTRY PLAZA 20' X 20' MIN. (TYPICAL OF X FOR SITE 18)
- TRASH RECEPTACLE/PLANTER/CIGARETTE ASHTRAY
- UNDERGROUND RETENTION (SEE CIVIL PLANS)
- GATED ENTRY-CONTROLLED ACCESS
- FIRE RISER PUMP/ GENERATOR PAD
- SERPENTINE BIKE RACKS-10 BIKES EACH. (TYP. 8)

## PRE-SUBMITTAL OVERALL SITE PLAN

SCALE: 1"=80'



ADG A1321

CV MESA PECOS INDUSTRIAL PARK  
7839 E. PECOS ROAD  
MESA, ARIZONA

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

## PROJECT DATA

| PRELIMINARY SPACE ALLOCATION |           |         | OPEN SPACE |          |
|------------------------------|-----------|---------|------------|----------|
| OVERALL                      | WAREHOUSE | OFFICE  | PROVIDED   | REQUIRED |
| BUILDING A:                  | 85,587    | 77,028  | 8,559      | 46,131   |
| BUILDING B:                  | 97,813    | 88,032  | 9,781      | 35,181   |
| BUILDING C:                  | 66,827    | 60,144  | 6,683      | 9,108    |
| BUILDING D:                  | 76,373    | 68,736  | 7,637      | 1,863    |
| BUILDING E:                  | 342,187   | 307,968 | 34,219     | 68,944   |
| TOTAL:                       | 668,786   | 601,908 | 66,879     | 161,227  |

PARKING CALCULATIONS:

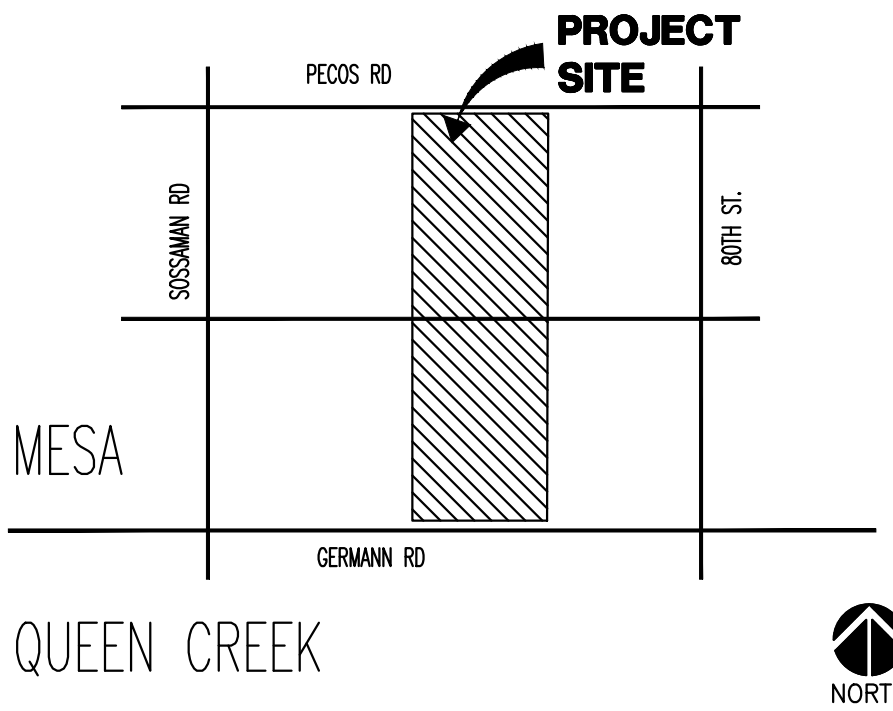
OFFICE (10%) OF TOTAL AREA - 1 PS / 375 S.F.  
WAREHOUSE 1 PS / 900 S.F.

|             | WAREHOUSE | OFFICE |
|-------------|-----------|--------|
| BUILDING A: | 86        | 23     |
| BUILDING B: | 98        | 26     |
| BUILDING C: | 67        | 18     |
| BUILDING D: | 76        | 20     |
| BUILDING E: | 342       | 91     |
|             | 669       | 178    |

PARKING REQUIRED: 669 + 178 = 847 P.S. (830 + 17 ACCESSIBLE)  
PARKING PROVIDED: 945 (INCLUDING 17 ACCESSIBLE SPACES)P.S. 2%  
OF TOTAL : (INCLUDING 3 VAN SPACES)  
104 TRAILER PARKING SPACES

\*945 - 847 = P.S. ; 98 X 375 = 36,750 S.F. OF AVAILABLE OFFICE SPACE.

## VICINITY MAP



## 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 PECOS PROPERTY OWNER, LLC  
1901 Avenue of the Stars, Suite 1950  
Los Angeles, CA 90067

PROJECT NAME: CV MESA PECOS INDUSTRIAL PARK

## LEGEND

|                 |               |                        |                        |                           |                                 |                      |             |                  |                |                          |                                                              |                                  |                           |             |                        |              |                            |               |                       |            |           |             |                       |                 |                                              |
|-----------------|---------------|------------------------|------------------------|---------------------------|---------------------------------|----------------------|-------------|------------------|----------------|--------------------------|--------------------------------------------------------------|----------------------------------|---------------------------|-------------|------------------------|--------------|----------------------------|---------------|-----------------------|------------|-----------|-------------|-----------------------|-----------------|----------------------------------------------|
| PROPERTY CORNER | PROPERTY LINE | UNDERGROUND WATER LINE | UNDERGROUND SEWER LINE | UNDERGROUND ELECTRIC LINE | EXIST. OVERHEAD ELECTRICAL LINE | FIRE LINE NO PARKING | ZONING LINE | CONCRETE SURFACE | LANDSCAPE AREA | VISIBILITY TRIANGLE AREA | EXTERNAL BRACING USING TILT PANELS (PLAN AND ELEVATION VIEW) | TRASH COLLECTION ACCESSIBLE PATH | DRAINAGE INLET, SEE CIVIL | CATCH BASIN | DRYWELL OR CATCH BASIN | FIRE HYDRANT | FIRE DEPARTMENT CONNECTION | SEWER MANHOLE | EXISTING STREET LIGHT | LIGHT POLE | BIKE RACK | TRANSFORMER | NO. OF PARKING SPACES | ACCESSIBLE PATH | ELECTRICAL SERVICE ENTRANCE AND DISTRIBUTION |
|-----------------|---------------|------------------------|------------------------|---------------------------|---------------------------------|----------------------|-------------|------------------|----------------|--------------------------|--------------------------------------------------------------|----------------------------------|---------------------------|-------------|------------------------|--------------|----------------------------|---------------|-----------------------|------------|-----------|-------------|-----------------------|-----------------|----------------------------------------------|



| No. | DATE | REVISIONS |
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SP1

DATE: 06/12/2022



Andrews Design Group, Inc.

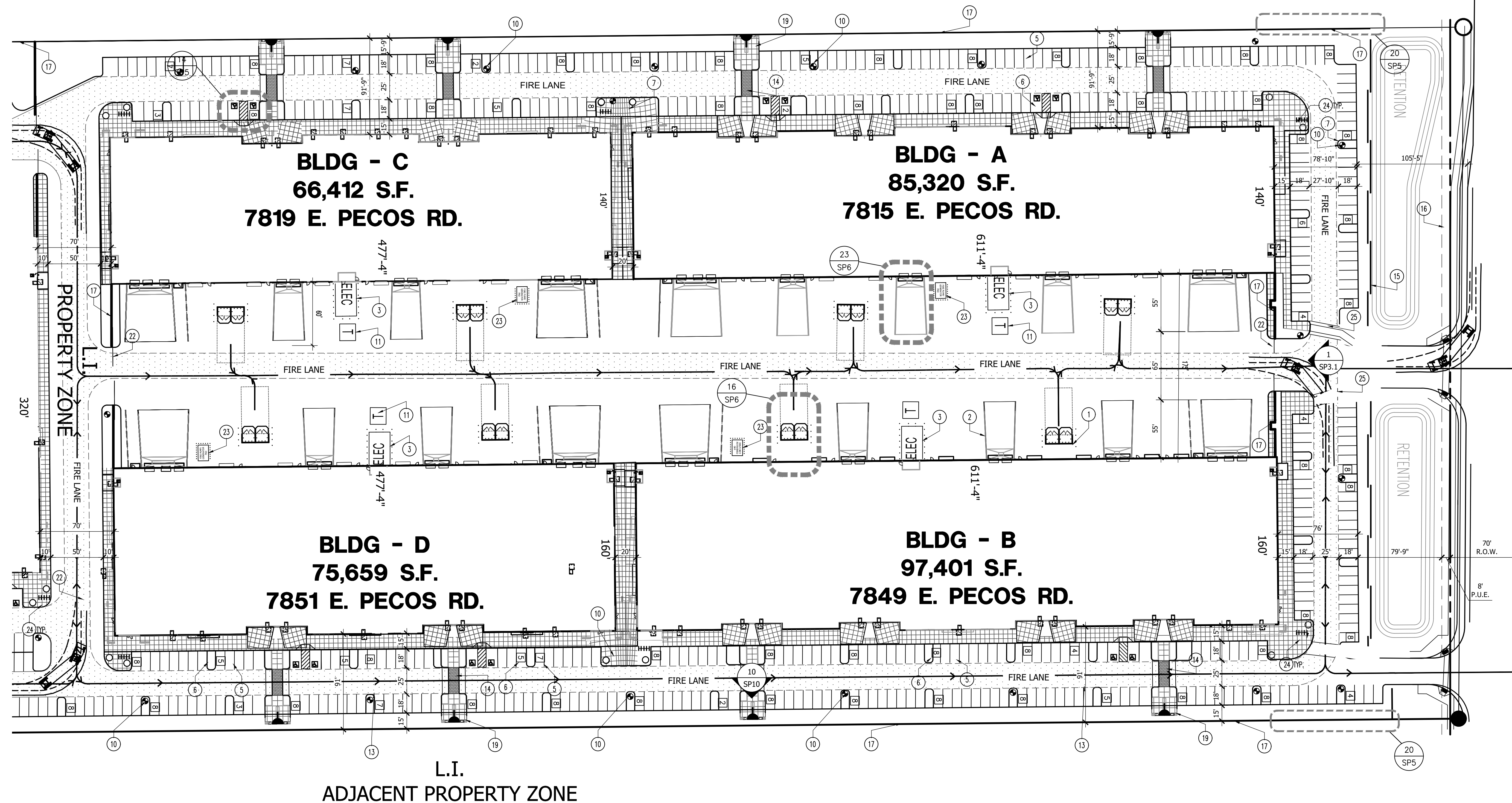
ARCHITECTURE

PLANNING

INTERIORS

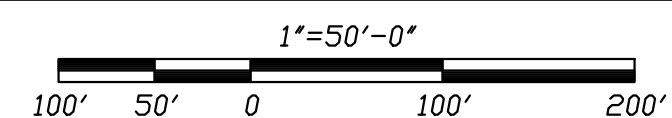
PROJECT MANAGEMENT

L.I.  
ADJACENT PROPERTY ZONE



PARTIAL SITE PLAN - NORTHERN SIDE

SCALE: 1"=50'



SITE:

PARCEL NUMBERS: APN: 304-61-009C

ZONING: LIGHT INDUSTRIAL (L.I.)

SETBACKS: REQUIRED:  
LANDSCAPE FRONT (15')  
LANDSCAPE SIDE  
(11' ON BOTH SIDES)  
LANDSCAPE BACK (15')

PROVIDED:  
80'-0"  
10'-0" (R)  
10'-6" (L)  
21'-0"

GROSS SITE ACREAGE: 40.2 AC  
NET ACREAGE: 38.3 AC

LOT COVERAGE: (GROSS BLDG AREA / NET ACREAGE)

IMPERVIOUS SURFACES:

BUILDINGS: (668,786 SQFT = 15.35AC) / 38.3 AC = 40.08%  
CONCRETE & ASPHALT: (838,530 SQFT = 19.11AC) / 38.3 AC = 49.89%

NON-IMPERVIOUS SURFACES:

LANDSCAPE AREA: (161,227 SQFT = 3.84AC) / 38.3 AC = 10.03%

PARKING CALCULATIONS:

OFFICE (10%) OF TOTAL AREA - 1 PS / 375 S.F.  
WAREHOUSE 1 PS / 900 S.F.

|             | WAREHOUSE | OFFICE |
|-------------|-----------|--------|
| BUILDING A: | 86        | 23     |
| BUILDING B: | 98        | 26     |
| BUILDING C: | 67        | 18     |
| BUILDING D: | 76        | 20     |
| BUILDING E: | 342       | 91     |
|             | 669       | 178    |

PARKING REQUIRED: 669 + 178 = 847 P.S. (830 + 17 ACCESSIBLE)  
PARKING PROVIDED: 945 (INCLUDING 17 ACCESSIBLE SPACES) P.S. 2%  
OF TOTAL: (INCLUDING 3 VAN SPACES)  
104 TRAILER PARKING SPACES

\*945 - 847 = P.S. ; 98 X 375 = 36,750 S.F. OF AVAILABLE OFFICE SPACE.

# KEY NOTES

1. TRASH AND RECYCLING ENCLOSURE, SEE DETAIL 13/SP-5.
2. TRUCK LOADING DOCK, SEE SHEET 17/SP5; 20/SP5
3. ELECTRICAL ROOM (WITH PROJECT PROVIDED RADIO SYSTEM PER CoMESA AMEND FIRE CODE 510.1, SEE PLAN SHEETS AND ELECTRICAL)
4. F.D.C. CONNECTION, SEE CIVIL PLANS. (TYP. OF 12)
5. TYPICAL PARKING STALL: 9' X 22'
6. A.D.A. PARKING STALLS, SEE DETAIL 10/SP5
7. CONCRETE CURB SEE CIVIL PLANS.
8. RETENTION/LANDSCAPE AREA, SEE CIVIL/LANDSCAPE PLANS.
9. 3'-0" HIGH PARKING SCREEN WALL - AS MEASURED FROM NEAREST PAVING SURFACE
10. FIRE HYDRANT (TYPICAL OF 12 FOR THIS SITE), 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 3'-4" HIGH AS MEASURED FROM NEAREST PAVEMENT
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 AREA W/ SHADE MIN. 20'X24' (TYPICAL OF 12)
19. ENTRY PLAZA 20' X 20' MIN. (TYPICAL OF X FOR SITE 18)
20. TRASH RECEPTACLE/PLANTER/CIGARETTE ASHTRAY
21. UNDERGROUND RETENTION (SEE CIVIL PLANS)
22. GATED ENTRY-CONTROLLED ACCESS
23. FIRE RISER PUMP/ GENERATOR PAD
24. SERPENTINE BIKE RACKS-10 BIKES EACH. (TYP. 8)
25. 3" RAISED STAMPED CONCRETE W/ 1:12 CONCRETE RAMPS.



Andrews Design Group, Inc.

ARCHITECTURE

PLANNING

INTERIORS

PROJECT MANAGEMENT

CV MESA PECOS INDUSTRIAL PARK  
7839 E. PECOS ROAD  
MESA, ARIZONA

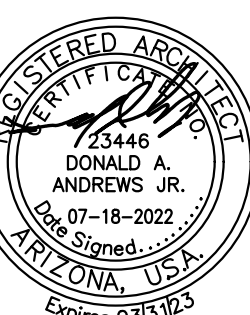
1095 W. RIO SALADO PKWY, SUITE 203 TEMPE, AZ 85281

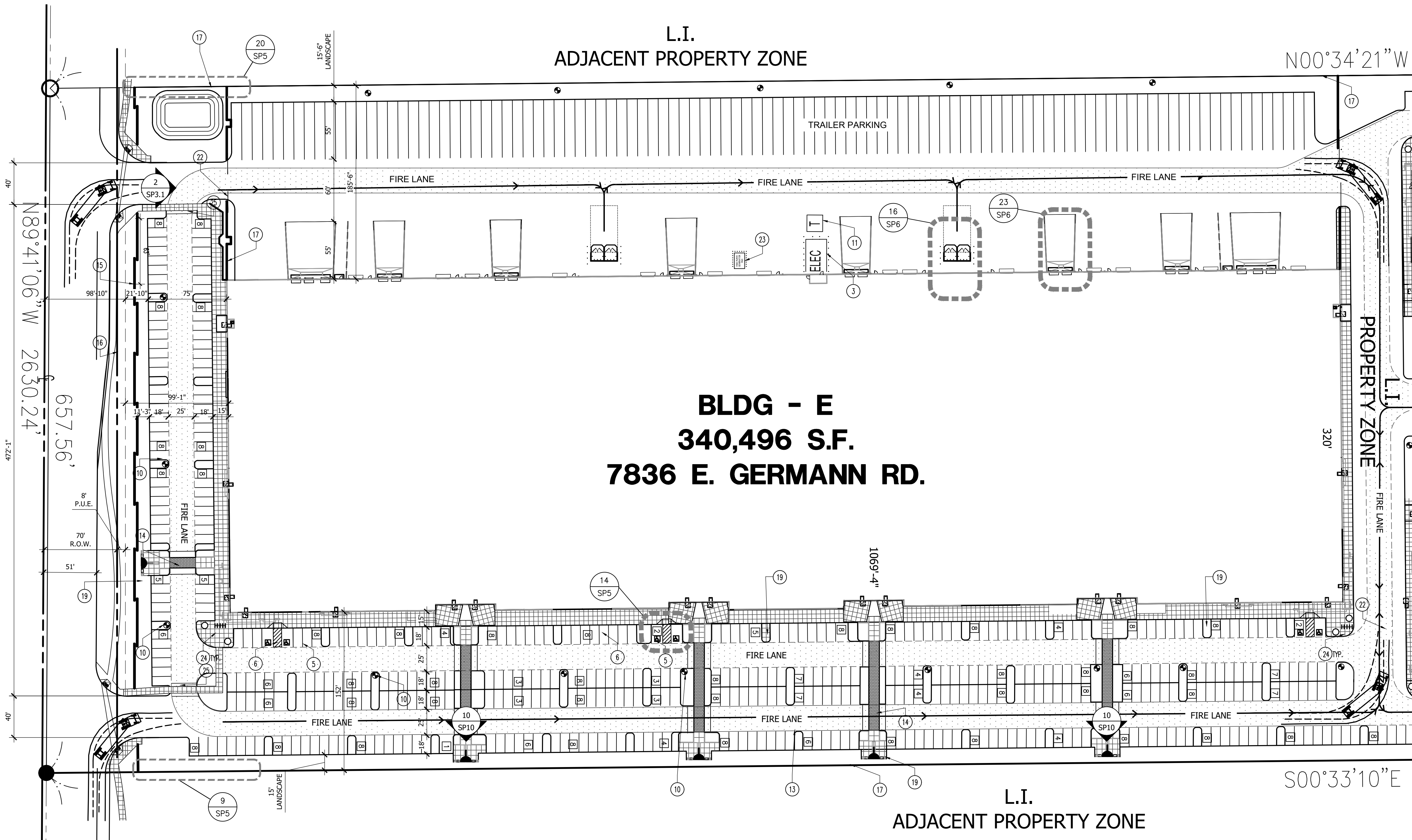
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SP1.1

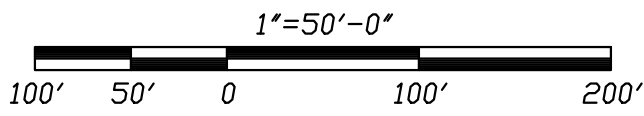
DATE: 06/12/2022





PARTIAL SITE PLAN - SOUTHERN SIDE

SCALE: 1"=50'



**SITE:**  
**PARCEL NUMBERS:** APN: 304-61-009C  
**ZONING:** LIGHT INDUSTRIAL (L.I.)  
**SETBACKS:** REQUIRED:  
LANDSCAPE FRONT (15')  
LANDSCAPE SIDE (LI ON BOTH SIDES)  
LANDSCAPE BACK (15')  
**PROVIDED:**  
80'-0"  
10'-0" (R)  
10'-6" (L)  
21'-0"  
**GROSS SITE ACREAGE:** 40.2 AC  
**NET ACREAGE:** 38.3 AC  
**LOT COVERAGE:** (GROSS BLDG AREA / NET ACREAGE)  
**IMPERVIOUS SURFACES:**  
**BUILDINGS:** (668,786 SQFT = 15.35AC) / 38.3 AC = 40.08%  
**CONCRETE & ASPHALT:** (838,530 SQFT = 19.11AC) / 38.3 AC = 49.89%  
**NON-IMPERVIOUS SURFACES:**  
**LANDSCAPE AREA:** (161,227 SQFT = 3.84AC) / 38.3 AC = 10.03%

- KEY NOTES**
- TRASH AND RECYCLING ENCLOSURE. SEE DETAIL 13/SP-5.
  - TRUCK LOADING DOCK. SEE SHEET 17/SP5, 20/SP5.
  - ELECTRICAL ROOM(WITH PROJECT PROVIDED RADIO SYSTEM PER COIMESA AMEND FIRE CODE 510.1, SEE PLAN SHEETS AND ELECTRICAL)
  - F.D.C. CONNECTION. SEE CIVIL PLANS. (TYP. OF 12)
  - TYPICAL PARKING STALL. 9' x 22'
  - A.D.A. PARKING STALLS. SEE DETAIL 10/SP5
  - CONCRETE CURB SEE CIVIL PLANS.
  - RETENTION/LANDSCAPE AREA. SEE CIVIL/LANDSCAPE PLANS.
  - 3'-0" HIGH PARKING SCREEN WALL- AS MEASURED FROM NEAREST PAVING SURFACE
  - FIRE HYDRANT (TYPICAL OF 12 FOR THIS SITE), SEE CIVIL PLANS
  - S.E.S. LOCATION, NEMA 3 ALL-WEATHER. SEE ELECTRICAL PLANS.
  - FIRE RISER ROOM. SEE SHEET A0.1.
  - FIRE LANE
  - SIDEWALK TO PUBLIC WAY.
  - PARKING SCREEN WALL 3'-4" HIGH AS MEASURED FROM NEAREST PAVEMENT
  - 8'-0" EASEMENT
  - 8'-0" HIGH, 8" THICK MASONRY SCREEN WALL TO MATCH BUILDING SITE. SITE HAS THIS FENCING FROM PARKING SCREEN WALLS BACK AROUND ENTIRE PERIMETER.
  - REST AREA W/ SHADE MIN. 20'X24' (TYPICAL OF 12)
  - ENTRY PLAZA 20' X 20' MIN. (TYPICAL OF X FOR SITE 18)
  - TRASH RECEPTACLE/PLANTER/CIGARETTE ASHTRAY
  - UNDERGROUND RETENTION (SEE CIVIL PLANS)
  - GATED ENTRY-CONTROLLED ACCESS
  - FIRE RISER PUMP/ GENERATOR PAD
  - SERPENTINE BIKE RACKS-10 BIKES EACH.(TYP. 8)
  - 3" RAISED STAMPED CONCRETE W/ 1:12 CONCRETE RAMPS.

PARKING CALCULATIONS:

|                                              | WAREHOUSE | OFFICE |
|----------------------------------------------|-----------|--------|
| OFFICE (10%) OF TOTAL AREA - 1 PS / 375 S.F. |           |        |
| WAREHOUSE 1 PS / 900 S.F.                    |           |        |
| BUILDING A:                                  | 86        | 23     |
| BUILDING B:                                  | 98        | 26     |
| BUILDING C:                                  | 67        | 18     |
| BUILDING D:                                  | 76        | 20     |
| BUILDING E:                                  | 342       | 91     |
|                                              | 669       | 178    |

PARKING REQUIRED: 669 + 178 = 847 P.S. (830 + 17 ACCESSIBLE)  
PARKING PROVIDED: 945 (INCLUDING 17 ACCESSIBLE SPACES)P.S. 2%  
OF TOTAL : (INCLUDING 3 VAN SPACES)  
104 TRAILER PARKING SPACES

\*945 - 847 = P.S. ; 98 X 375 = 36,750 S.F. OF AVAILABLE OFFICE SPACE.



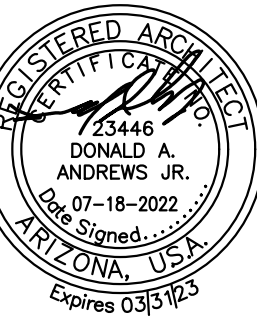
Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

CV MESA PECOS INDUSTRIAL PARK  
7839 E. PECOS ROAD  
MESA, ARIZONA

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

| No: | DATE: | REVISIONS: |
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| 1   |       |            |
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SP1.2

DATE: 06/12/2022

SITE:  
PARCEL NUMBERS: APN: 304-61-009C  
ZONING: LIGHT INDUSTRIAL (L.I.)  
SETBACKS: REQUIRED:  
LANDSCAPE FRONT (15')  
LANDSCAPE SIDE (LI ON BOTH SIDES)  
LANDSCAPE BACK (15')  
PROVIDED:  
80'-0"  
10'-0" (R)  
10'-6" (L)  
21'-0"

GROSS SITE ACREAGE: 40.2 AC  
NET ACREAGE: 38.3 AC  
LOT COVERAGE: (GROSS BLDG AREA / NET ACREAGE)  
IMPERVIOUS SURFACES:  
BUILDINGS: (668,786 SQFT = 15.35AC) / 38.3 AC = 40.08%  
CONCRETE & ASPHALT: (838,530 SQFT = 19.11AC) / 38.3 AC = 49.89%  
NON-IMPERVIOUS SURFACES:  
LANDSCAPE AREA: (161,227 SQFT = 3.84AC) / 38.3 AC = 10.03%

COMMON OPEN SPACE: 1% OF TOTAL BUILDING AREA  
REST AREAS SHOWN BELOW:  
A: 649 S.F.  
B: 649 S.F.  
C: 649 S.F.  
D: 649 S.F.  
E: 801 S.F.  
F: 801 S.F.  
G: 801 S.F.  
H: 801 S.F.  
I: 783 S.F.  
J: 924 S.F.  
K: 689 S.F.  
L: 711 S.F.  
M: 649 S.F.  
9,555 S.F. / 668,786 S.F. = 1.43% OF TOTAL BUILDING AREA

ENTRY PLAZA: 900 S.F. MINIMUM REQUIRED  
N: 1,661 S.F.  
O: 1,661 S.F.  
P: 1,805 S.F.  
Q: 1,159 S.F.  
R: 1,160 S.F.  
S: 1,591 S.F.  
T: 1,661 S.F.  
U: 1,661 S.F.  
V: 1,588 S.F.  
W: 1,121 S.F.  
X: 1,121 S.F.  
Y: 1,852 S.F.  
Z: 1,565 S.F.  
AA: 936 S.F. CORNER  
BB: 900 S.F. CORNER  
CC: 2,001 S.F.  
DD: 1,684 S.F.  
EE: 1,763 S.F. CORNER  
FF: 977 S.F.  
GG: 1,706 S.F. CORNER  
HH: 1,157 S.F.  
II: 1,583 S.F.  
JJ: 1,654 S.F.  
KK: 1,639 S.F.  
LL: 1,157 S.F.  
MM: 1,791 S.F.  
NN: 1,066 S.F. CORNER  
TOTAL: 39,630 S.F. / 668,786 S.F. = 5.93%

BIKE RACK: 1/10 PARKING SPACES (FOR FIRST 50 BIKE SPACES);  
1/20 PARKING SPACES (AFTER 50 BIKE SPACES)  
TOTAL PARKING COUNT: 955  
FIRST 500 SPACES: (500/10) = 50  
AFTER 500 SPACES: (455/20) = 23  
TOTAL BIKE SPACES: = 73  
PROVIDED = 80



| No. | DATE | REVISIONS |
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SP1.3

DATE: 06/12/2022

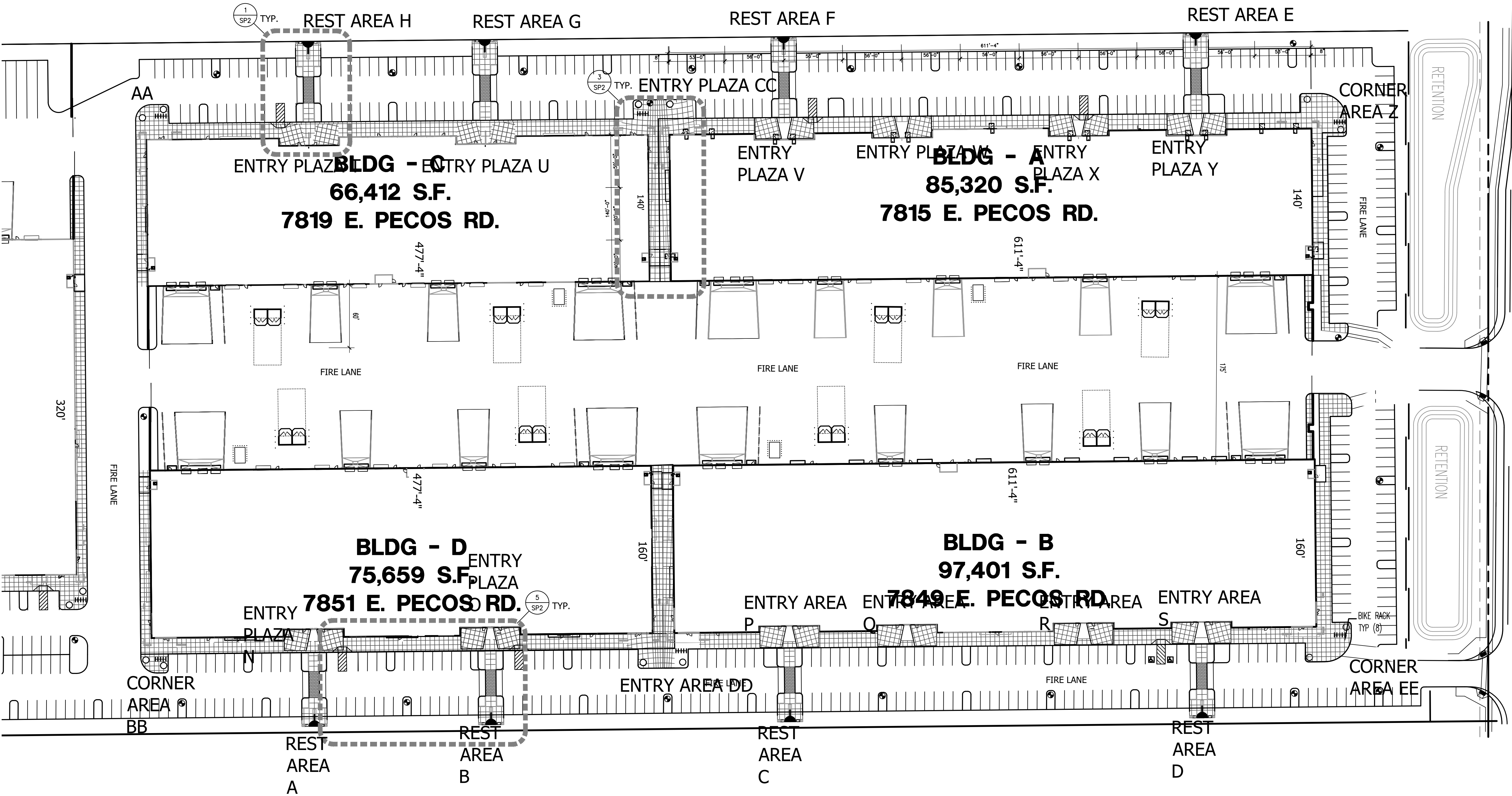
ADG A1321

CV MESA PECOS INDUSTRIAL PARK  
7839 E. PECOS ROAD  
MESA, ARIZONA

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

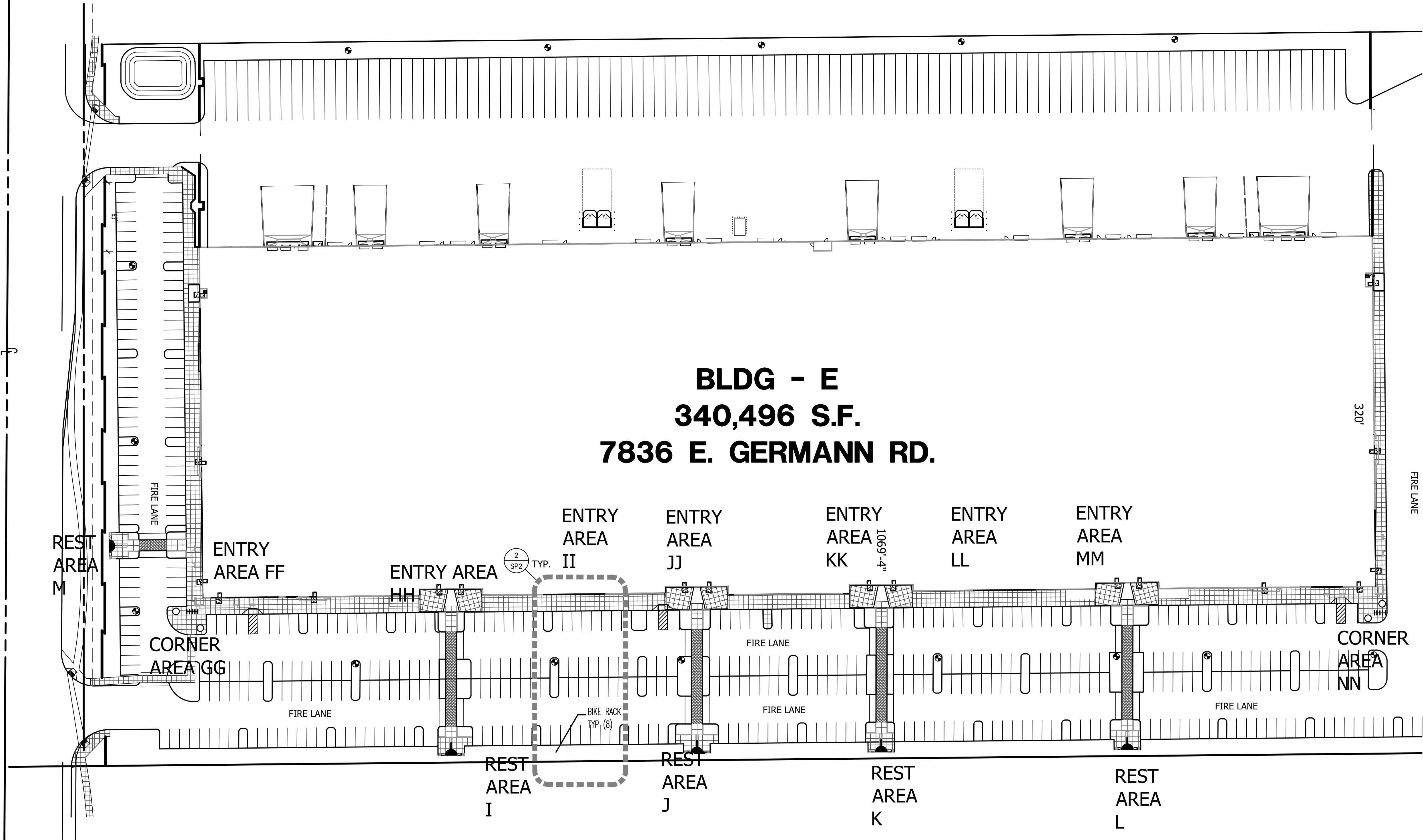
PARTIAL REST AREA PLAN - NORTHERN SIDE

SCALE: 1"=50'



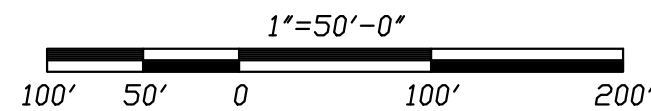
Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT



PARTIAL SITE PLAN - SOUTHERN SIDE

SCALE: 1"=50'



SITE:

PARCEL NUMBERS: APN: 304-61-009C

ZONING: LIGHT INDUSTRIAL (L.I.)

SETBACKS: REQUIRED:  
LANDSCAPE FRONT (15')  
LANDSCAPE SIDE (LI ON BOTH SIDES)  
LANDSCAPE BACK (15')

PROVIDED:  
80'-0"  
10'-0" (R)  
10'-6" (L)  
21'-0"

GROSS SITE ACREAGE: 40.2 AC  
NET ACREAGE: 38.3 AC

LOT COVERAGE: (GROSS BLDG AREA / NET ACREAGE)

IMPERVIOUS SURFACES:

BUILDINGS: (668,786 SQFT = 15.35AC) / 38.3 AC = 40.08%  
CONCRETE & ASPHALT: (838,530 SQFT = 19.11AC) / 38.3 AC = 49.89%

NON-IMPERVIOUS SURFACES:

LANDSCAPE AREA: (161,227 SQFT = 3.84AC) / 38.3 AC = 10.03%

COMMON OPEN SPACE: 1% OF TOTAL BUILDING AREA  
REST AREAS SHOWN BELOW:

- A: 649 S.F.
- B: 649 S.F.
- C: 649 S.F.
- D: 649 S.F.
- E: 801 S.F.
- F: 801 S.F.
- G: 801 S.F.
- H: 801 S.F.
- I: 783 S.F.
- J: 924 S.F.
- K: 689 S.F.
- L: 711 S.F.
- M: 649 S.F.
- 9,555 S.F. / 668,786 S.F. = 1.43% OF TOTAL BUILDING AREA

ENTRY PLAZA: 900 S.F. MINIMUM REQUIRED

- N: 1,661 S.F.
- O: 1,661 S.F.
- P: 1,805 S.F.
- Q: 1,159 S.F.
- R: 1,160 S.F.
- S: 1,591 S.F.
- T: 1,661 S.F.
- U: 1,661 S.F.
- V: 1,588 S.F.
- W: 1,121 S.F.
- X: 1,121 S.F.
- Y: 1,852 S.F.
- Z: 1,565 S.F.
- AA: 936 S.F. CORNER
- BB: 900 S.F. CORNER
- CC: 2,001 S.F.
- DD: 1,684 S.F.
- EE: 1,763 S.F. CORNER
- FF: 977 S.F.
- GG: 1,706 S.F. CORNER
- HH: 1,157 S.F.
- II: 1,583 S.F.
- JJ: 1,654 S.F.
- KK: 1,639 S.F.
- LL: 1,157 S.F.
- MM: 1,791 S.F.
- NN: 1,066 S.F. CORNER

TOTAL: 39,630 S.F. / 668,786 S.F. = 5.93%

BIKE RACK: 1/10 PARKING SPACES (FOR FIRST 50 BIKE SPACES);  
1/20 PARKING SPACES (AFTER 50 BIKE SPACES)

TOTAL PARKING COUNT: 955  
FIRST 500 SPACES: (500/10) = 50  
AFTER 500 SPACES: (455/20) = 23  
TOTAL BIKE SPACES: = 73  
PROVIDED = 80



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7839 E. PECOS ROAD  
MESA, ARIZONA

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

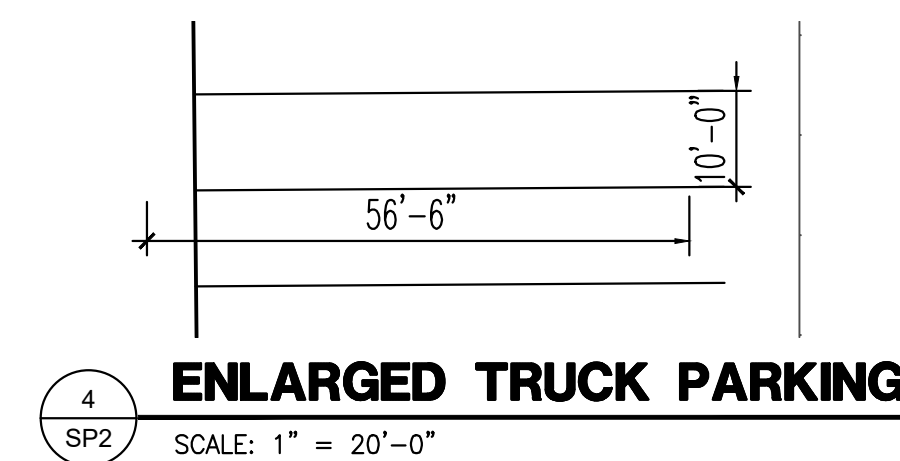
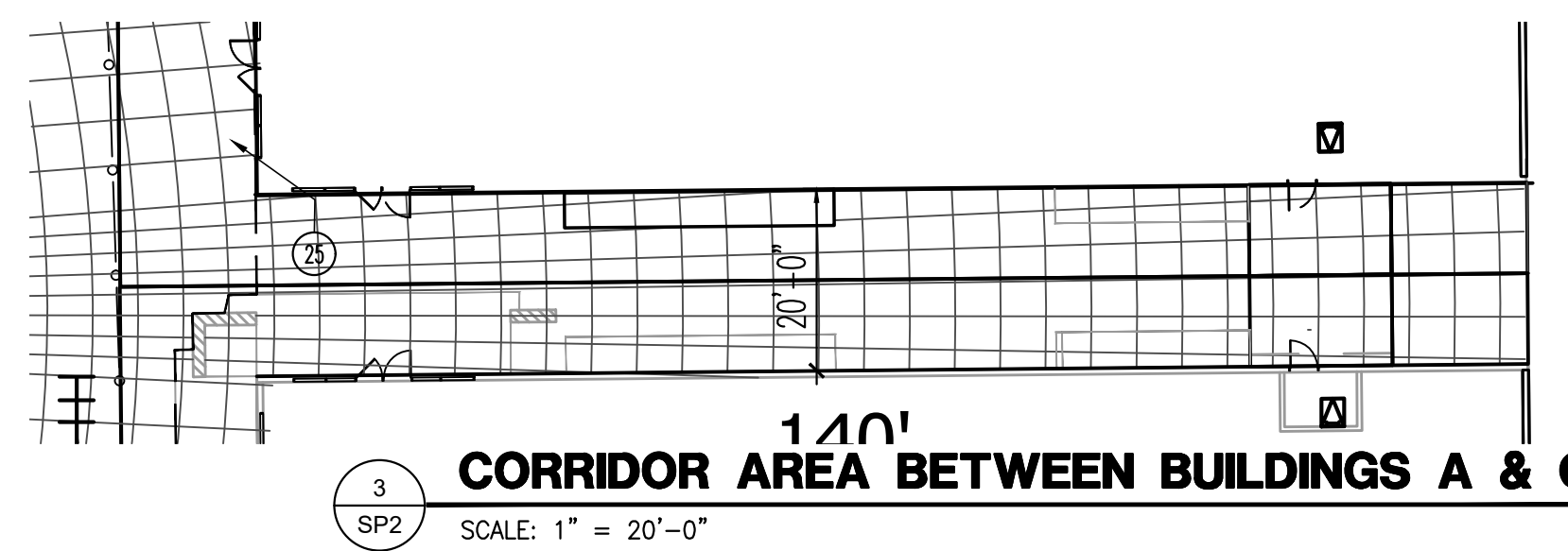
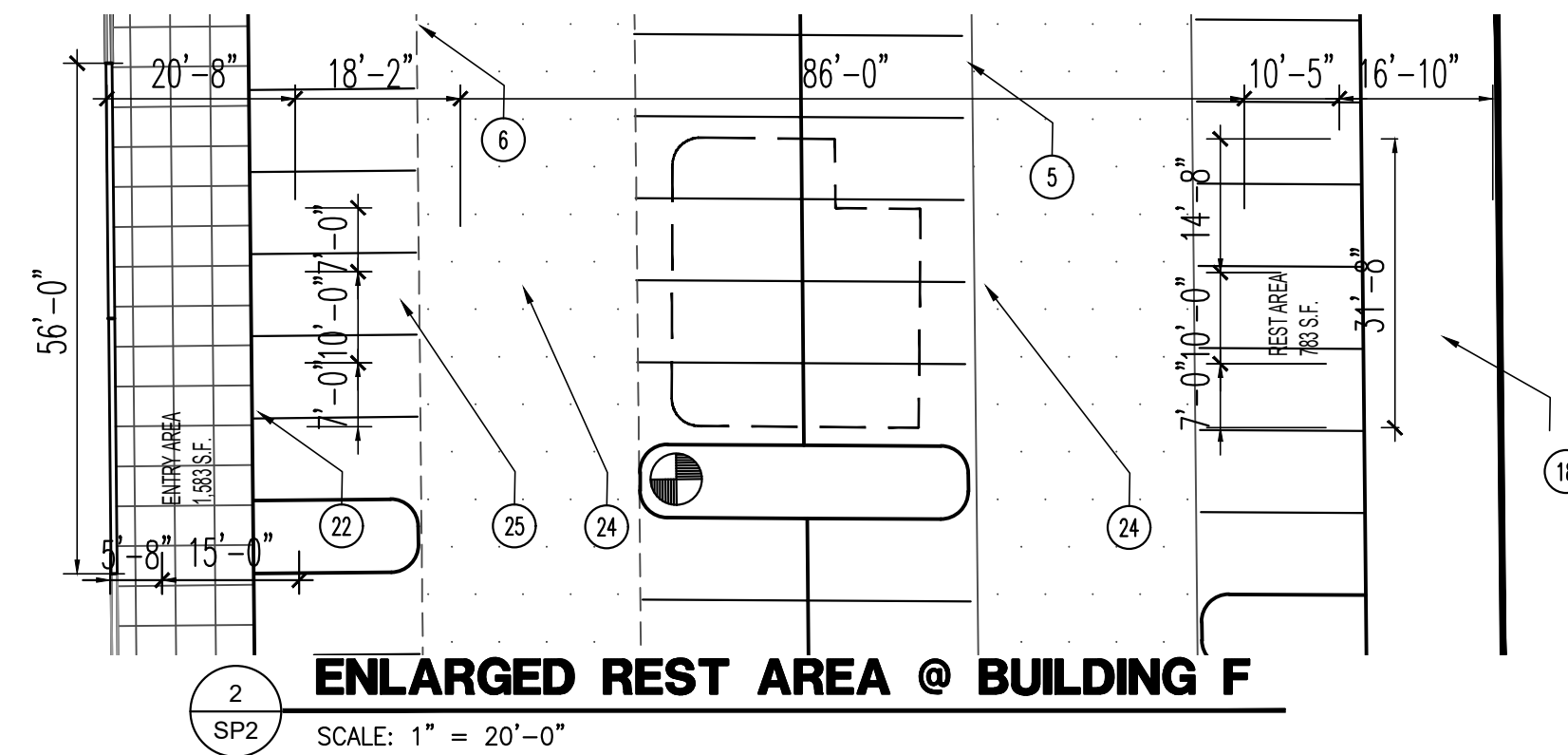
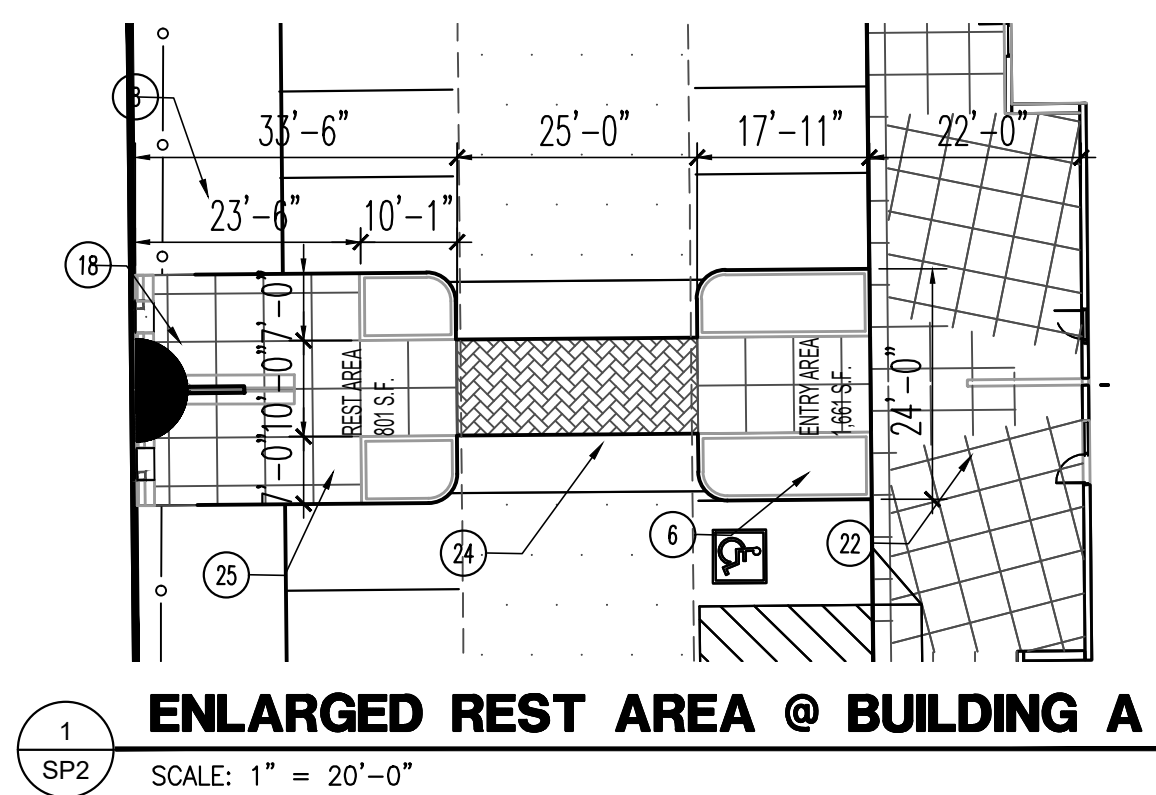
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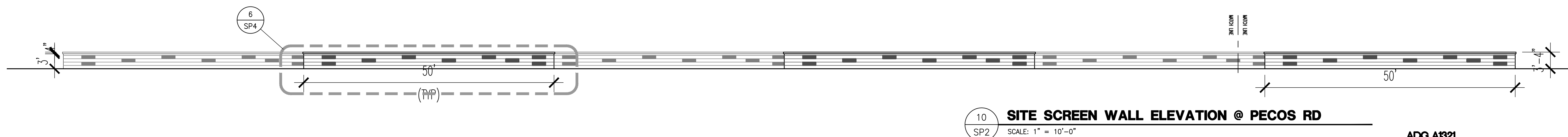
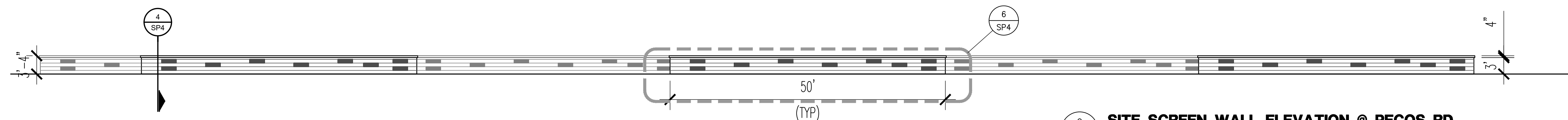
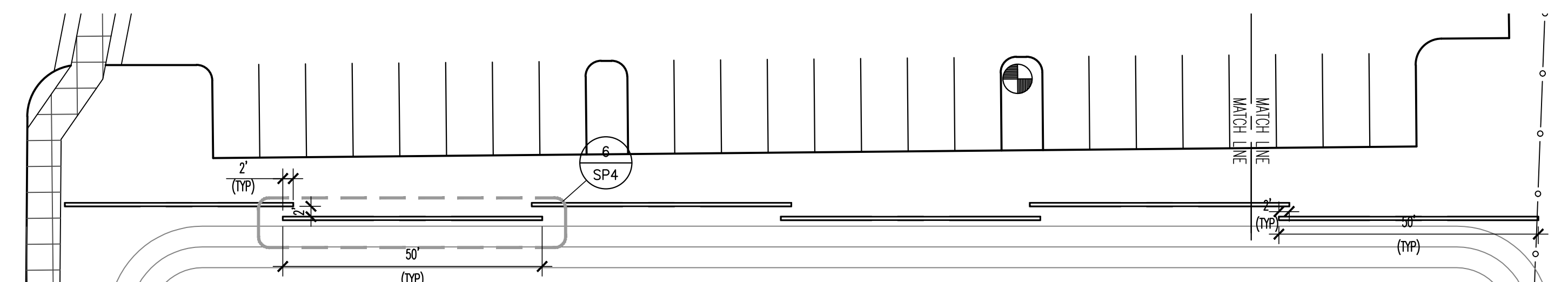
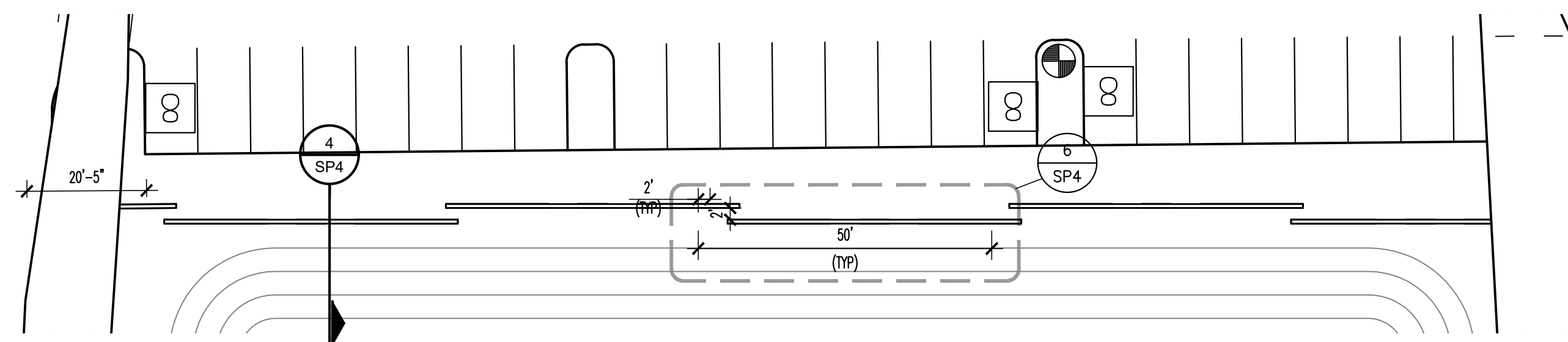
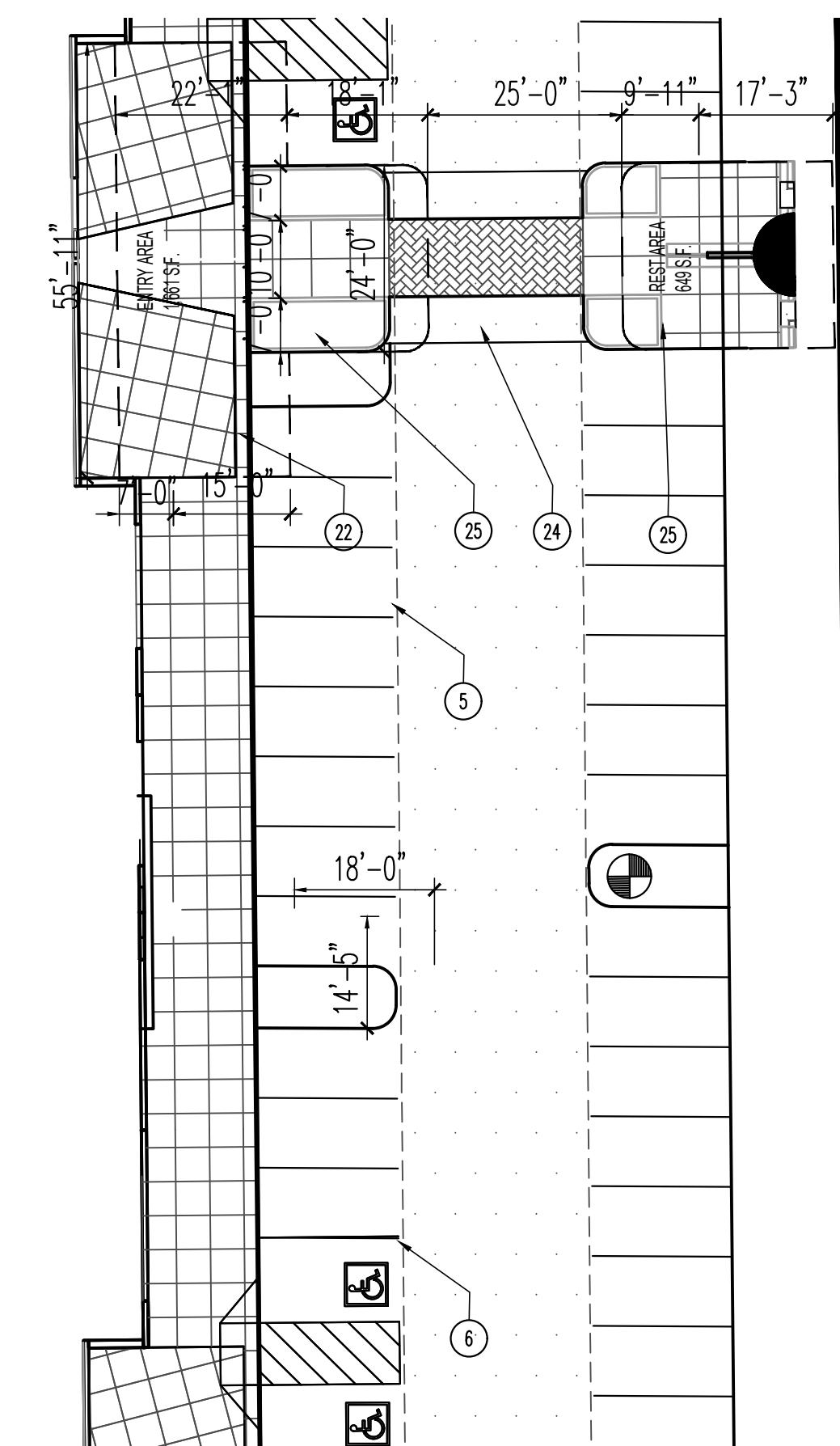
SP1.4

DATE: 06/12/2022





- # # KEY NOTES
- 
1. TRASH AND RECYCLING DUMPSTER, SEE DETAIL 13/SP5
  2. TRUCK LOADING DOCK, SEE SHEET SP5
  3. ELECTRICAL ROOM, SEE ELECTRICAL PLANS
  4. F.D.C. CONNECTION, SEE CIVIL PLANS. (TYP. OF 6)
  5. PARKING STALLS
  6. A.D.A. PARKING STALLS, SEE DETAIL 2/S01
  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.C.S. LOCATION, NEMA 3 ALL-WEATHER. SEE ELECTRICAL PLANS.
  12. FIRE RISER ROOM, SEE SHEET A01.
  13. FIRE LANE
  14. SIDEWALK TO PUBLIC WAY
  15. PARKING SCREEN WALL ON RETAINING WALL
  16. 8'-0" EASEMENT
  17. 8'-0" HIGH, 8" MASONRY SCREEN WALL TO MATCH BUILDING MASONRY.
  18. BREAK AREAS W/ SHADE
  19. 20' X 20' MIN. PLAZA AREA TYPICAL
  20. FIRE HYDRANT LOCATION
  21. UNDERGROUND RETENTION (SEE CIVIL PLANS)
  22. 4" ANGLED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
  23. 4" COLORED CONCRETE
  24. STAMPED COLORED CONCRETE (DAVID COLOR-BRICK RED 160)
  25. 4" SCORED CONCRETE



# Andrews Design Group, Inc.

## ARCHITECTURE

## PLANNING

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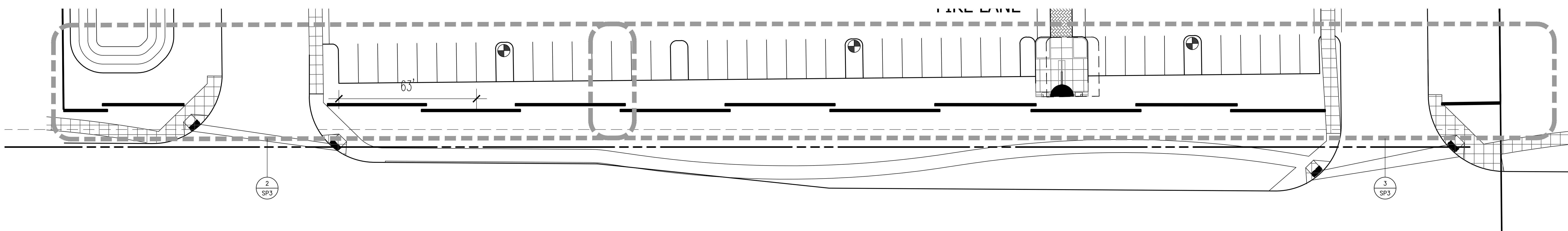
1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281

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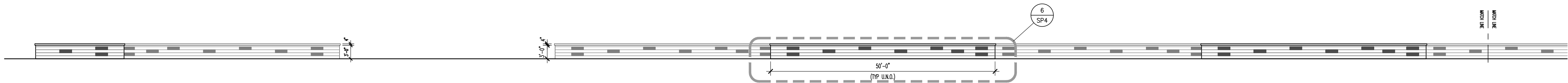
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## SP2

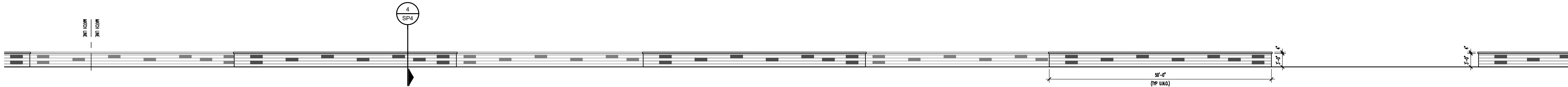
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1 SITE SCREEN WALL PLAN @ GERMANN RD  
SP3 SCALE: 1" = 20'-0"



2 SITE SCREEN WALL ELEVATION @ GERMANN RD  
SP3 SCALE: 1" = 10'-0"



3 SITE SCREEN WALL ELEVATION @ GERMANN RD  
SP3 SCALE: 1" = 10'-0"



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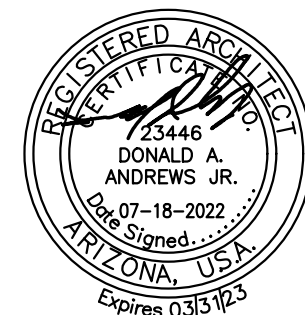
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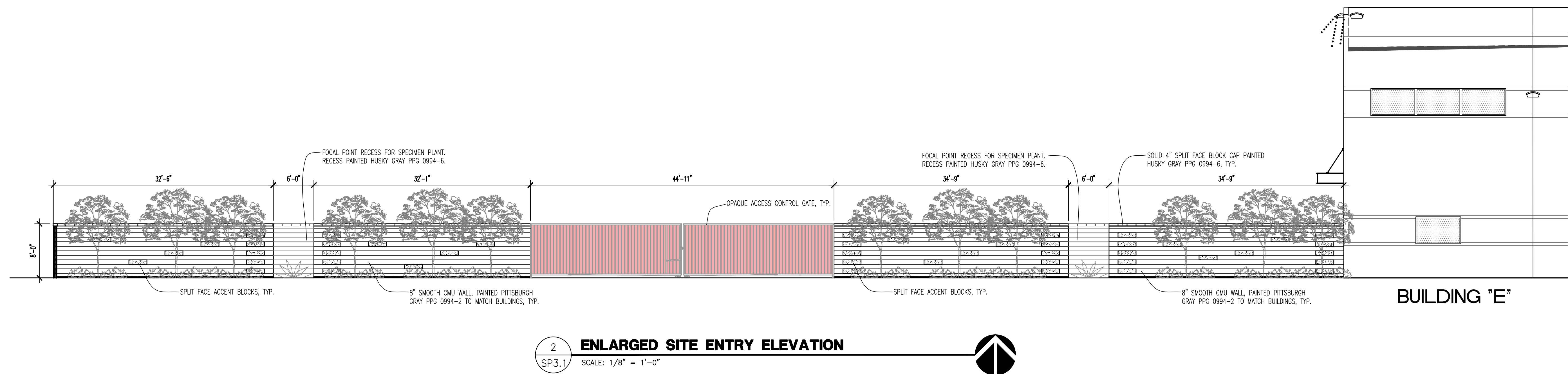
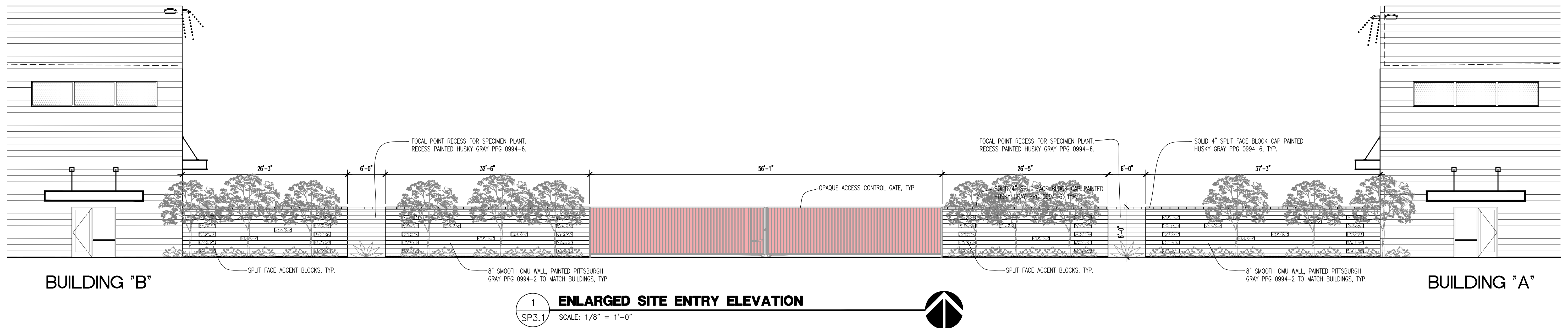
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SP3

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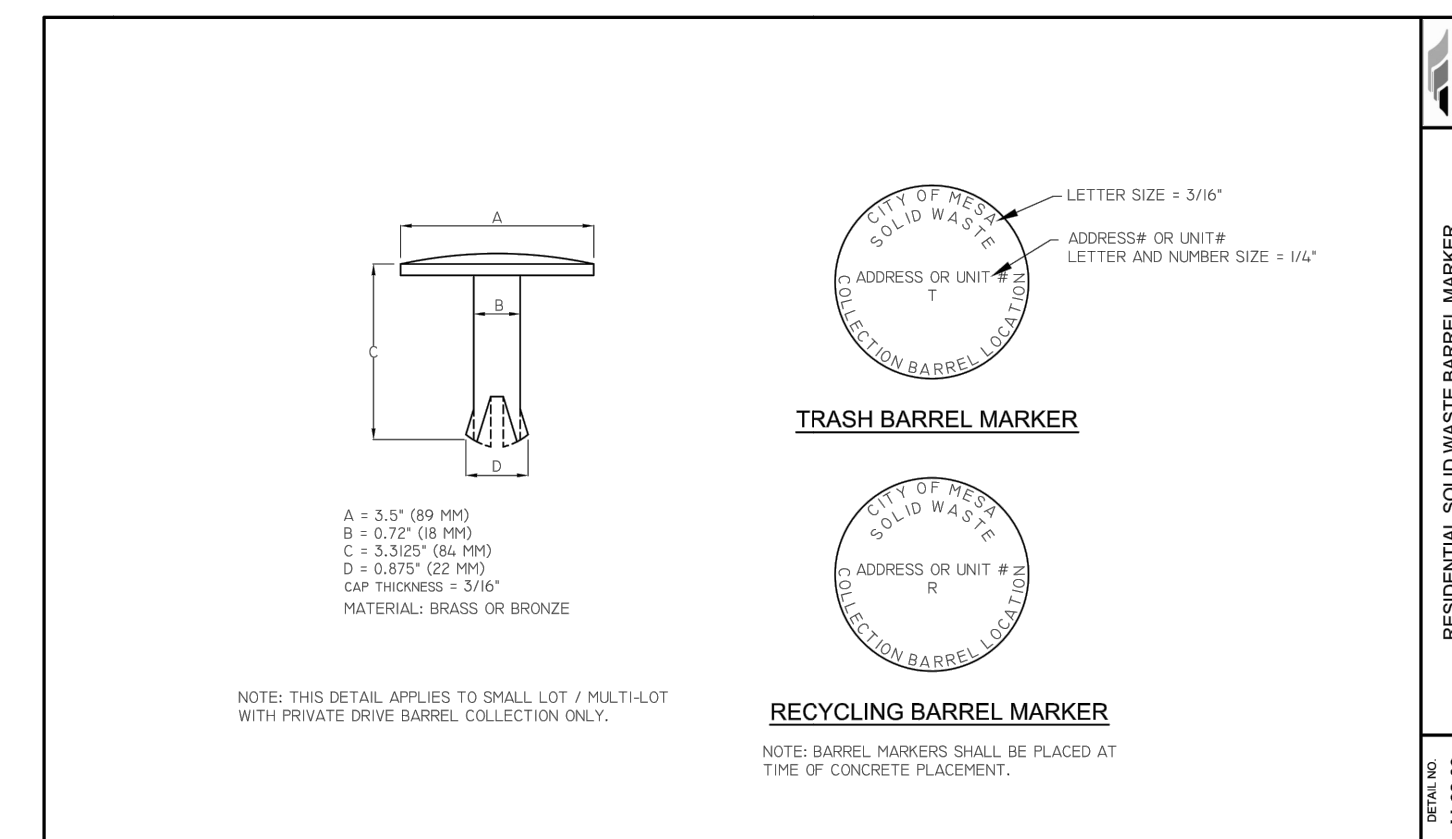
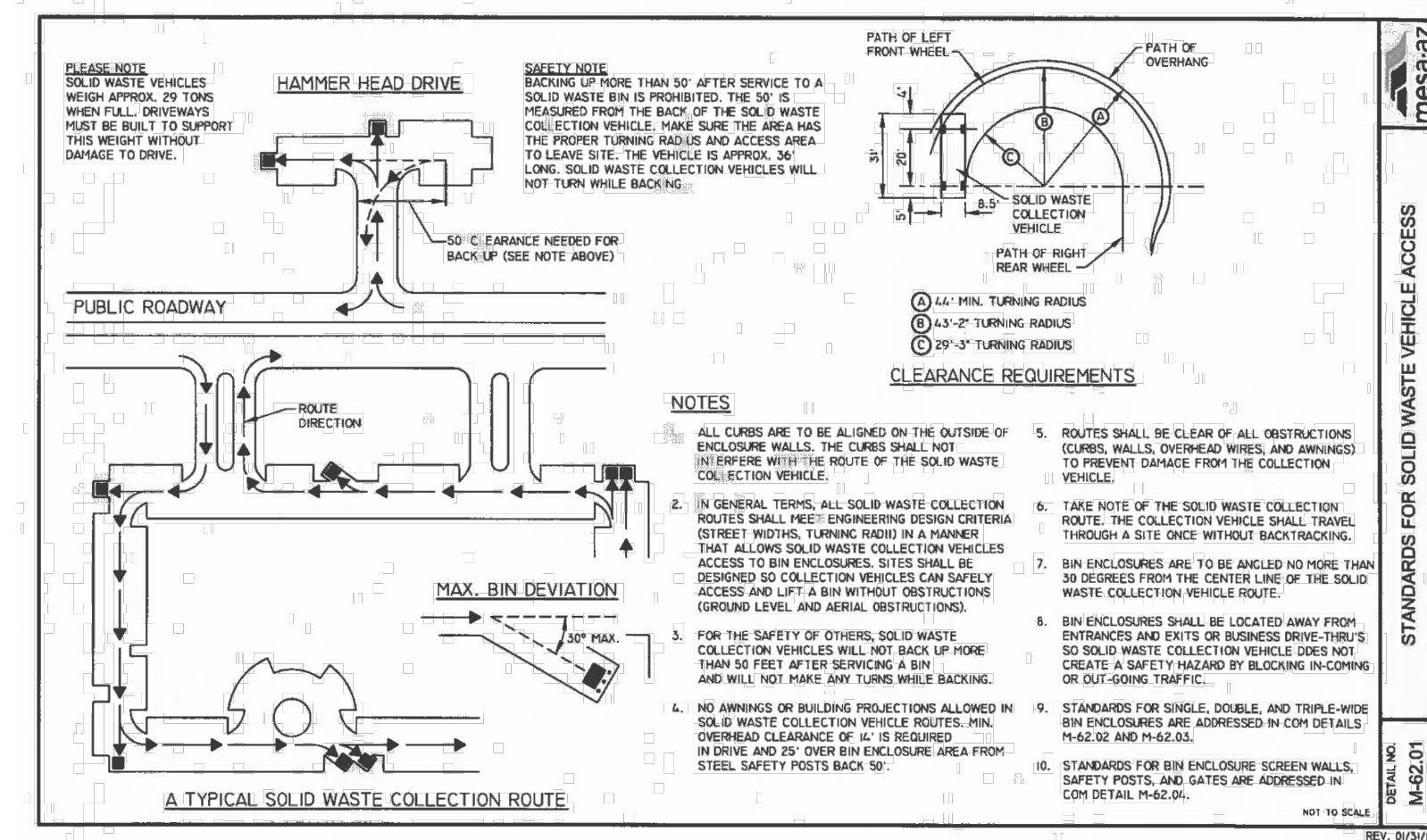
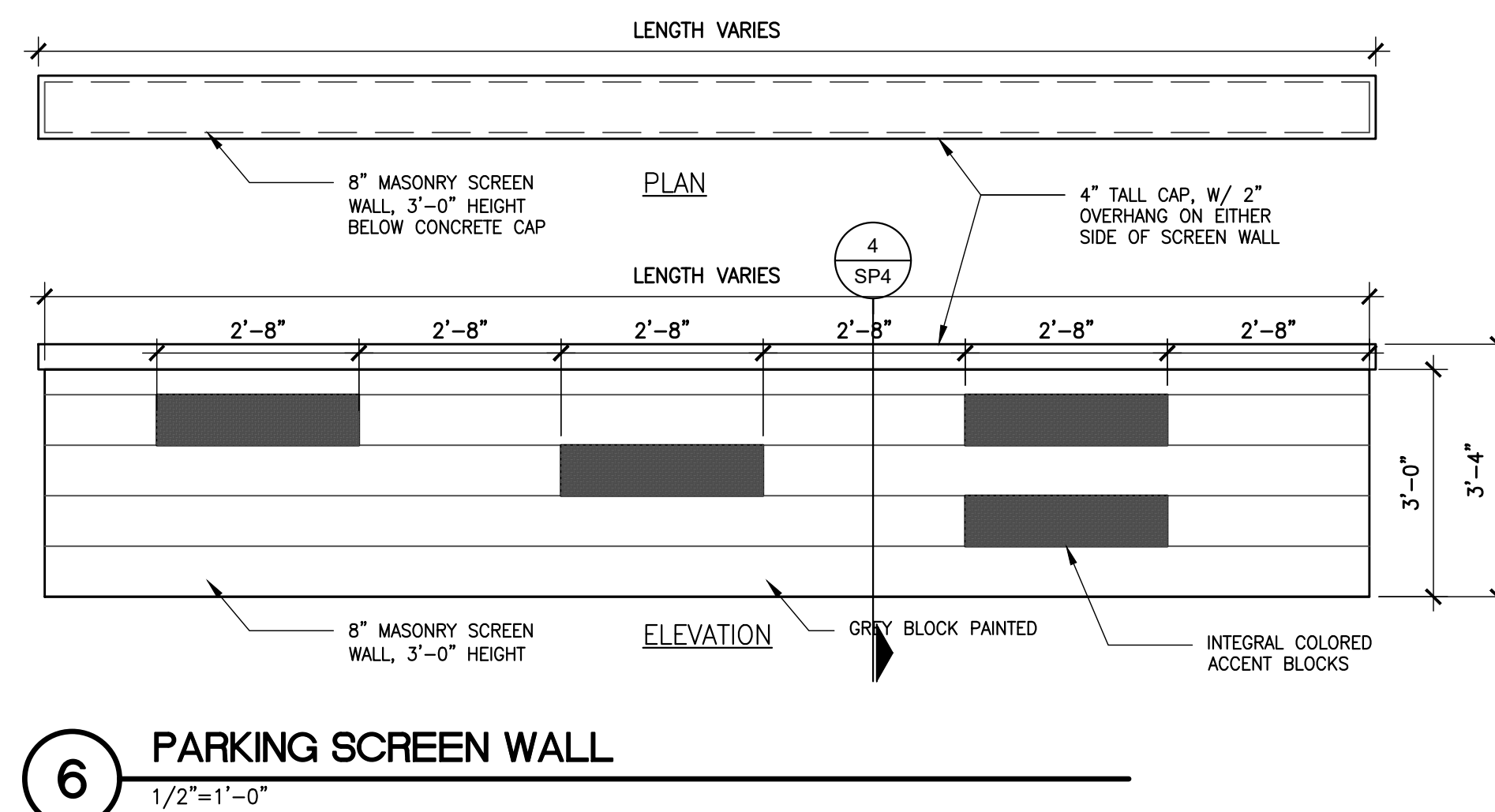
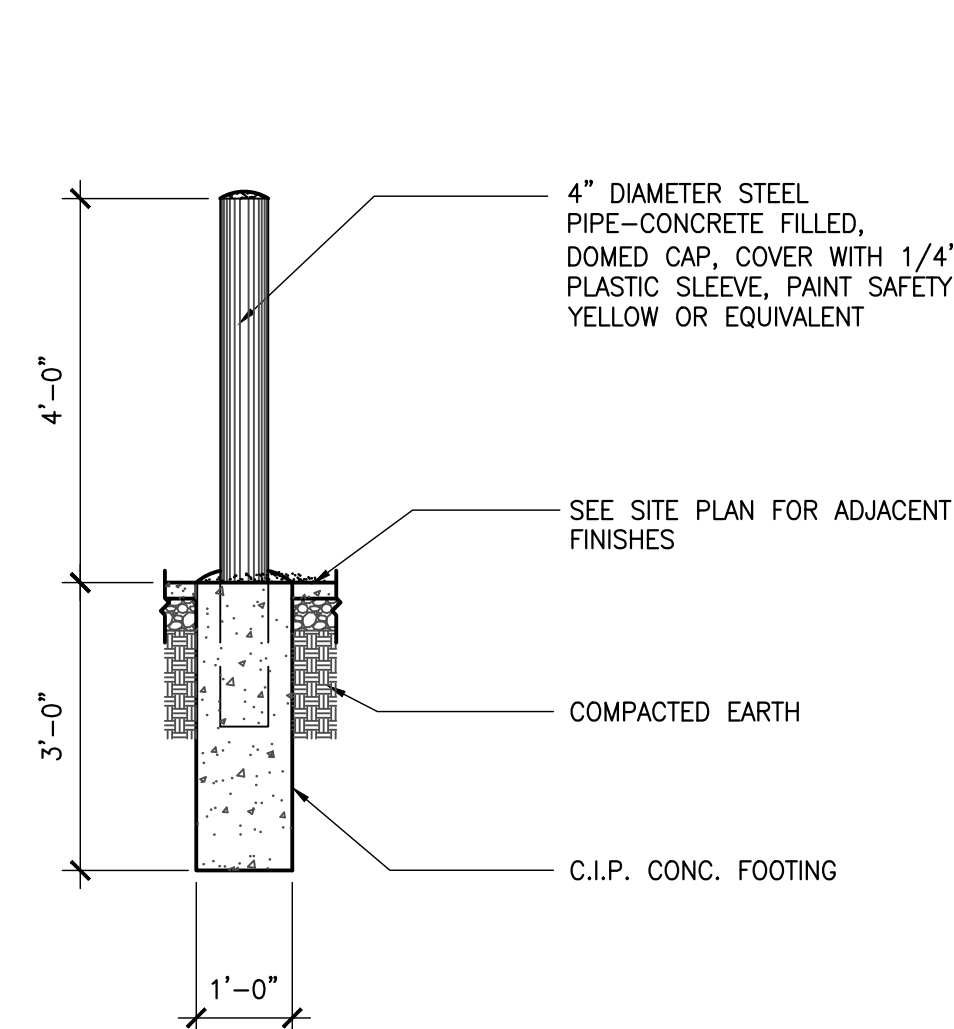
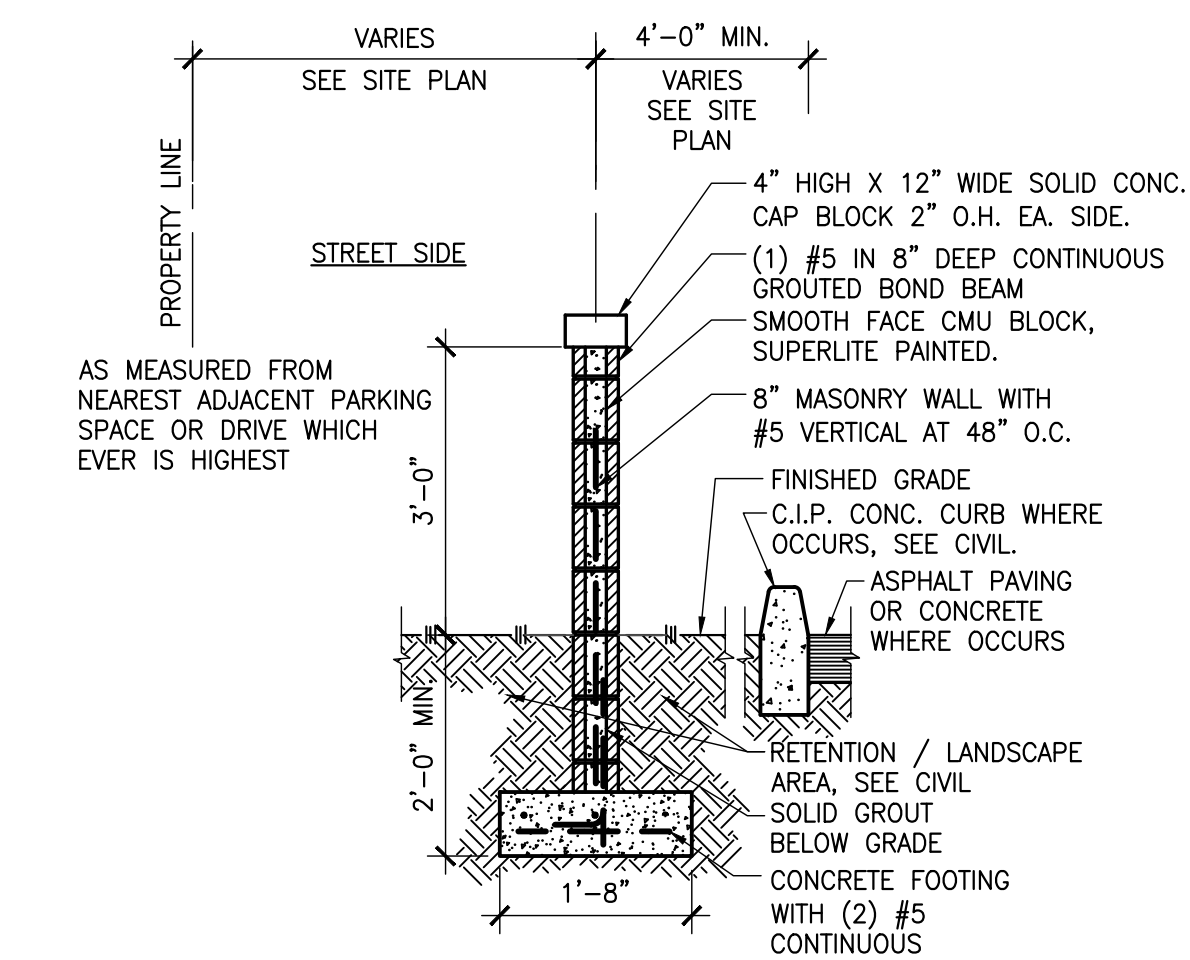
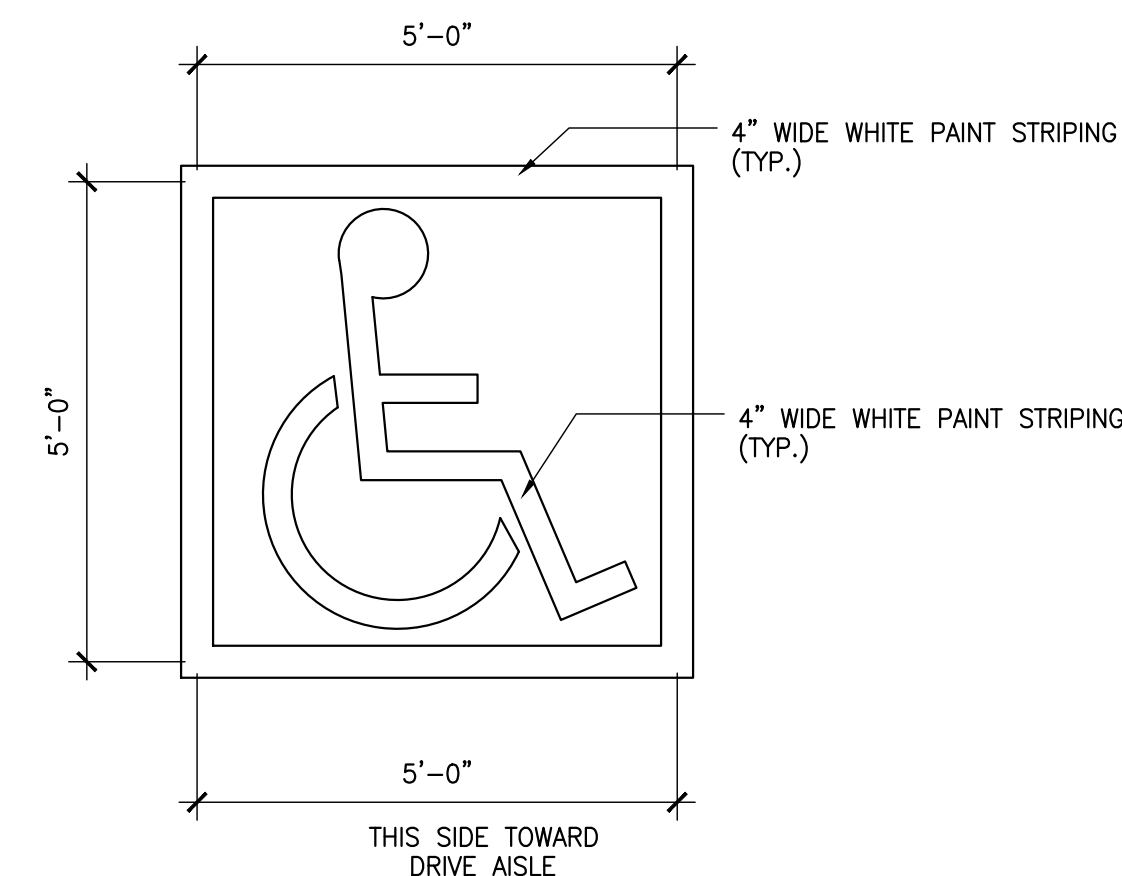
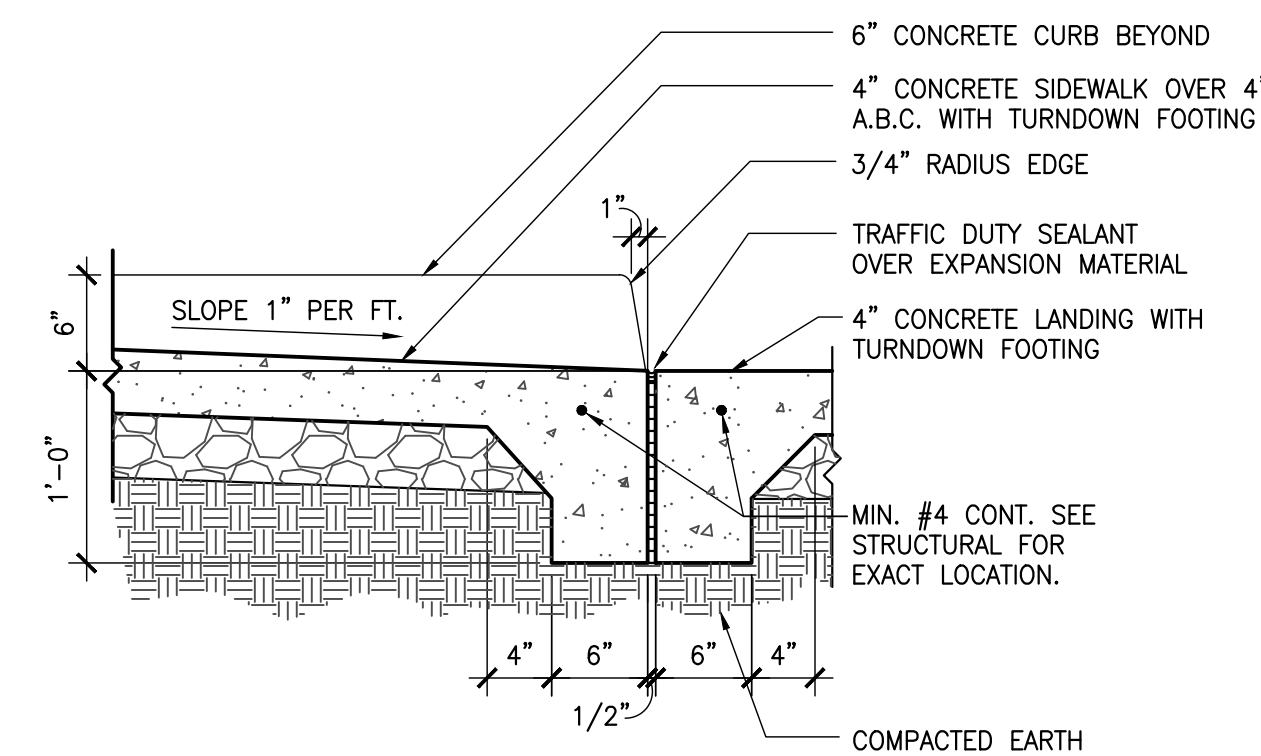
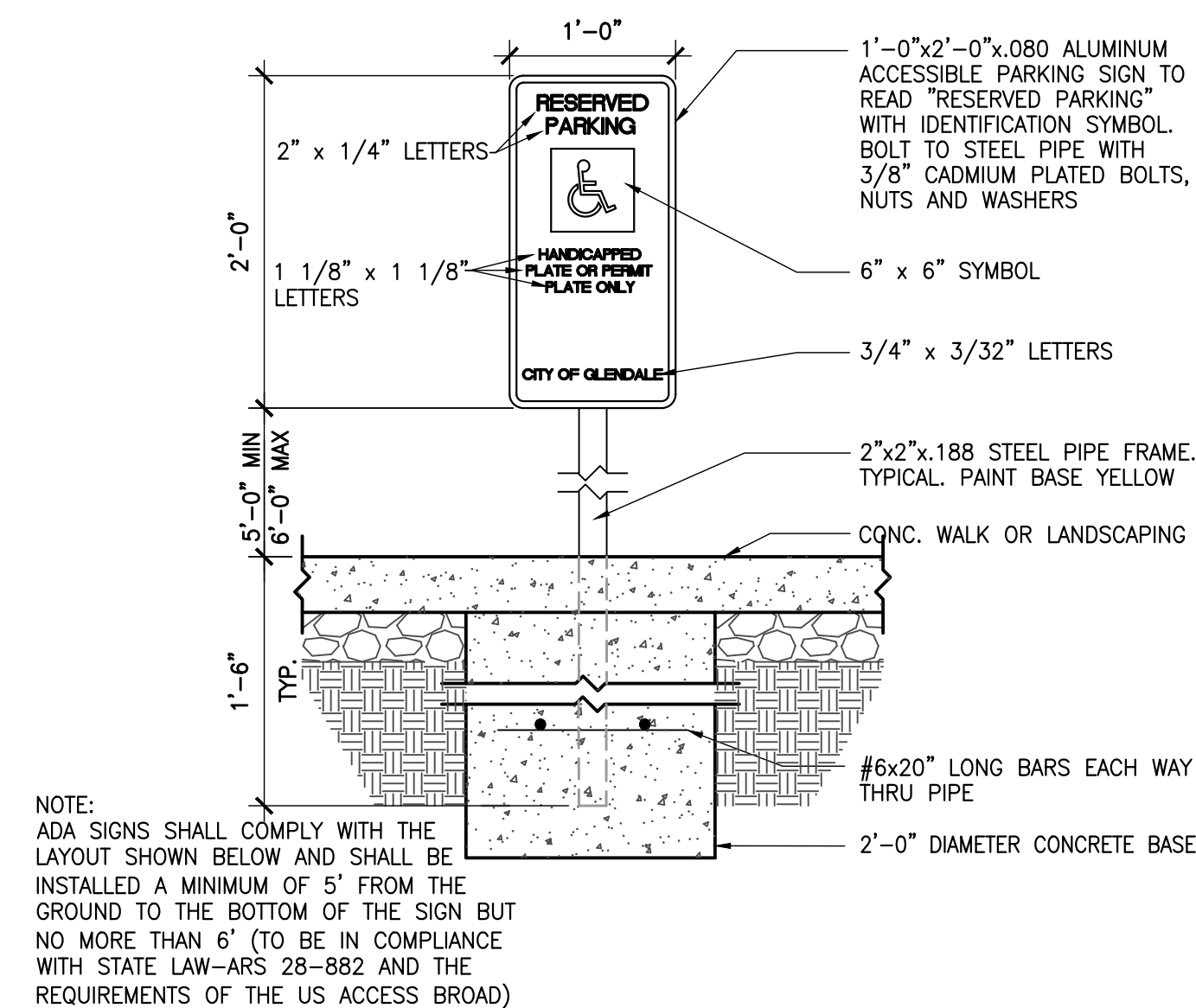
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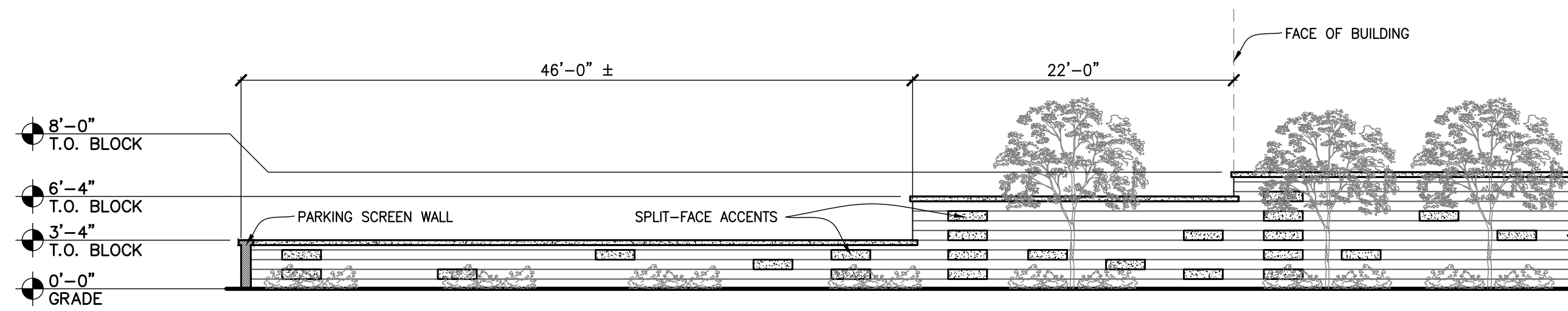
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**SP3.1**

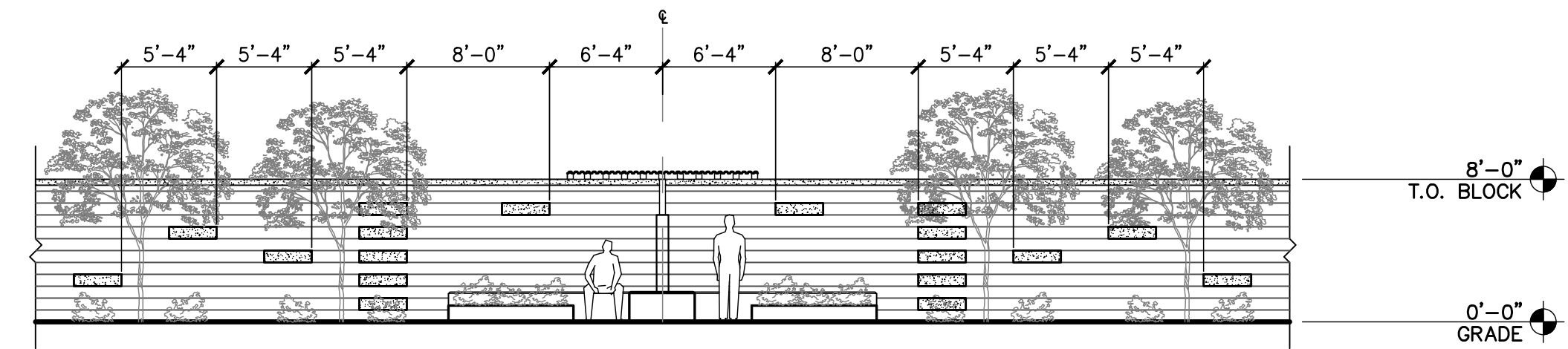
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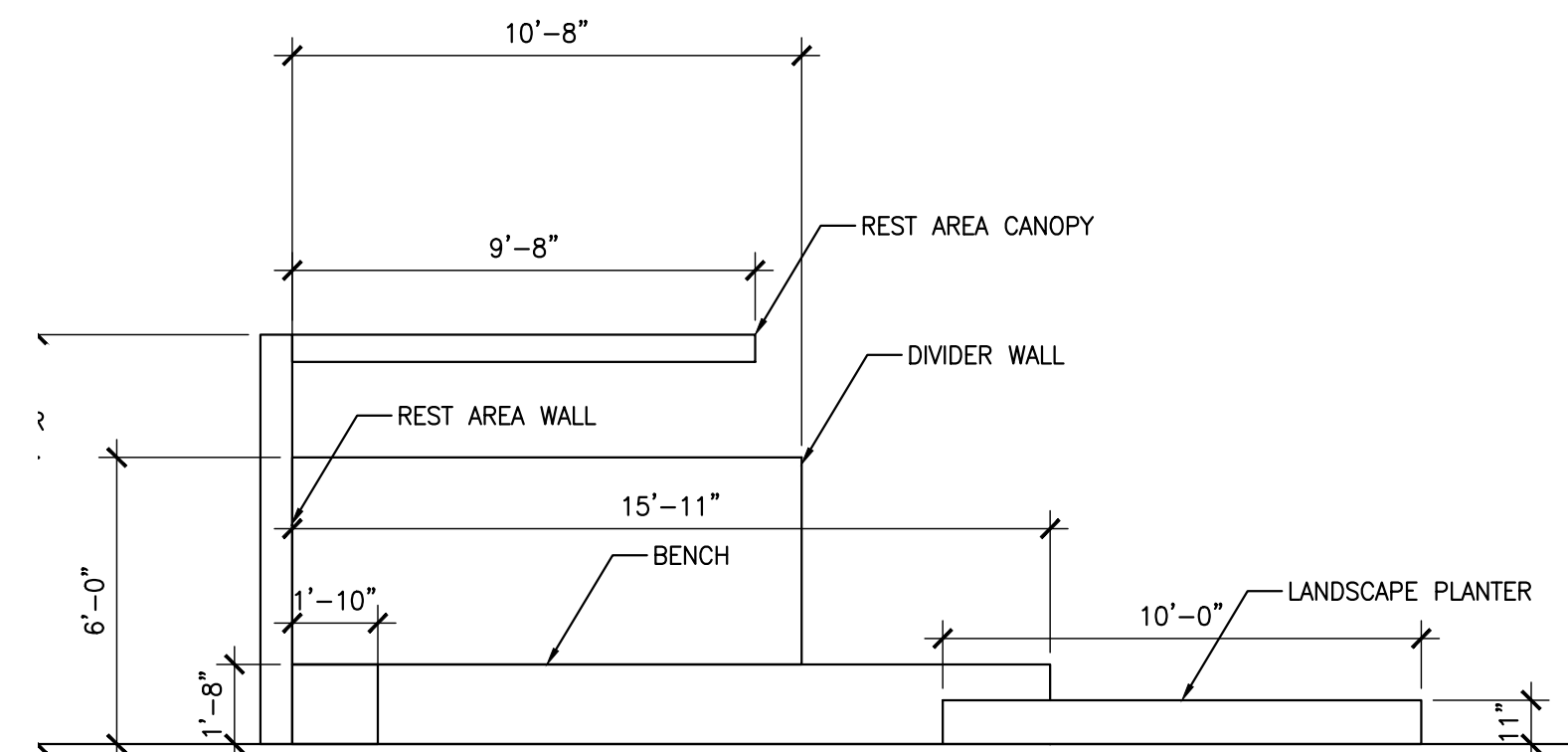




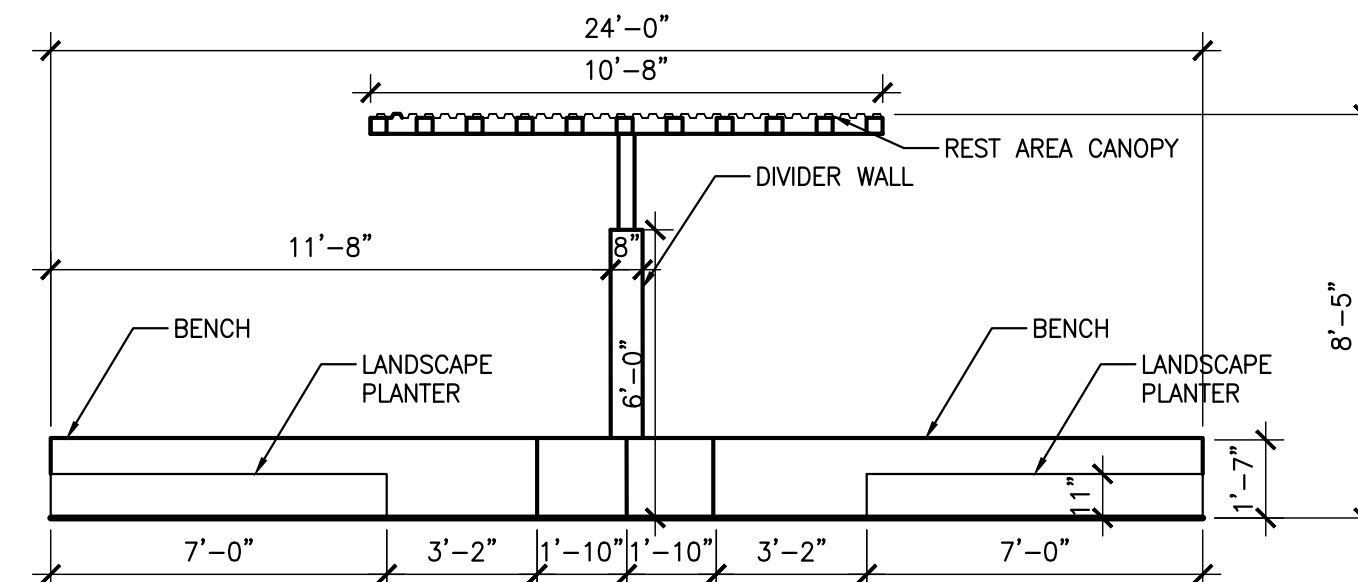
**9 SITE WALL ELEVATION**  
SCALE: 1/8" = 1'-0"



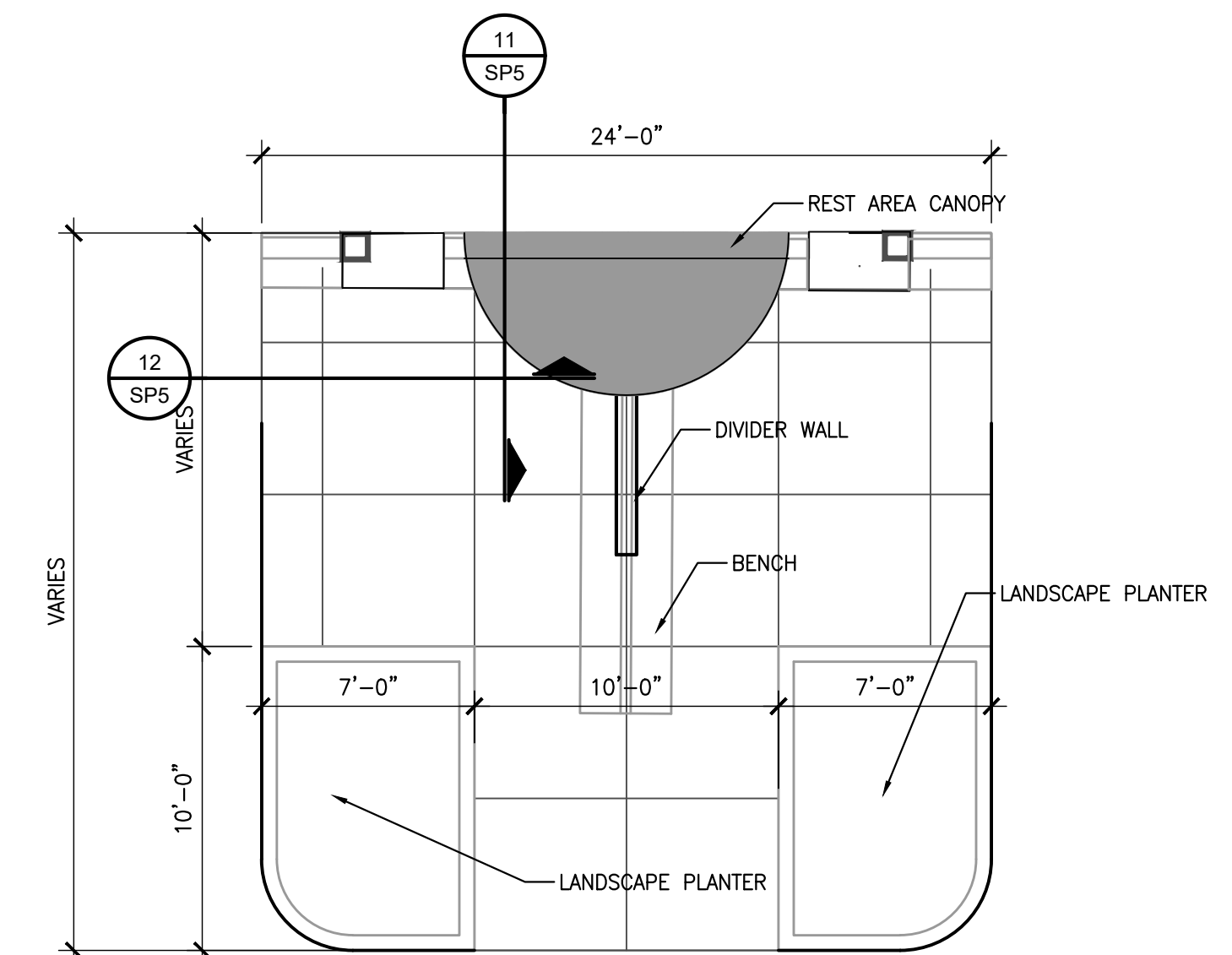
**10 SITE WALL ELEVATION @ REST AREA**  
SCALE: 1/8" = 1'-0"



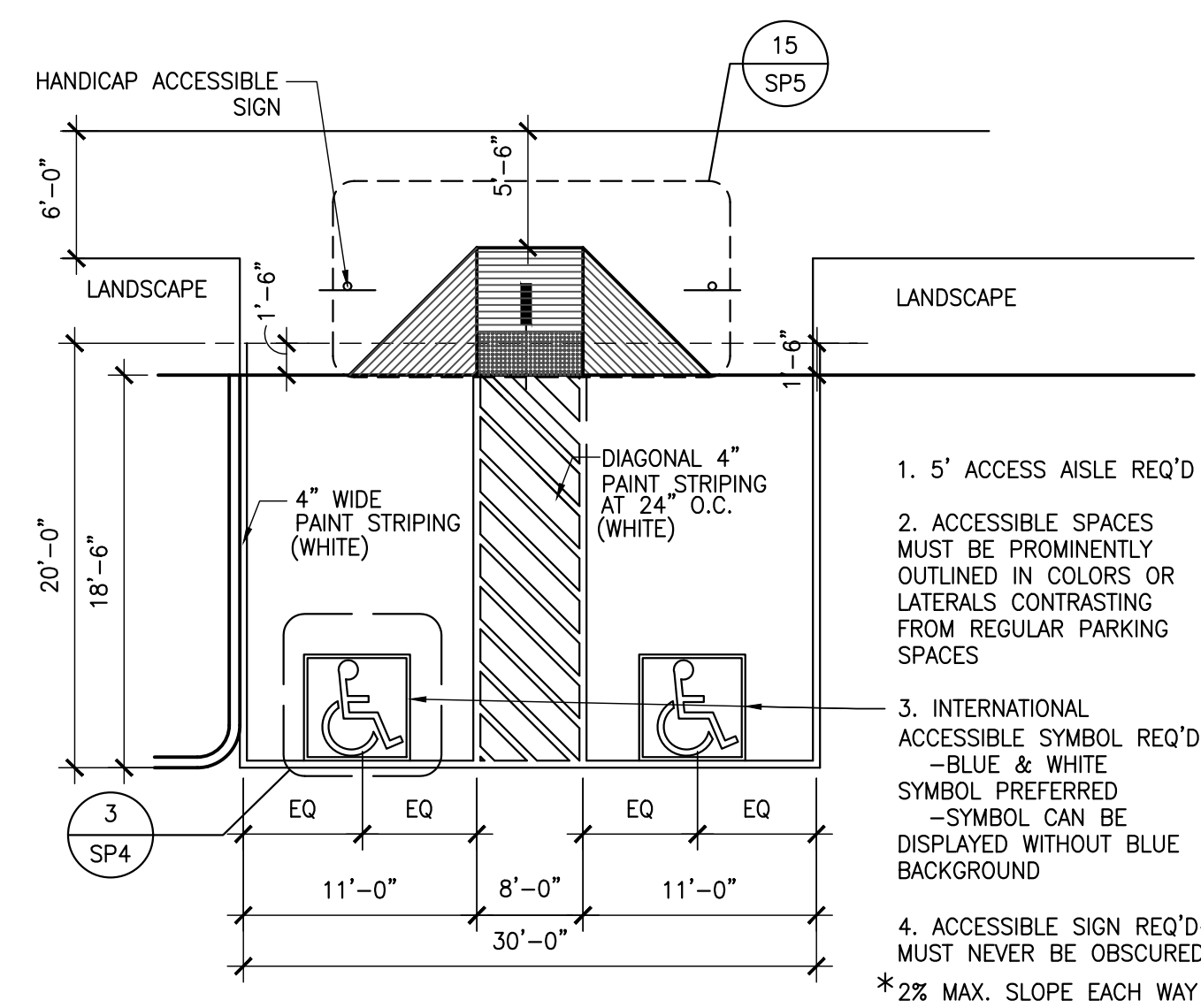
**11 BREAK AREA SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



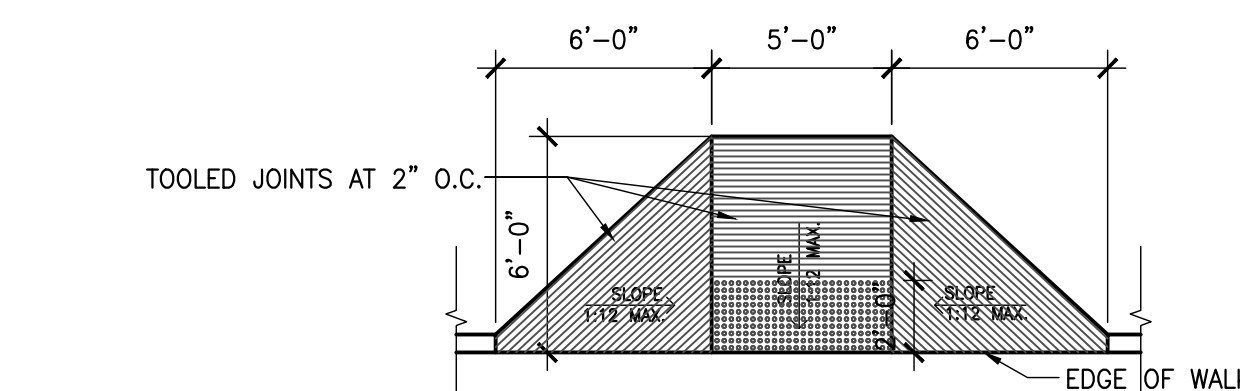
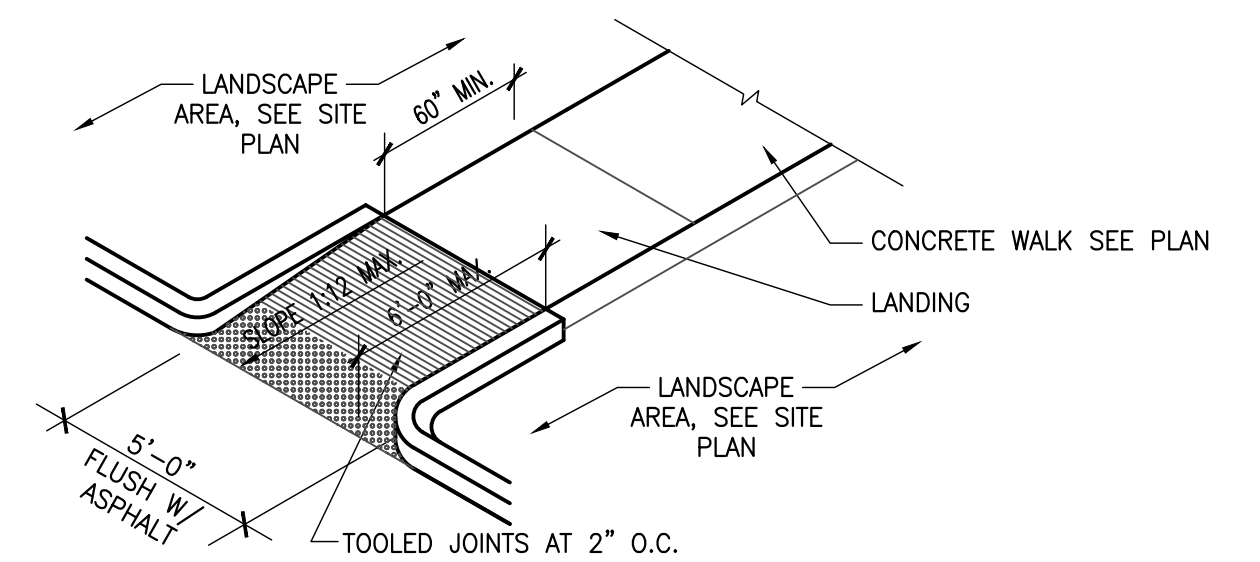
**12 BREAK AREA FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**13 BREAK AREA FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**14 ACCESSIBLE PARKING STALL**  
1/8"=1'-0"



NOTE: ALL A.D.A. REQUIREMENTS TO BE INSTALLED PER APPROVED ARCHITECT'S PLANS

**15 ACCESSIBLE RAMPS**  
3/16"=1'-0"



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SP5

DATE: 06/12/2022



