

PROJECT NARRATIVE

Red Mountain Business Park

3410 North Higley Road

This project will include six buildings for five different users. The business' and the property are light industrial per the Mesa General Plan. The buildings walls will be constructed of Tilt Concrete Panels. All buildings will be protected with fire sprinklers. Each building will have a yard for storage.

The proposed uses of the buildings are as follows:

Building 1 will be a restoration company. They will service homes and business' that have had fire, flood, or other inconveniences happen to them. They also store items in containers.

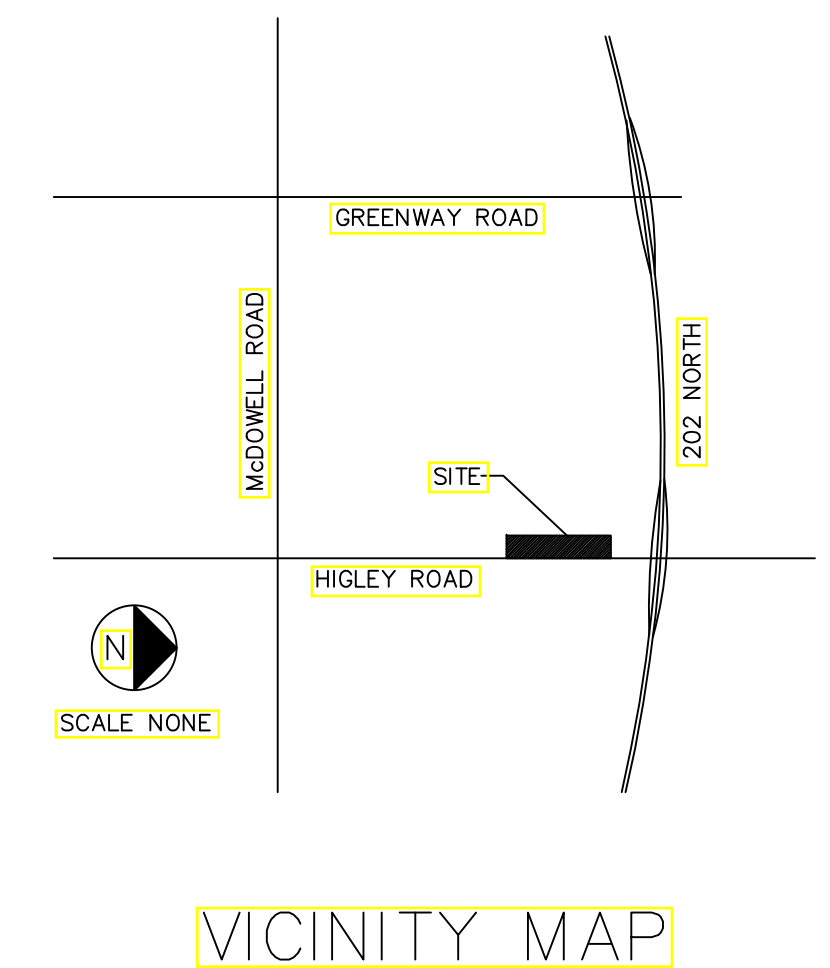
Building 2 will be a automotive restorer. They mostly work on vintage and sport cars.

Building 3 will be like the user of Building 1 but more on the residential side.

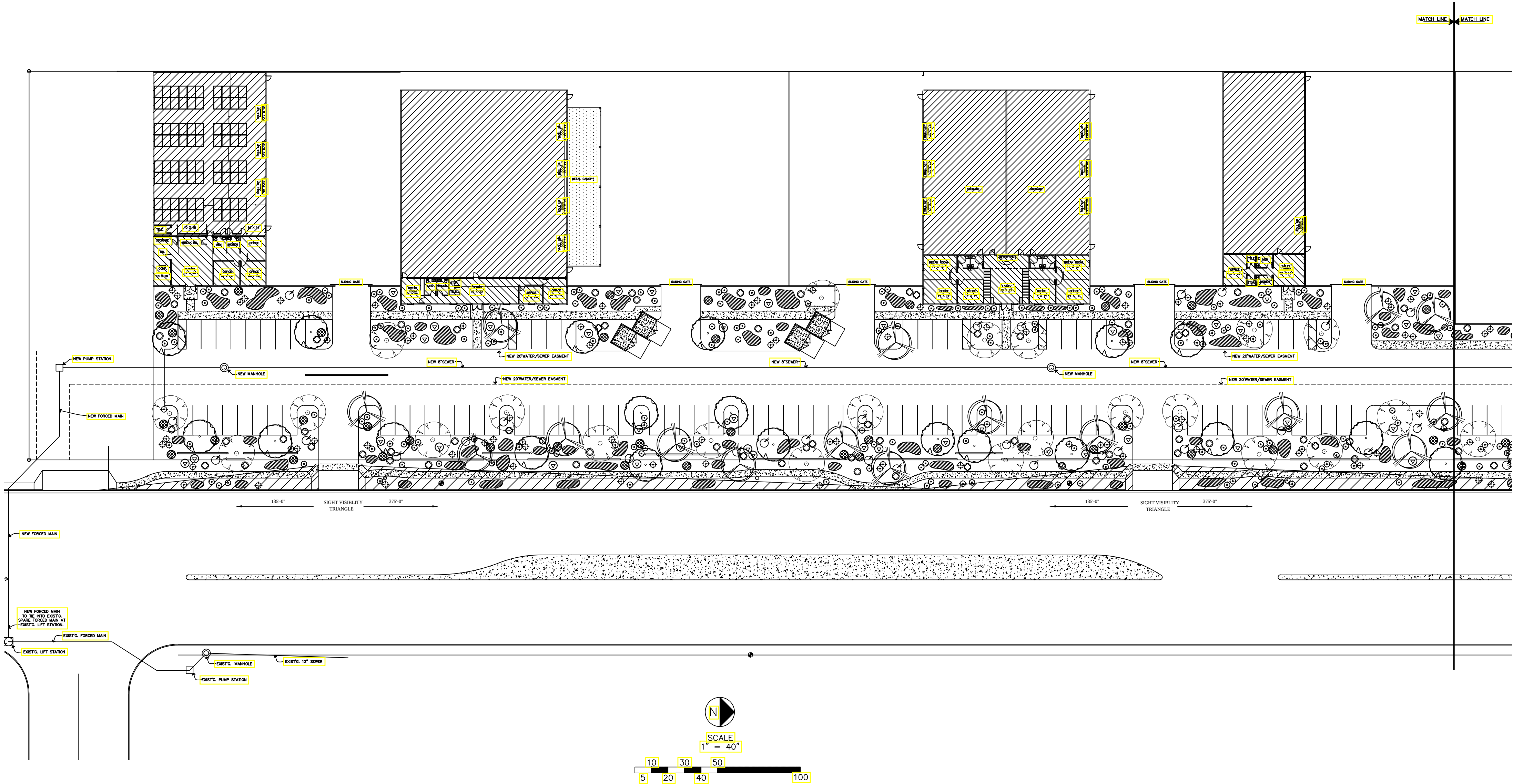
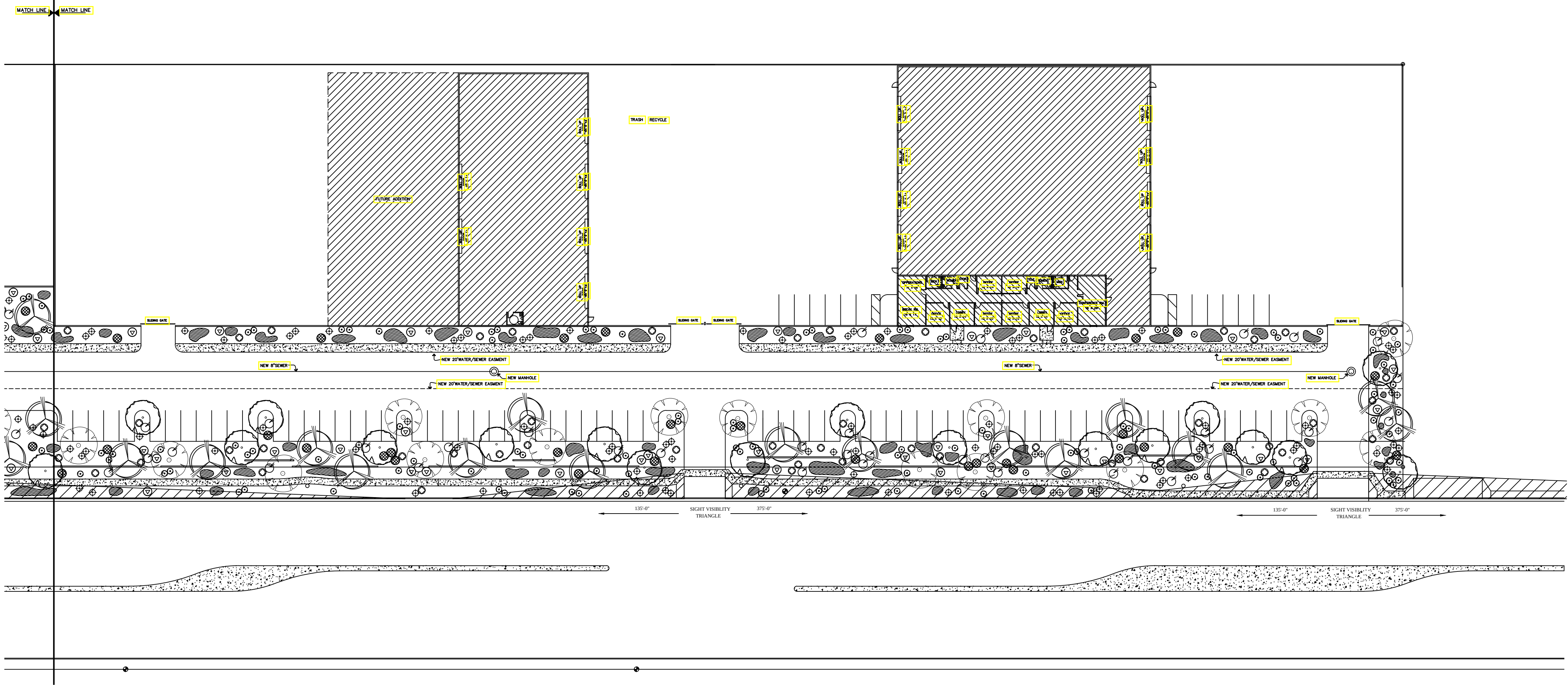
Building 4 is proposed to be a plumbing contractor

Buildings 5 & 6 will be used by a company called the Christmas Light Decorators. As their name suggest they install Christmas lights and decorate for other occasions. They service large companies and cities. They mostly store the materials but do some repairs upon the return of the materials to the shop. This user is looking to move in by the end of December so that he can bring his materials back to the new building instead of having to move them.

The property is very long and narrow. We have adjusted the alignment of the front of the buildings so as not to be in a straight line.



FILE NO.
X-XXX



PLANT LEGEND

SYMBOL	COMMON / BOTANICAL NAME	EMITTERS / TYPE
TREES:		
	SISSOO TREE DALBERGIA SISSOO	4/T
	EVERGREEN ELM ULMUS PARVIFLUA "TRUE GREEN"	4/T
	SHOESTRING ACACIA ACACIA STENOPHYLLA	4/T
SHRUBS:		
	BOXWOOD BEAUTY MATAL PLUM CARRISA GRAND "BOXWOOD BEAUTY"	2-3/S
	DESERT CARPET ACACIA ACACIA REDOLENS "DESERT CARPET"	2-3/S
	RED YUCCA HESPERALOE PARVIFLORA	2-3/S
	DWARF PURPLE BOUGAINVILLEA BOUGAINVILLEA "MONETH"	2-3/S
	DWARF ROSENKA BOUGAINVILLEA BOUSANVILLEA "ROSENKA"	2-3/S
	MEXICAN BIRD OF PARADISE CAESALPINIA PULCHERRIMA	2-3/S
GROUND COVER:		
	CAZANIA DAYBREAK TIGER STRIPES MIXED CAZANIA RIGENS	1 /G.C.

GENERAL LANDSCAPE NOTES

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS" SEE SECTION 1903(6)(a).

CONTRACTOR MAY NEED TO USER LARGER SIZE CONTAINERS TO ACHIEVE MINIMUM SIZES. THIS IS TO BE DONE AT NO ADDITIONAL CHARGE TO OWNER.

IF THERE ARE ANY CONFLICTS BETWEEN THESE PLANS, DETAILS, AND NOTES AND THE WRITTEN SPECIFICATIONS; THE PLANS, DETAILS AND NOTES SHALL PREVAIL.

IN ORGANIC GROUND COVER TO BE MIN. 2" DECOMPOSED GRANITE 1/2" SCREENED. COLOR: 'EXPRESS BROWN'

NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL.

ALL RIGHT-OF-WAY PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE/ DROUGHT TOLERANT PLANT LIST. FOR THE PHOENIX ACTIVE MANAGEMENT AREA.

REFER TO NOTES, DETAILS AND ARCHITECTURAL/ENGINEERING DRAWINGS

SEE CIVIL DRAWINGS FOR LEGAL DESCRIPTION.

STREET LIGHTS IN R.O.W. ARE EXISTING.

REQUIREMENTS	SIZE	AREA	REQUIRED	PROVIDED
ROW TREES	1 PER 25'	50% @ 5 GAL	1,573'	6.3 TREES
ADJACENT ROW TREES	1 PER 100'	50% @ 24"	1,201'	6 TREES
INTERIOR ROW TREES	1 PER 100'	NO SPEC'S	1,201'	34 SHRUBS
FOUND TREES	1 PER 100'	15% 36" / BAL 24"	46 ISLAND	46 TREES
ROW TREES	1 PER 100'	NO SPEC'S	46 ISLAND	138 TREES
ADJACENT ROW TREES	1 PER 100'	NO SPEC'S	46 ISLAND	46 TREES
INTERIOR ROW TREES	1 PER 100'	NO SPEC'S	46 ISLAND	46 TREES
FOUND TREES	1 PER 100'	NO SPEC'S	46 ISLAND	46 TREES
ROW TREES	1 PER 100'	NO SPEC'S	46 ISLAND	46 TREES
ADJACENT ROW TREES	1 PER 100'	NO SPEC'S	46 ISLAND	46 TREES
INTERIOR ROW TREES	1 PER 100'	NO SPEC'S	46 ISLAND	46 TREES
FOUND TREES	1 PER 100'	NO SPEC'S	46 ISLAND	46 TREES

REVISIONS

C.E.W Associates LLC
ARCHITECTURE, DESIGN

RED MOUNTAIN BUSINESS PARK
3416 N HIGLEY
MESA, AZ 85205

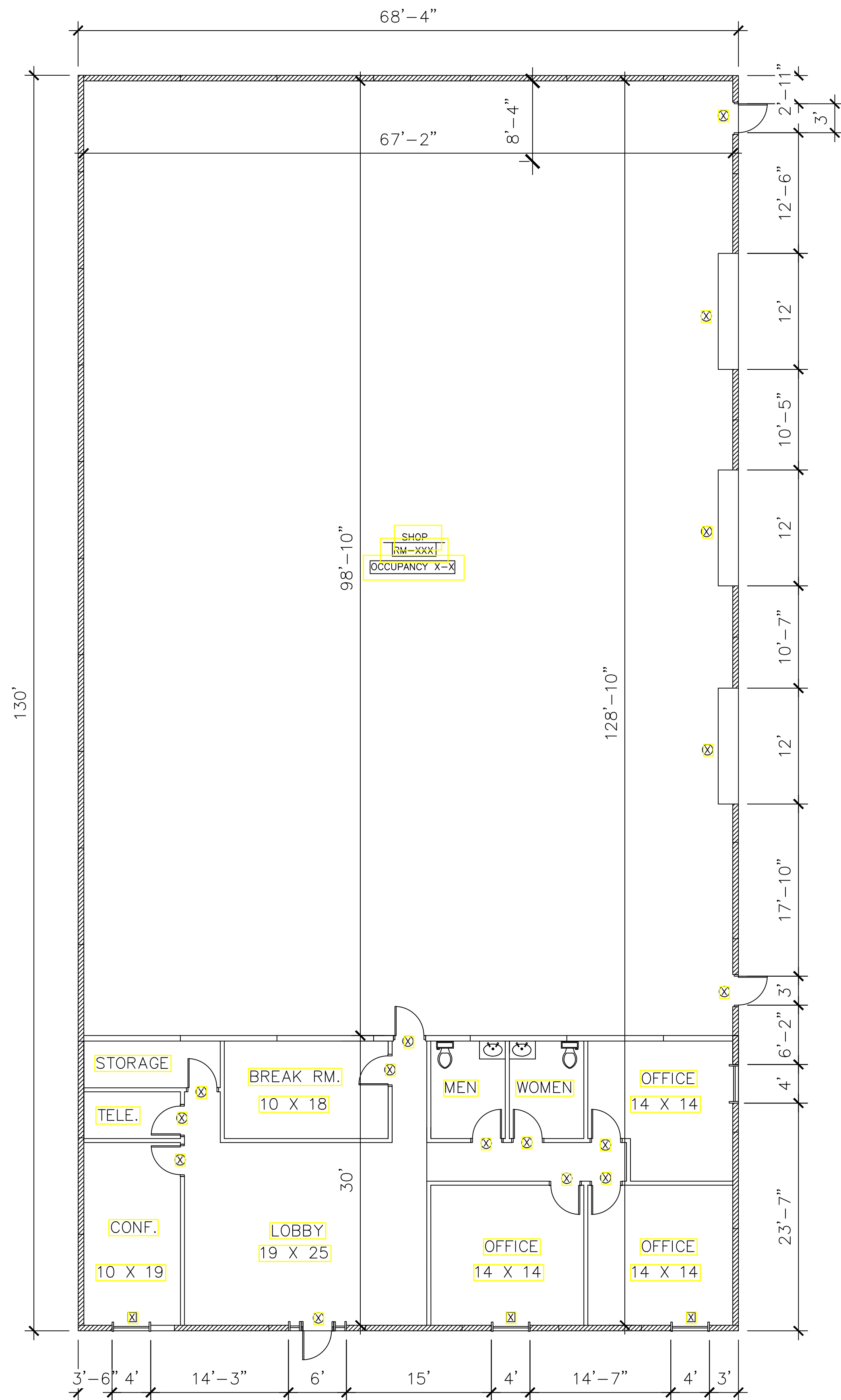
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30 JUNE 2017

LANDSCAPE PLAN
ARCHITECTURAL DRAWINGS

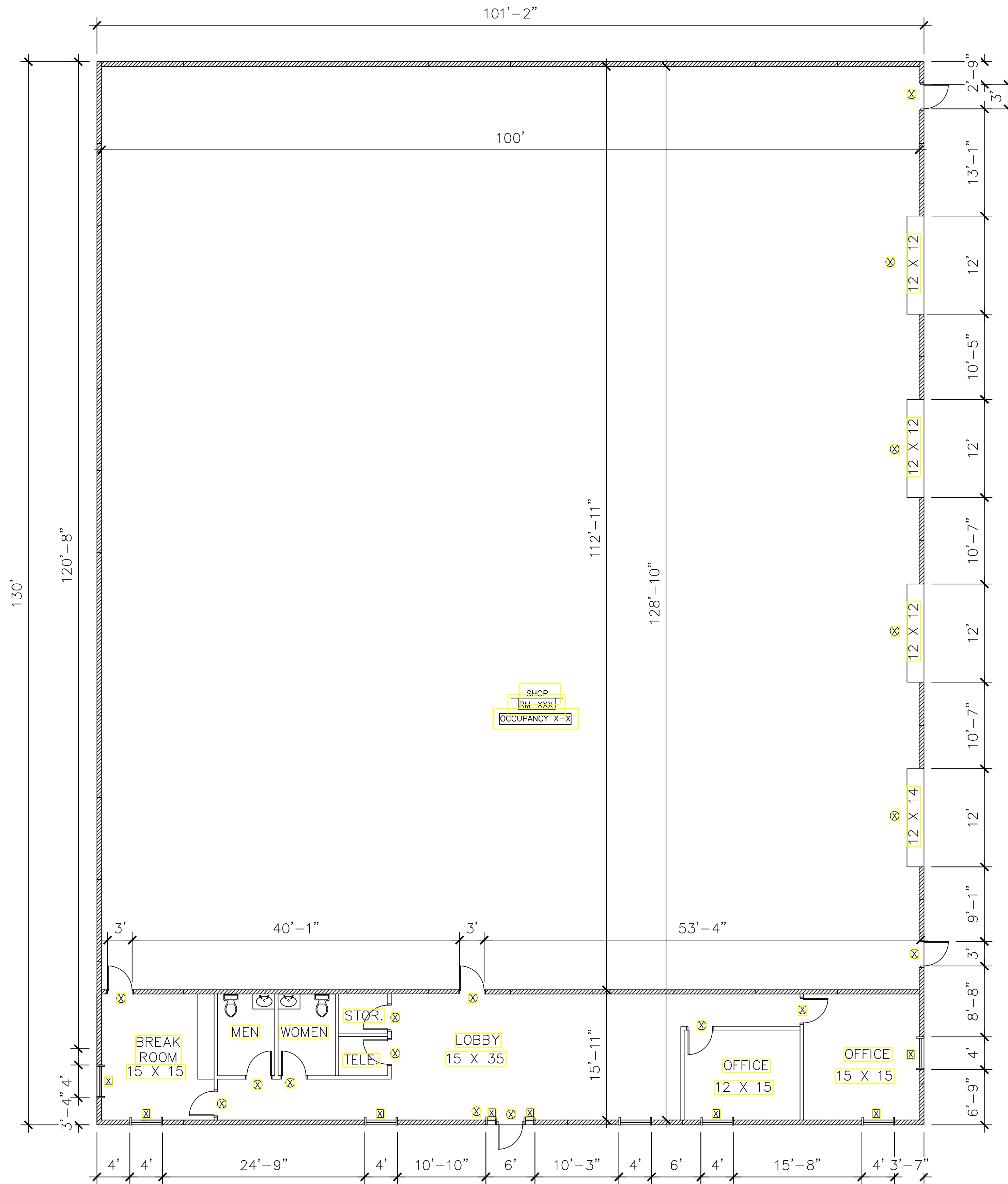
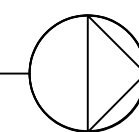
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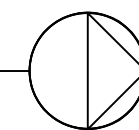
BUILDING 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"



REVISIONS

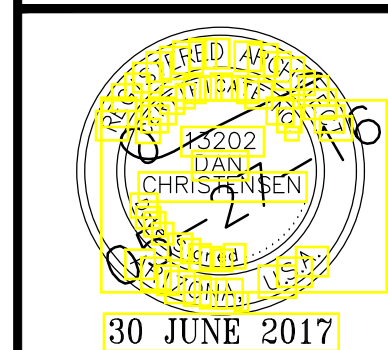
NO.	DATE	DESCRIPTION
1		
2		
3		
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5		

C.E.W. Associates LLC
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1508 N. ROSEMONT MESA, AZ 85205
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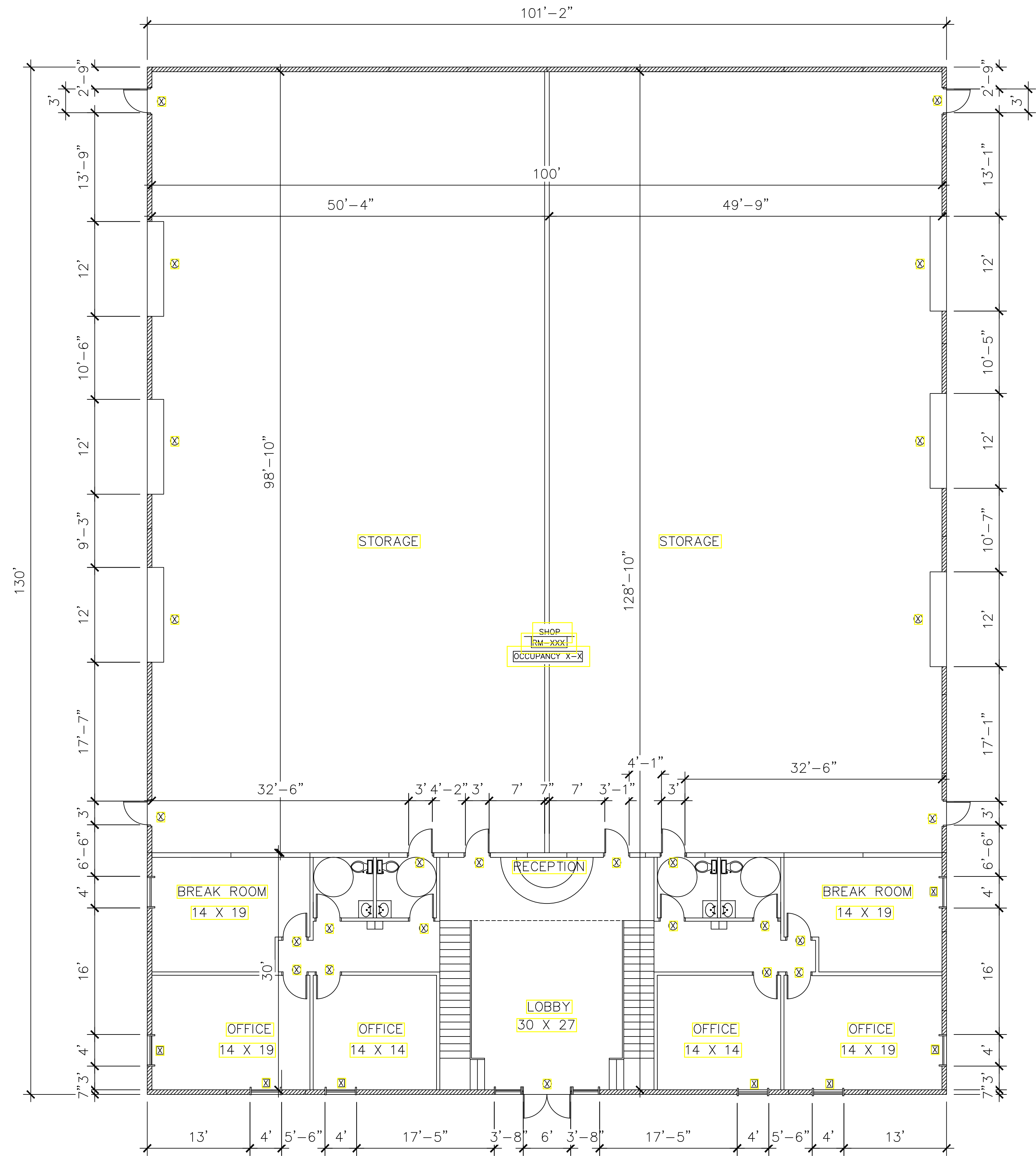
FLOOR PLANS

ARCHITECTURAL
DRAWINGS

BY	DATE	XXX

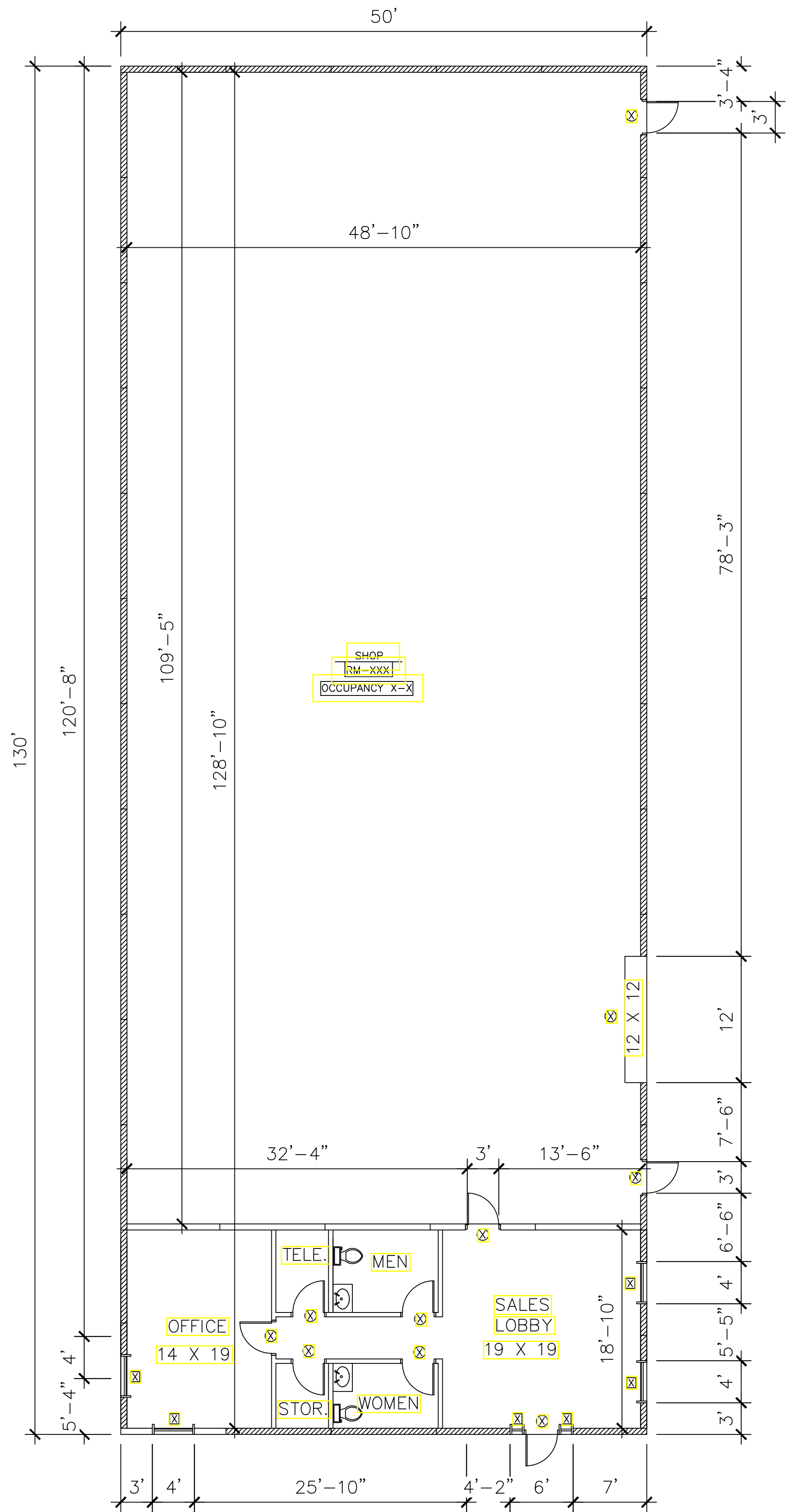
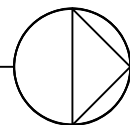
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FILE NO.
X-XXX



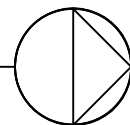
BUILDING 3 FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING 4 FLOOR PLAN

SCALE: 1/8" = 1'-0"



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FLOOR PLANS

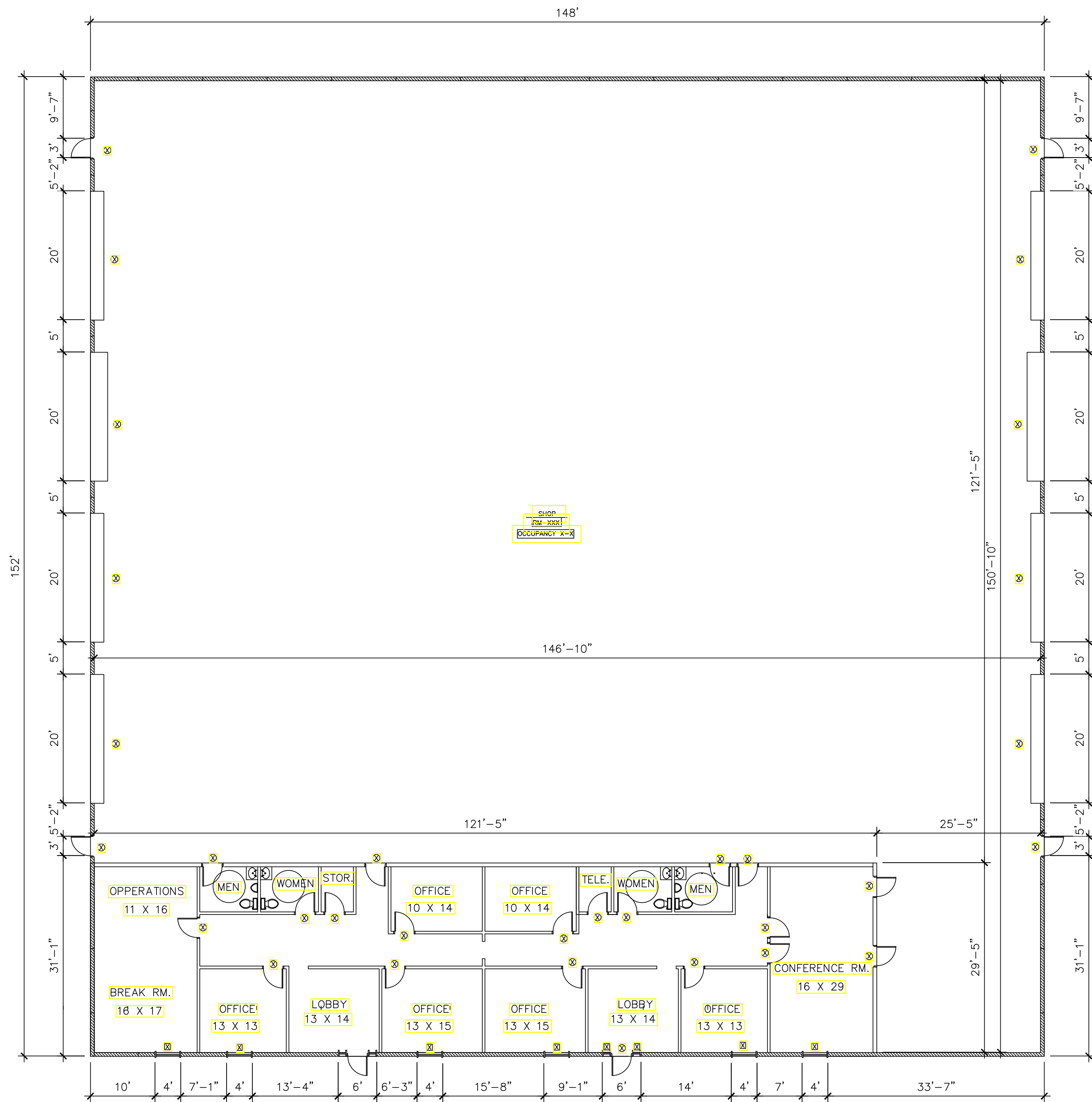
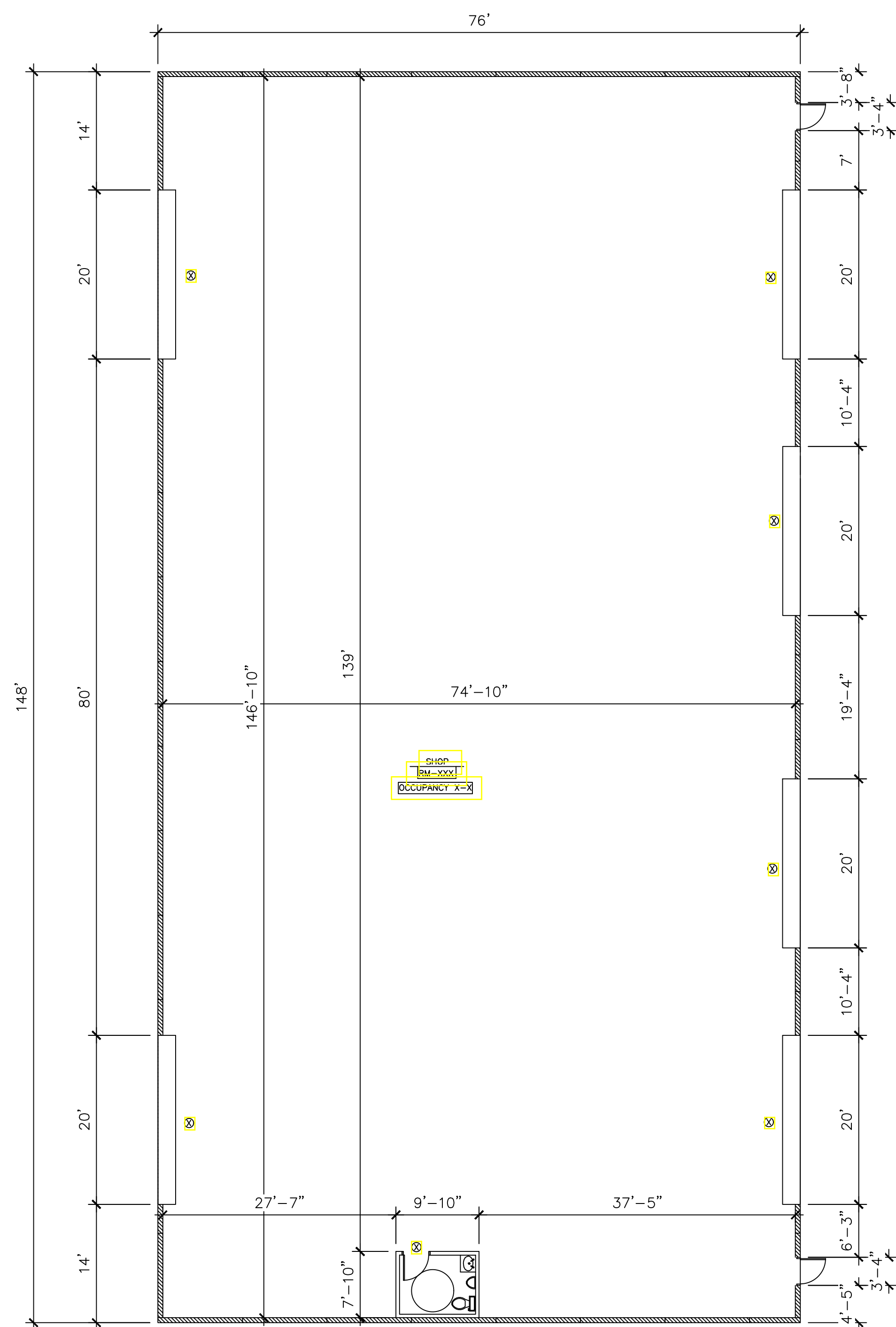
ARCHITECTURAL
DRAWINGS

BY	DATE	DATE

A-2

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X-XXX

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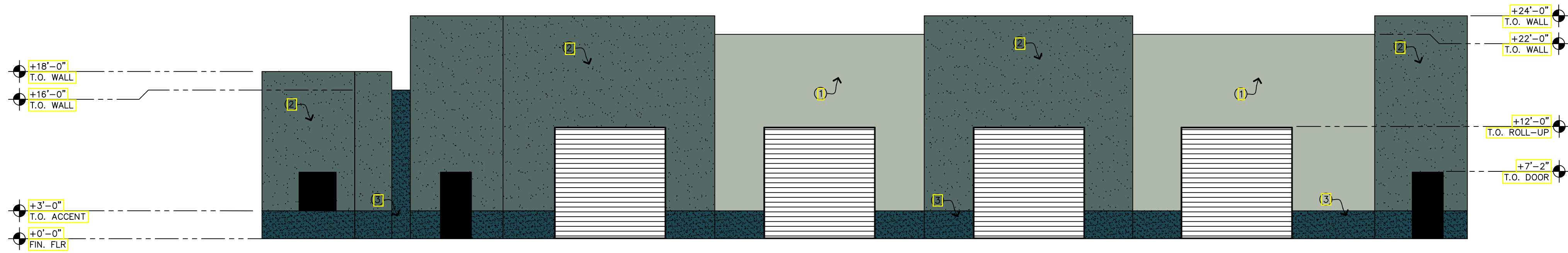
FLOOR PLANS

ARCHITECTURAL DRAWINGS

BY	XXX	DATE	XXX
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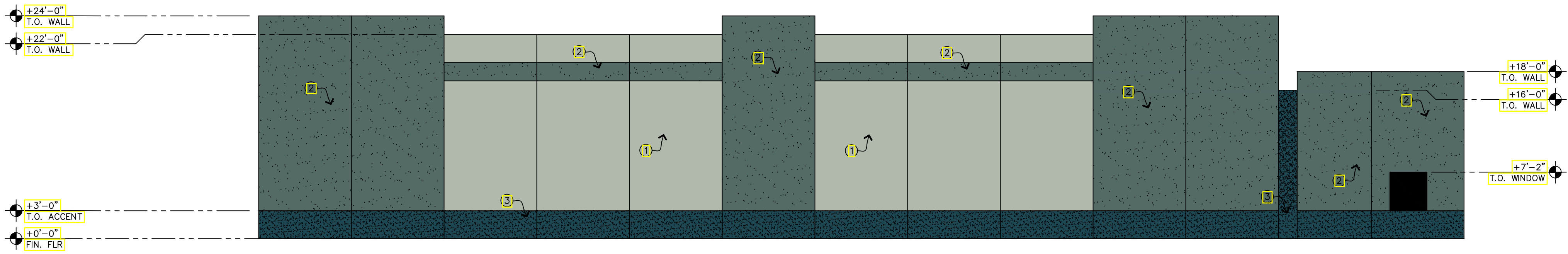
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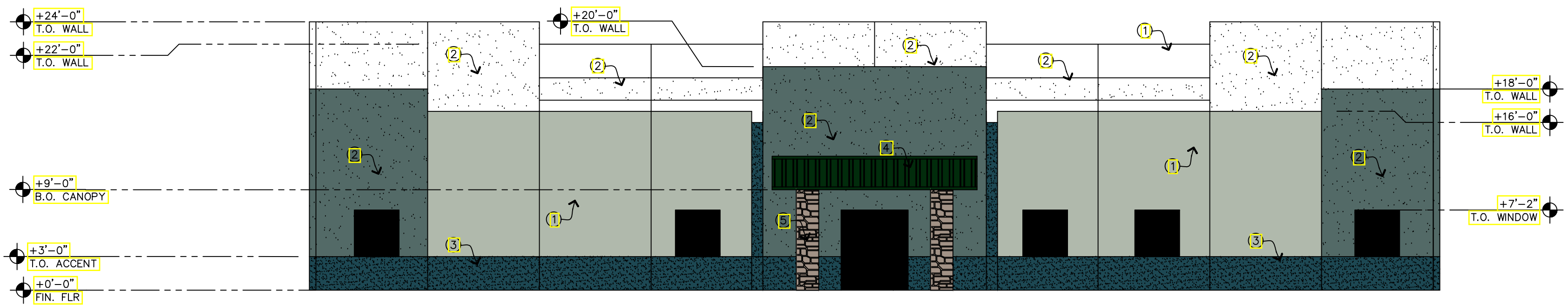
NORTH ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"



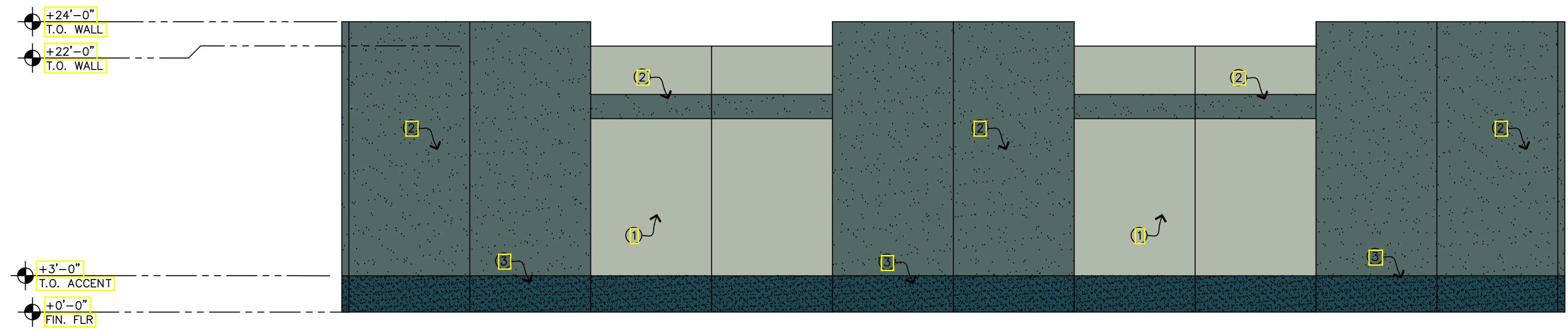
SOUTH ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"

REVISIONS

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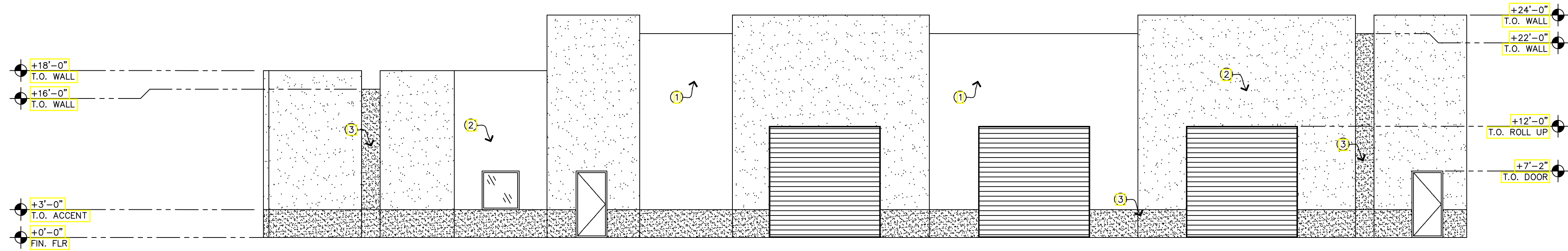
COLOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

BY: XXXX DATE: XXXX

ACE-2

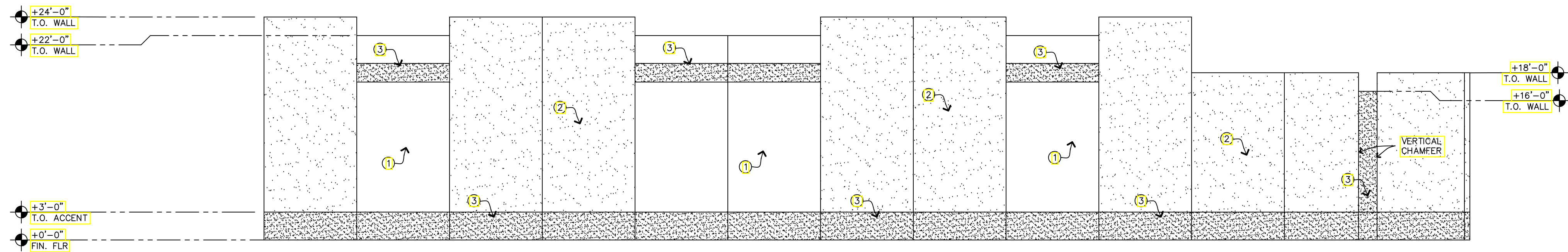
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NORTH ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"

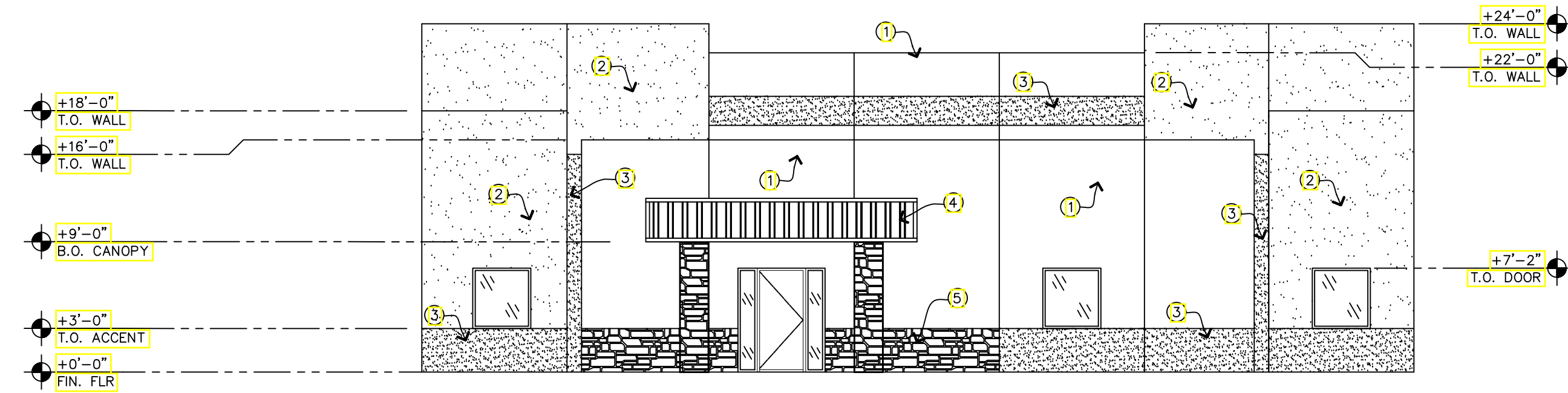
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SOUTH ELEVATION BUILDING 1

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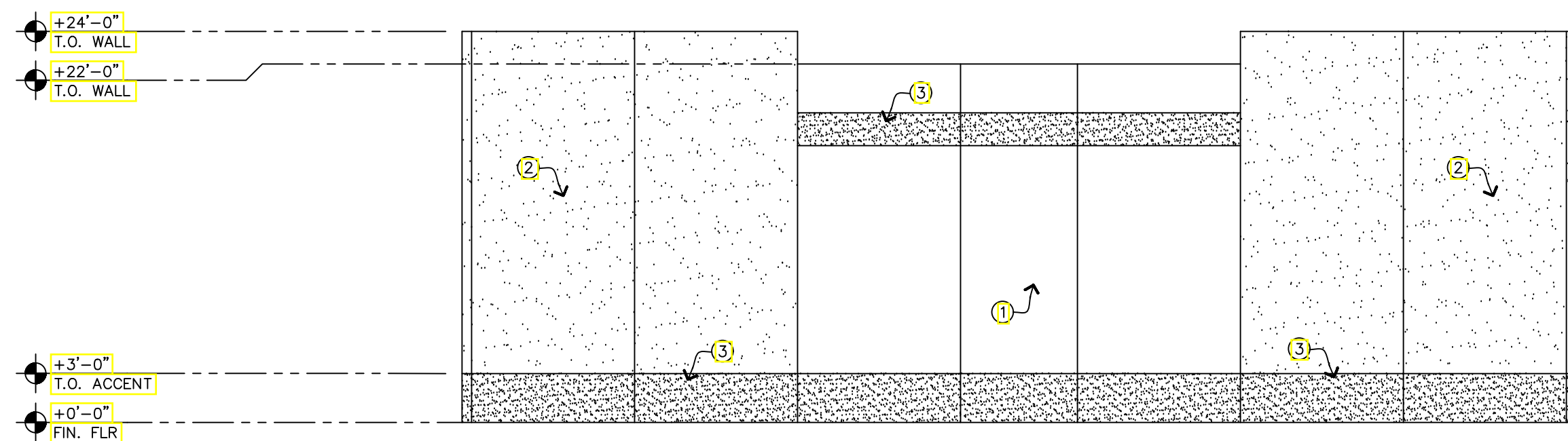
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EAST ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"

1



WEST ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"

1

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HICLEY DEVELOPMENT

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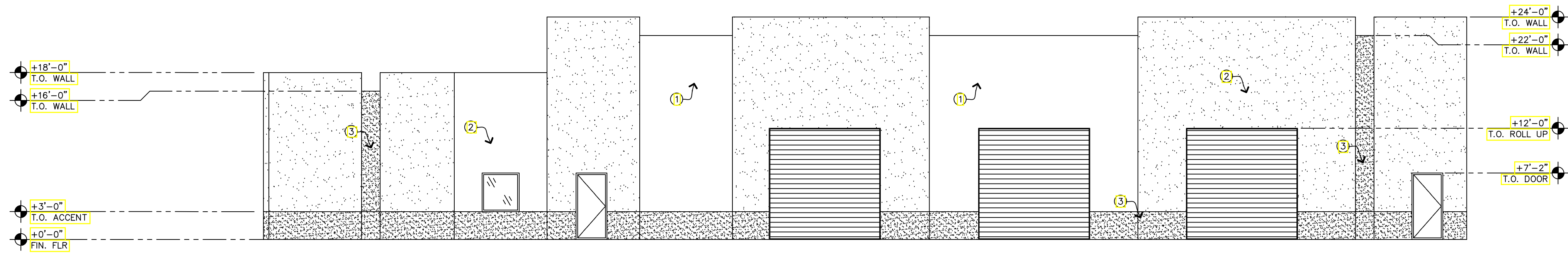
EXTERIOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

BY DATE

A-1

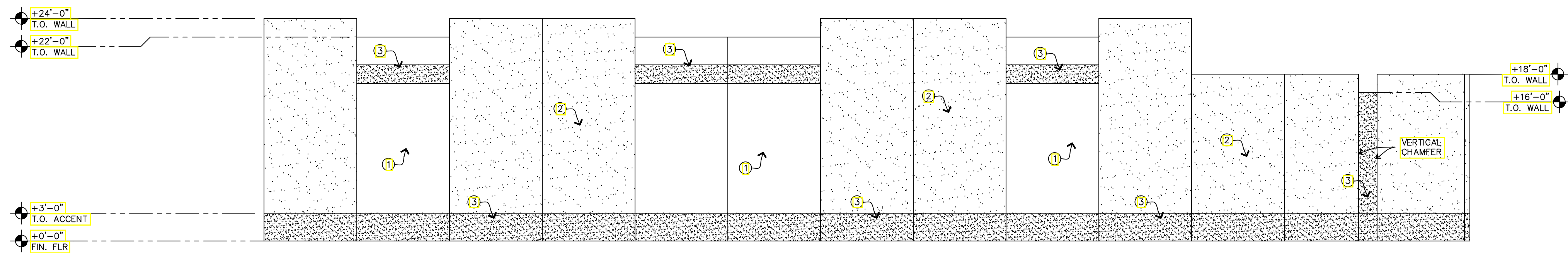
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NORTH ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"

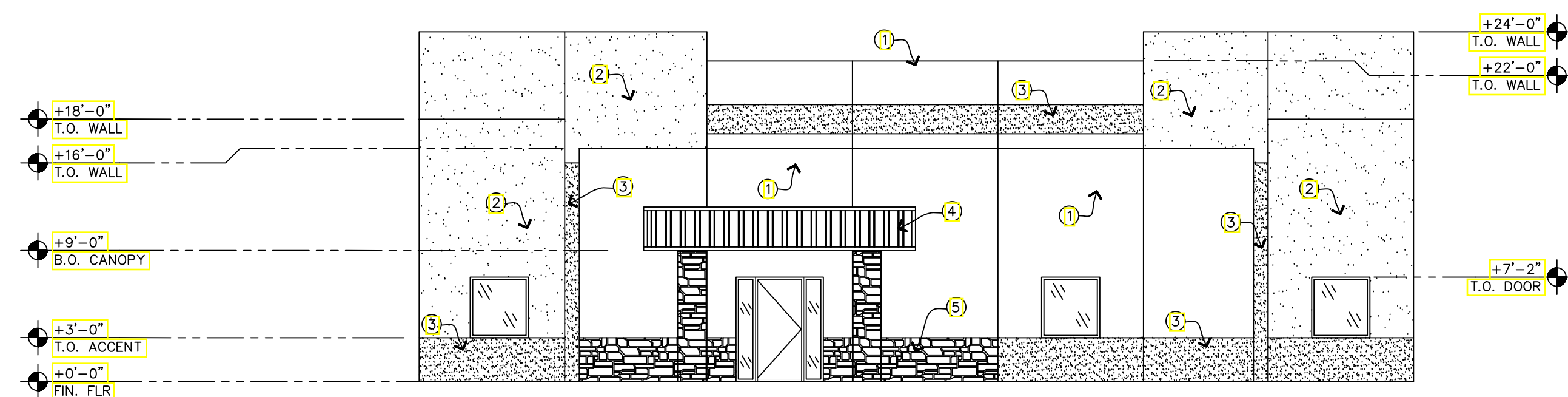
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SOUTH ELEVATION BUILDING 1

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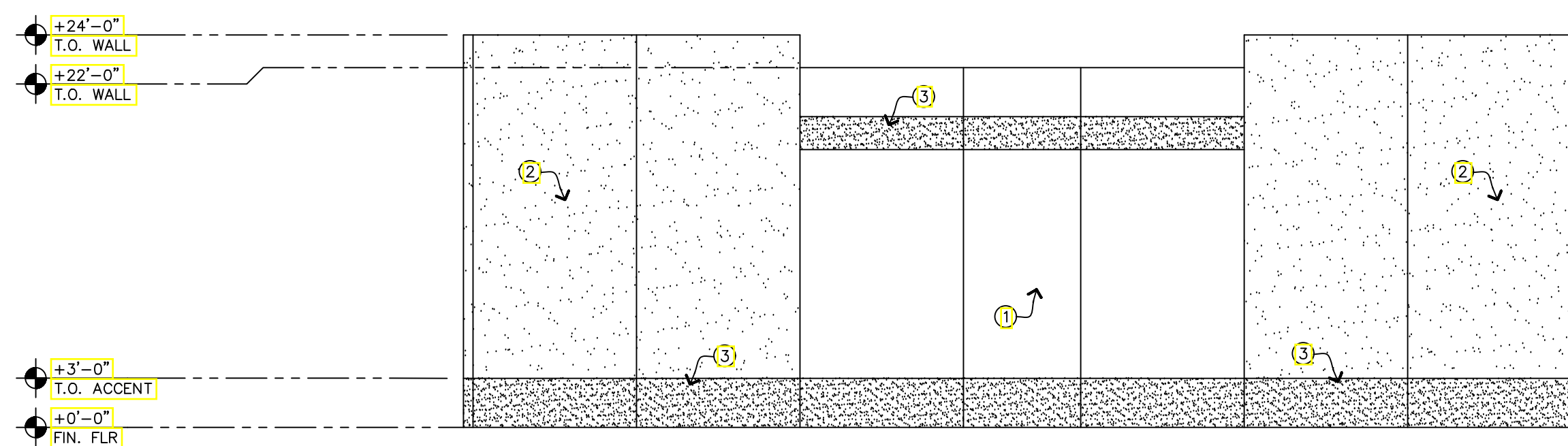
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EAST ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"

1



WEST ELEVATION BUILDING 1

SCALE: 1/8" = 1'-0"

1

1

BEHR — 730F 4M
FLINT SMOKE

2

VALSPAR — VR085B
ISIS WEPT

3

VALSPAR — VR028A
BLUEPRINT

4

MCBI SIGNATURE 200
COAL BLACK

5

BORAL
GREY COBBLEFIELD

REVISIONS

DATE

DESCRIPTION

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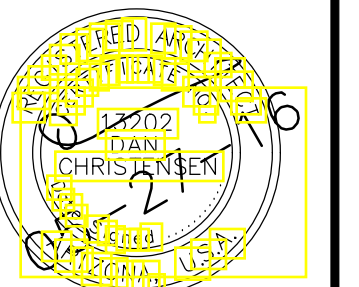
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RED MOUNTAIN BUSINESS PARK

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EXTERIOR
ELEVATIONS

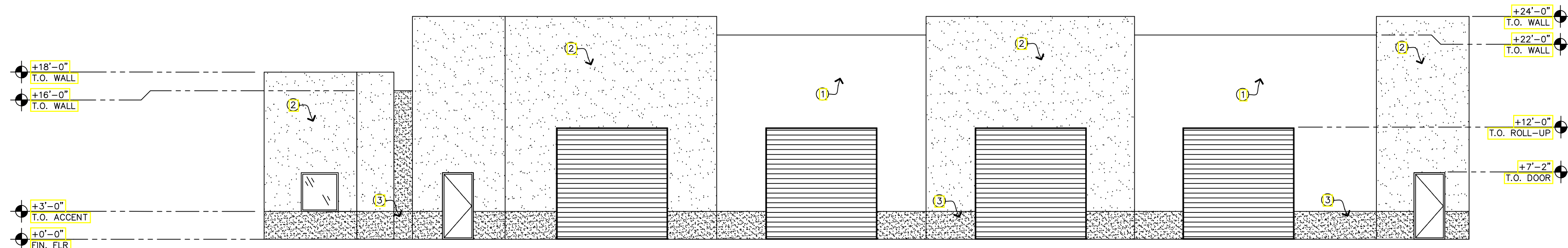
ARCHITECTURAL
DRAWINGS

BY DATE

A-4

FILE NO.

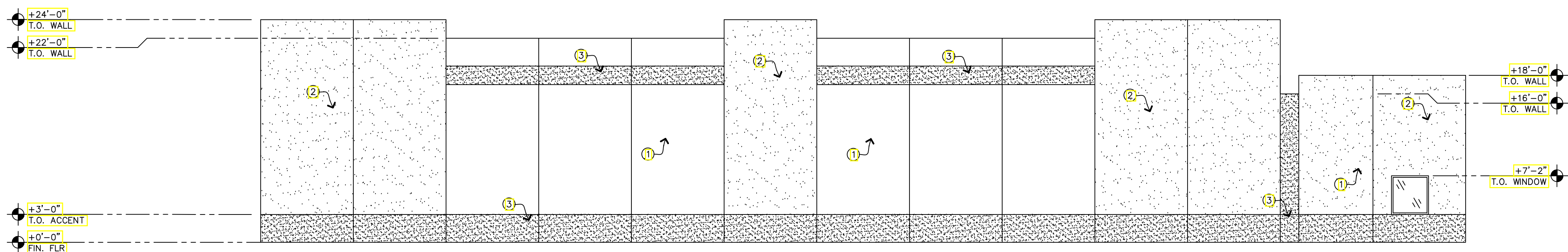
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NORTH ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"

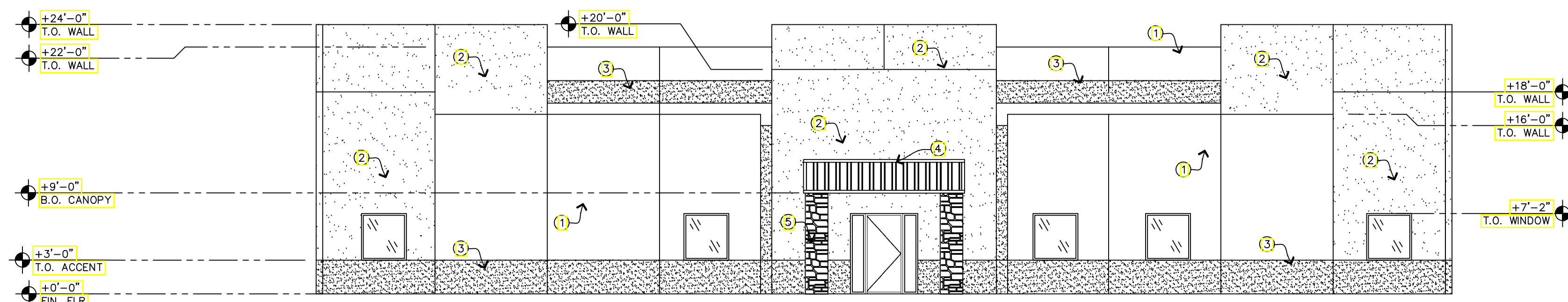
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SOUTH ELEVATION BUILDING 2

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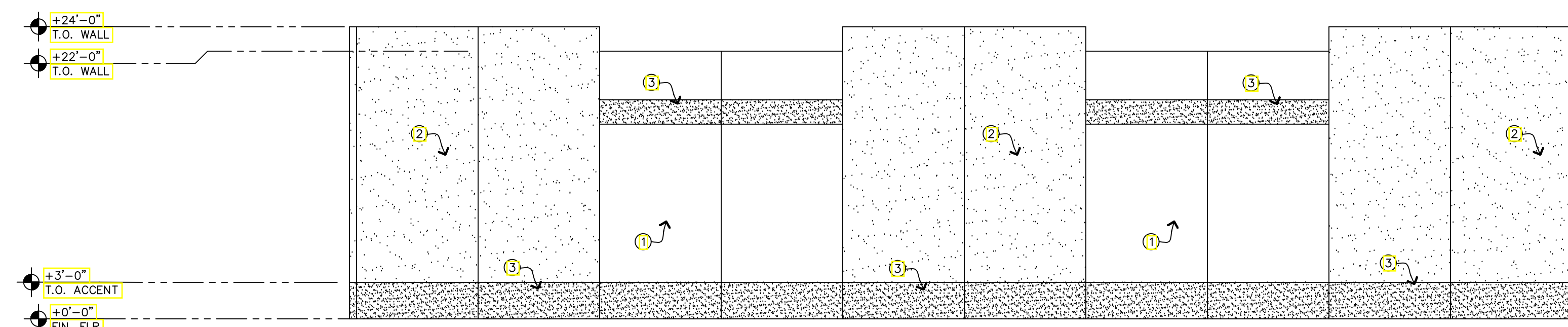
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EAST ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"

1



WEST ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"

1

1

BEHR — 730F 4M
FLINT SMOKE

2

VALSPAR — VR081B
SULTRY BAY

3

VALSPAR — VR082A
NIGHT SWIM

4

MBCI SIGNATURE 300
HUNTER GREEN

5

BORAL
GREY COBBLEFIELD

REVISIONS

DATE	DESCRIPTION

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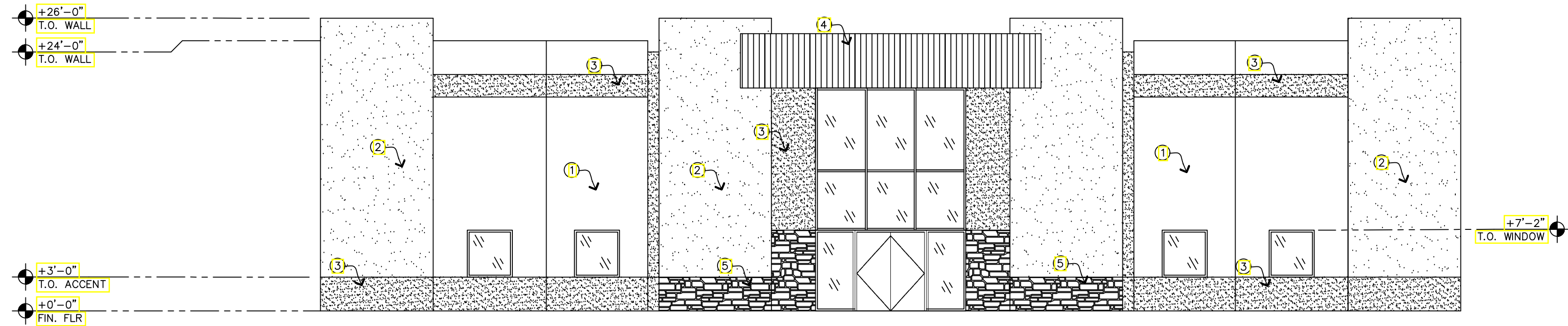
EXTERIOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

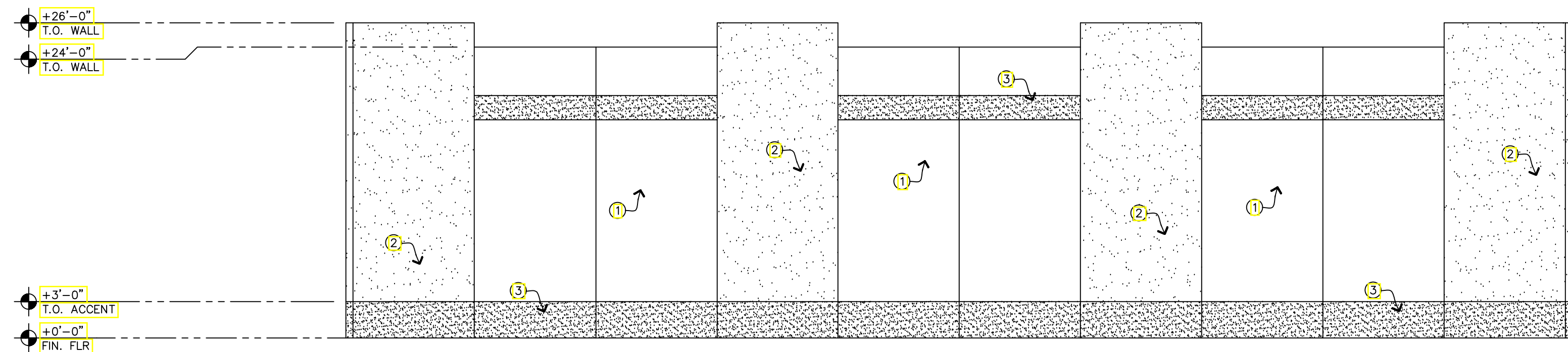
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A-5

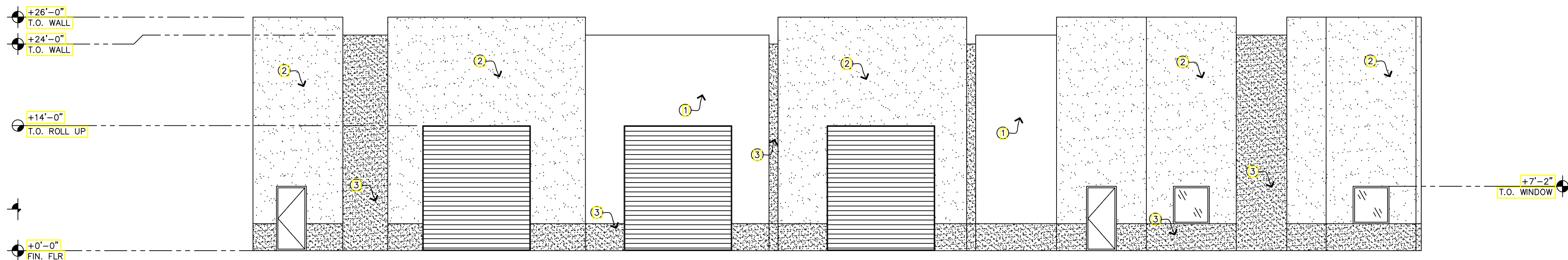
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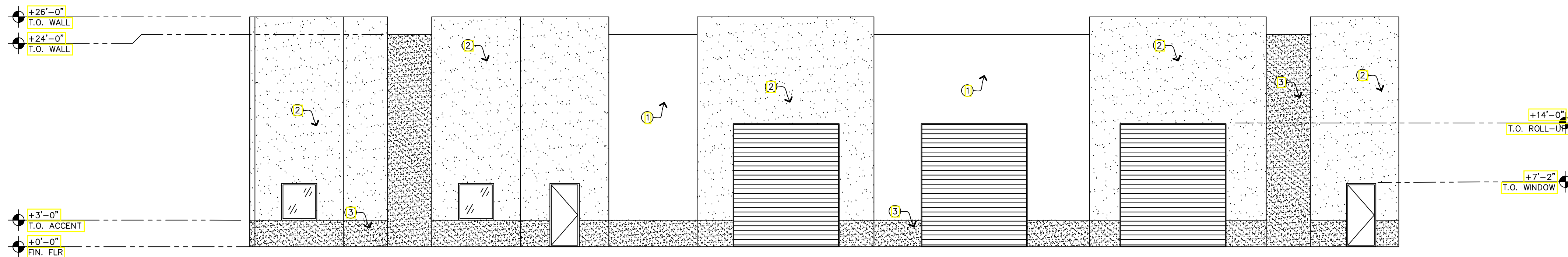
EAST ELEVATION BUILDING 3
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING 3
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION BUILDING 3
SCALE: 1/8" = 1'-0"



NORTH ELEVATION BUILDING 3
SCALE: 1/8" = 1'-0"

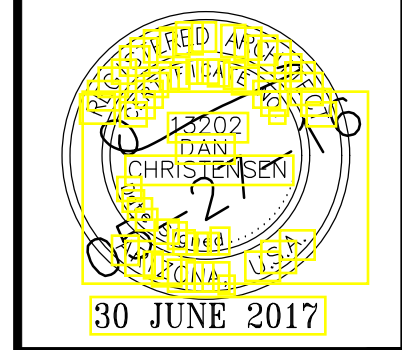
- 1 BEHR — 730F 4M FLINT SMOKE
- 2 VALSPAR — VR081B SULTRY BAY
- 3 VALSPAR — VR082A NIGHT SWIM
- 4 MBCI SIGNATURE 300 HUNTER GREEN
- 5 BORAL GREY COBBLEFIELD

REVISIONS	
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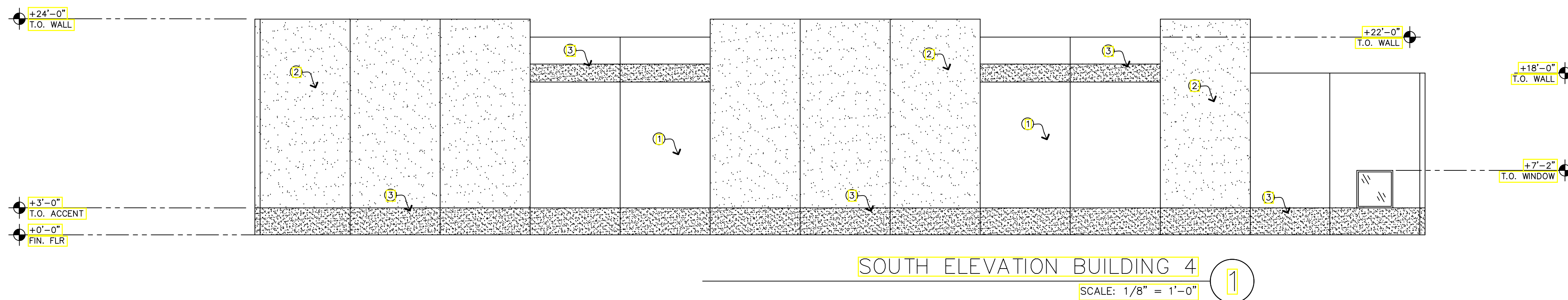
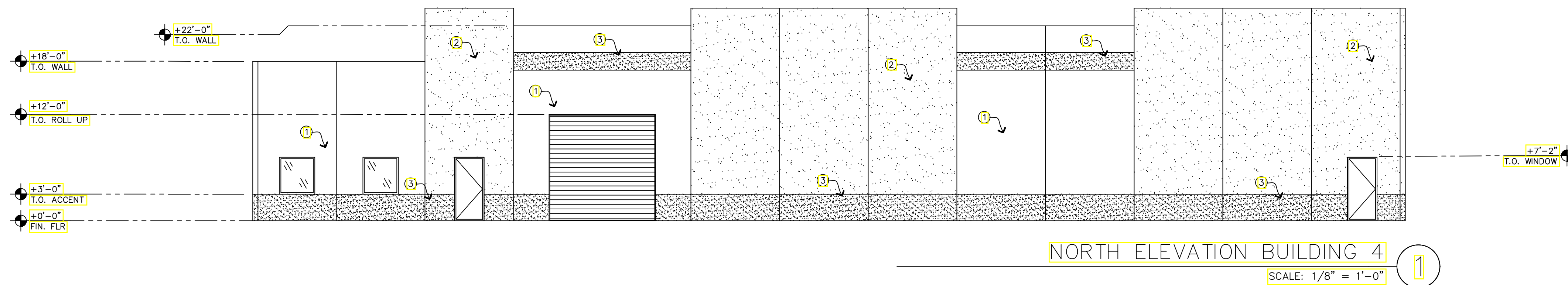
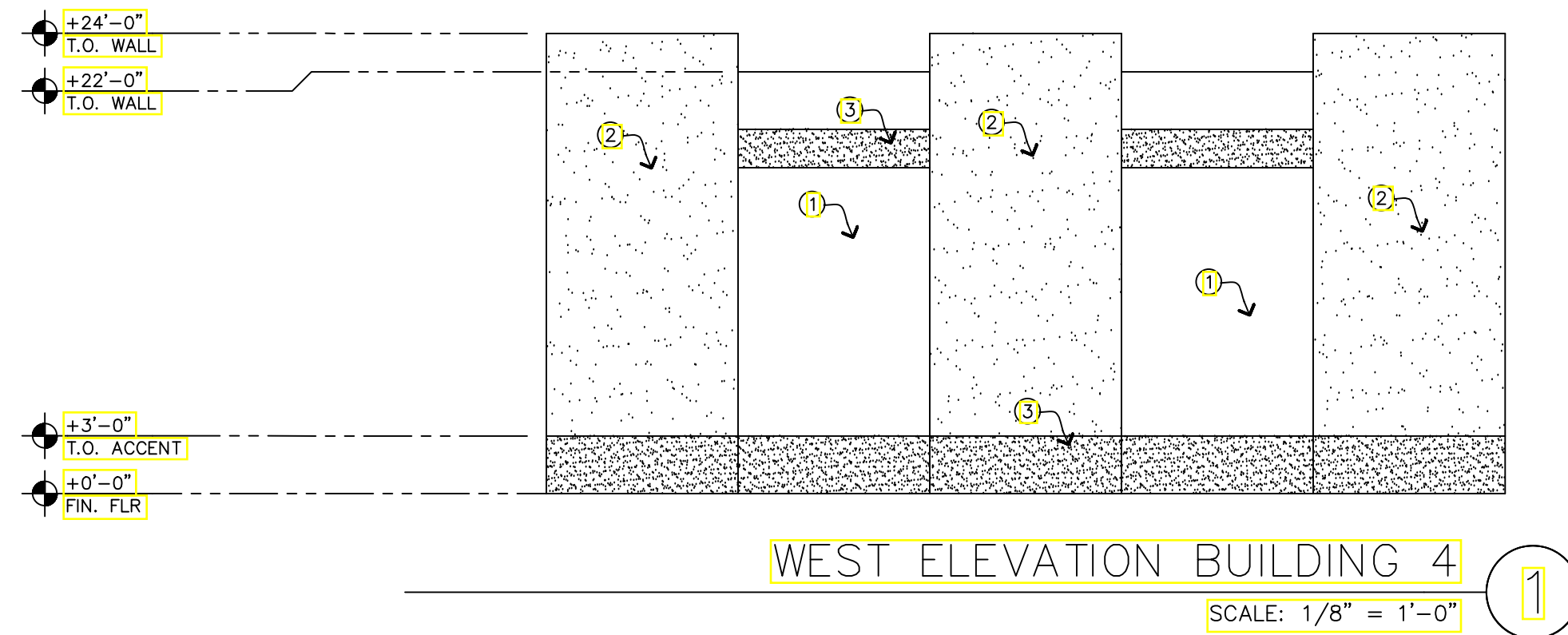
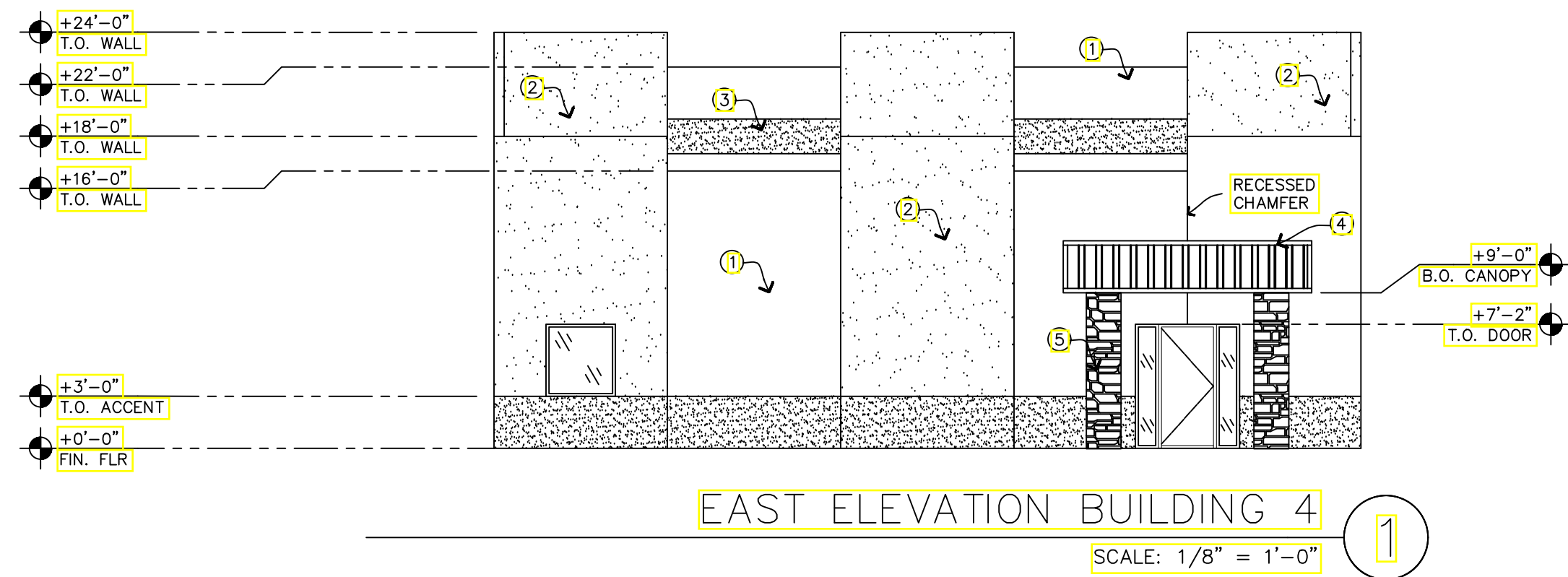


EXTERIOR ELEVATIONS
ARCHITECTURAL DRAWINGS

BY	DATE	CHK

A-6

FILE NO.
X-XXX



- 1 BEHR - 730F 4M FLINT SMOKE
- 2 VALSPAR - VR085B ISIS WEPT
- 3 VALSPAR - VR028A BLUEPRINT
- 4 MCBi SIGNATURE 200 COAL BLACK
- 5 BORAL GREY COBBLEFIELD

REVISIONS

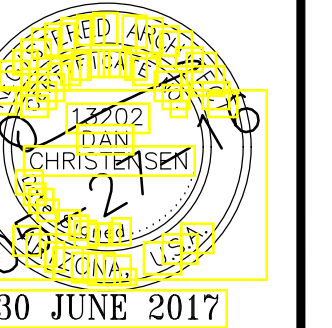
DATE	DESCRIPTION

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cewassociates@yahoo.com

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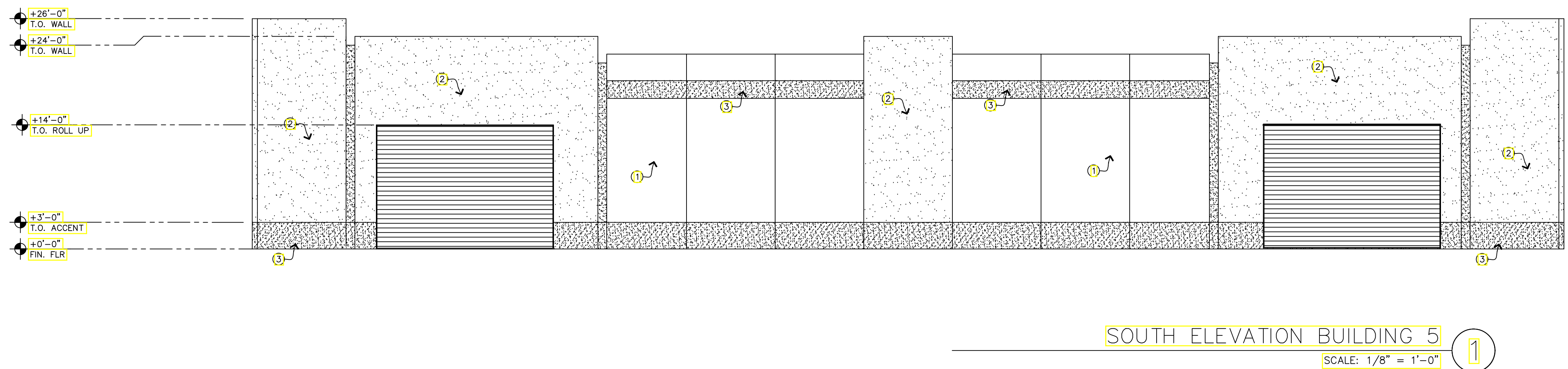
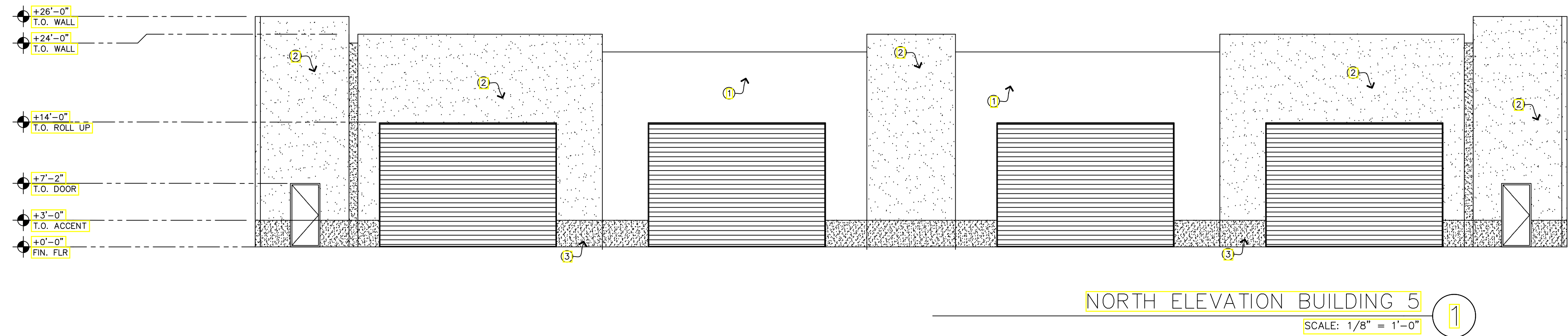
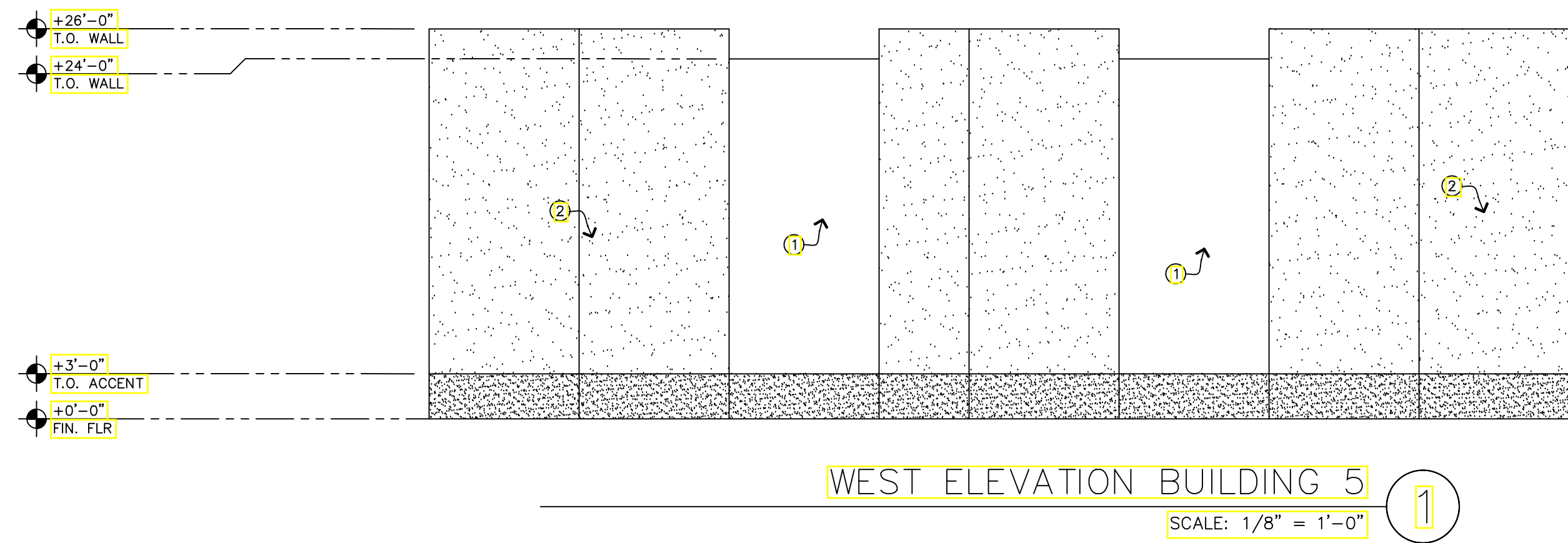
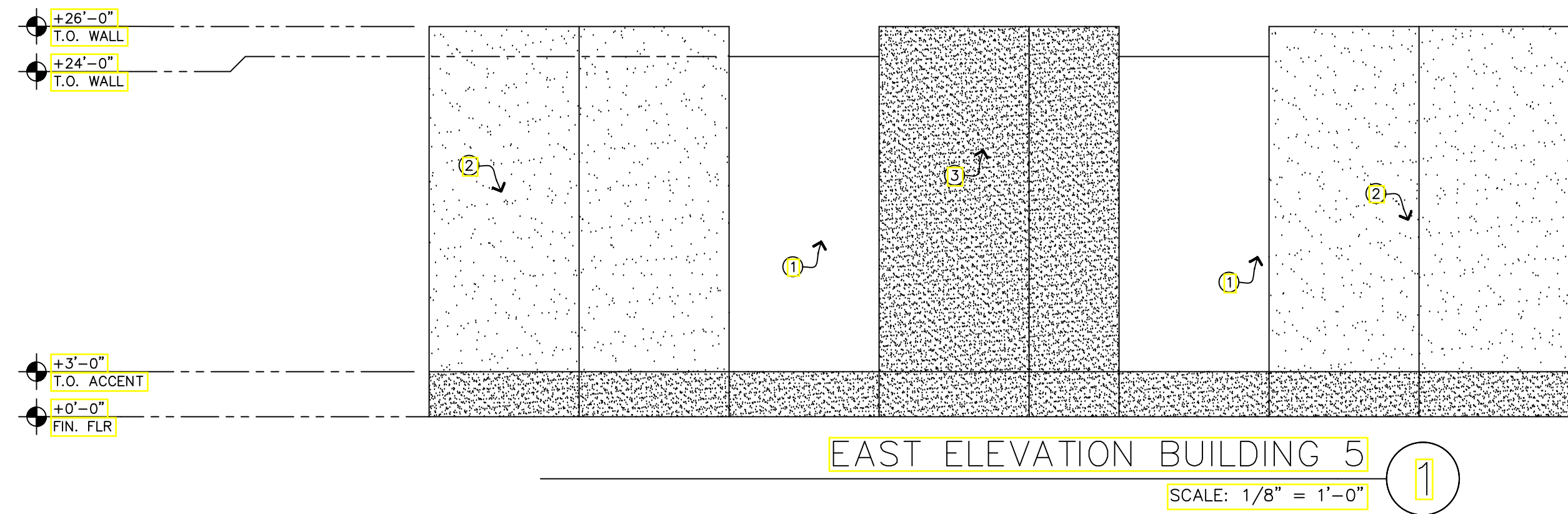
EXTERIOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

BY: [] DATE: []

A-7

FILE NO.:
X-XXX



- ① BEHR - 730F 4M
FLINT SMOKE
- ② BEHR - 730F 4M
ADIRONDACK BLUE
- ③ VALSPAR - VR054A
OCEAN RADIANCE

REVISIONS

DATE	DESCRIPTION

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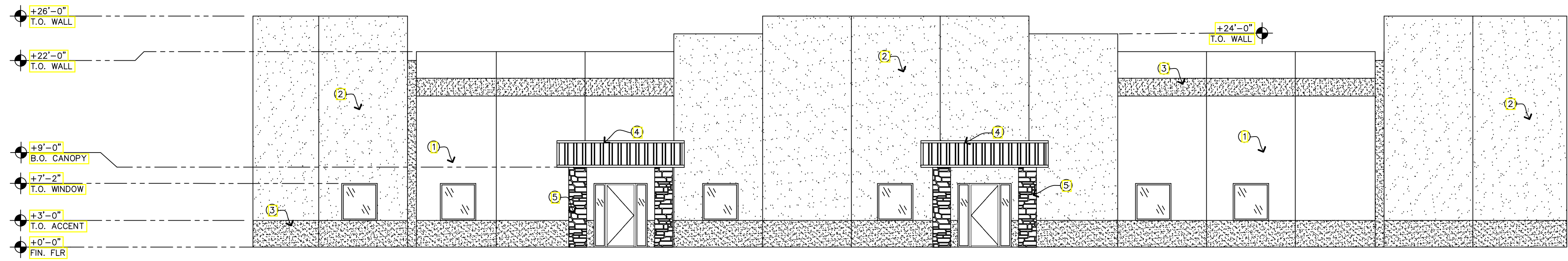
EXTERIOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

BY DATE

A-8

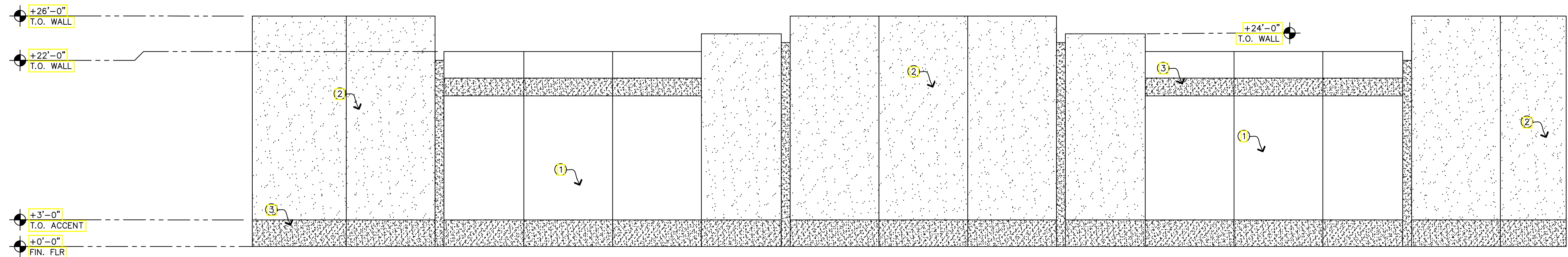
FILE NO.
X-XXX



EAST ELEVATION BUILDING 6

SCALE: 1/8" = 1'-0"

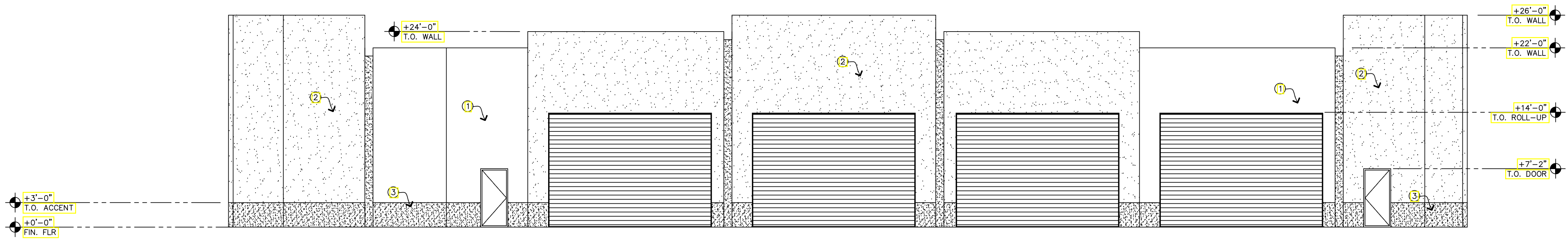
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WEST ELEVATION BUILDING 6

SCALE: 1/8" = 1'-0"

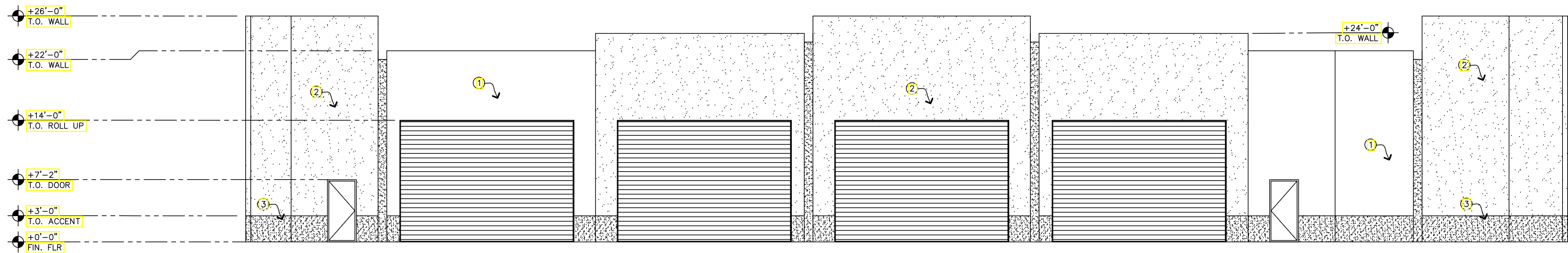
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NORTH ELEVATION BUILDING 6

SCALE: 1/8" = 1'-0"

1



SOUTH ELEVATION BUILDING 6

SCALE: 1/8" = 1'-0"

1

1 BEHR - 730F 4M
FLINT SMOKE

2 BEHR - 730F 4M
ADIRONDACK BLUE

3 VALSPAR - VR054A
OCEAN RADIANCE

4 MCB1 SIGNATURE 200
COAL BLACK

5 BORAL
GREY COBBLEFIELD

REVISIONS

DATE	DESCRIPTION
Δ	

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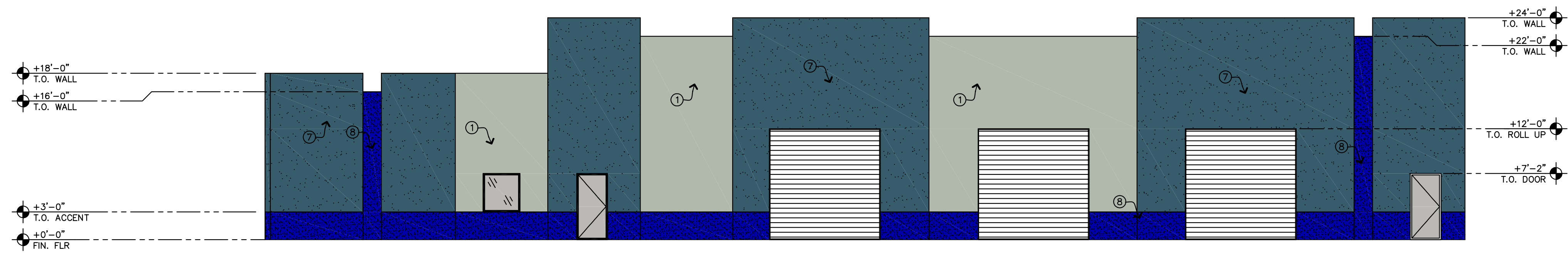
EXTERIOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

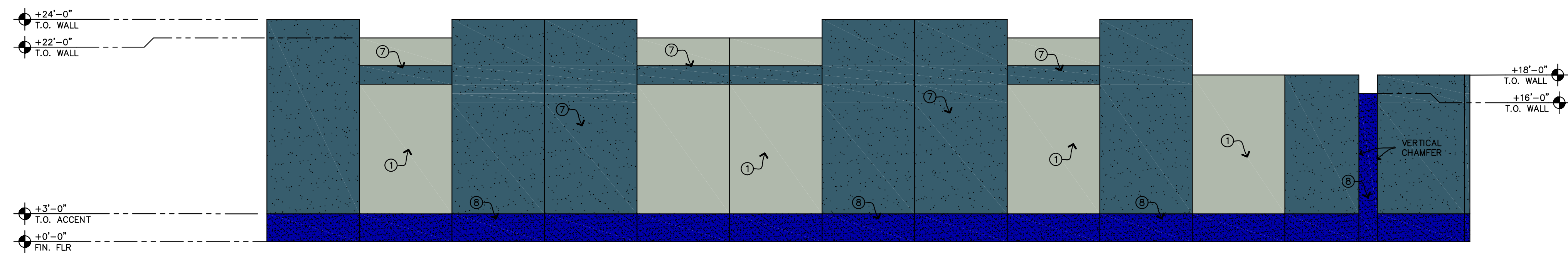
BY DATE XXXX

A-9

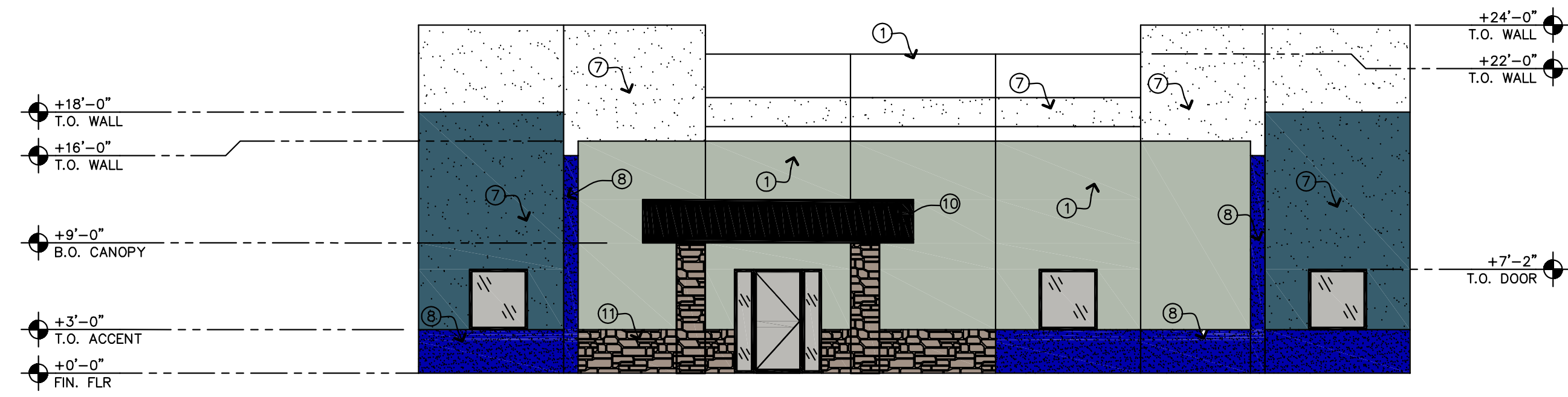
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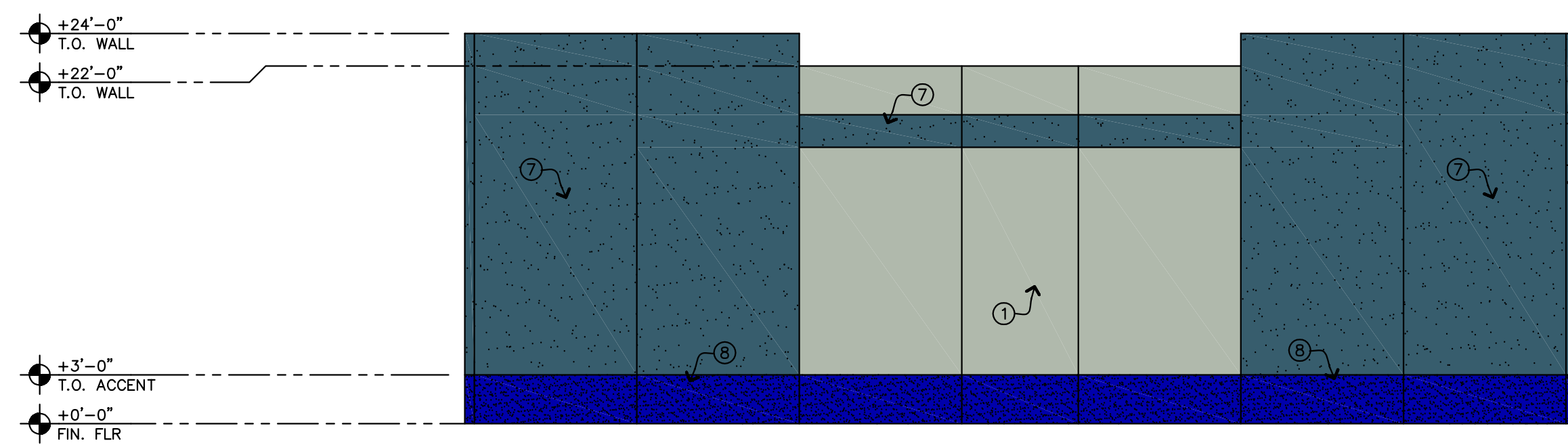
NORTH ELEVATION BUILDING 1
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION BUILDING 1
SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING 1
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING 1
SCALE: 1/8" = 1'-0"

- ① BEHR — 730F 4M
FLINT SMOKE
- ② VALSPAR — VR081B
SULTRY BAY
- ③ VALSPAR — VR082A
NIGHT SWIM
- ⑤ VALSPAR — VR085B
ISIS WEPT
- ⑥ VALSPAR — VR028A
BLUEPRINT
- ⑦ BEHR — 730F 4M
ADIRONDACK BLUE
- ⑧ VALSPAR — VR054A
OCEAN RADIANCE
- ⑨ MCCI SIGNATURE 300
HUNTER GREEN
- ⑩ MCCI SIGNATURE 200
COAL BLACK
- ⑪ BORAL
GREY COBBLEFIELD

REVISIONS

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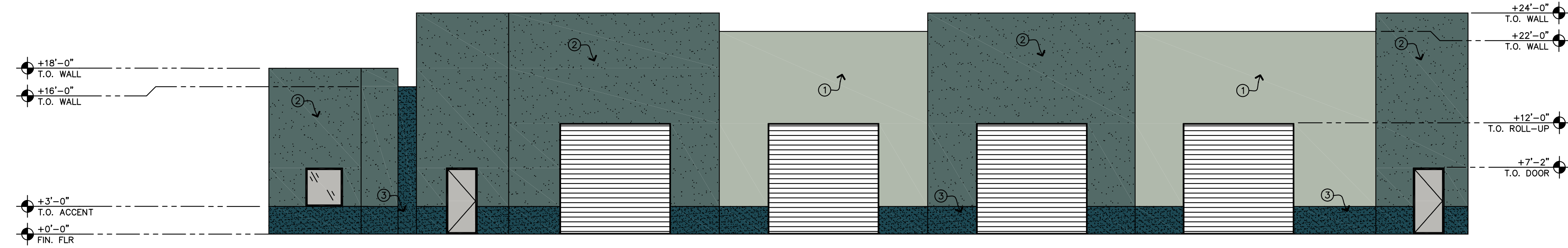
COLOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

BY: XXXX DATE: XXXX

ACE-1

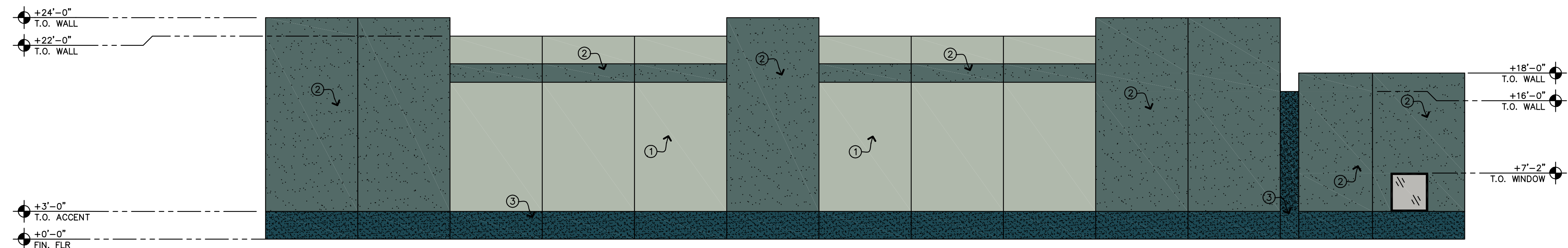
FILE NO.
X-XXX



NORTH ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"

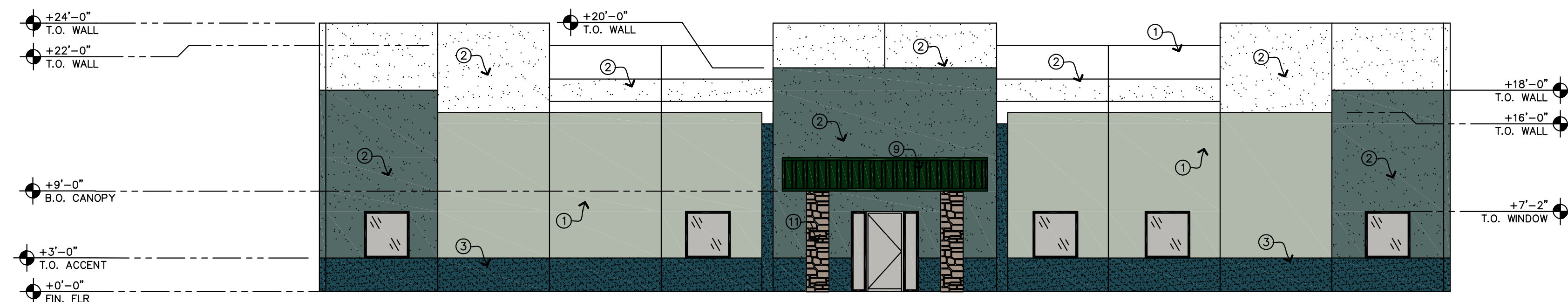
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SOUTH ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"

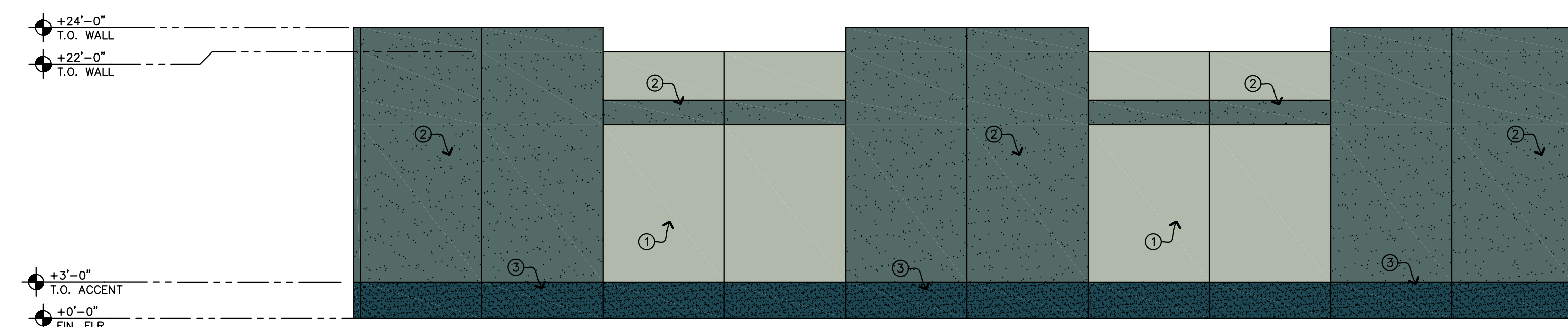
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EAST ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"

1



WEST ELEVATION BUILDING 2

SCALE: 1/8" = 1'-0"

1

- ① BEHR — 730F 4M
FLINT SMOKE
- ② VALSPAR — VR081B
SULTRY BAY
- ③ VALSPAR — VR082A
NIGHT SWIM
- ⑤ VALSPAR — VR085B
ISIS WEPT
- ⑥ VALSPAR — VR028A
BLUEPRINT
- ⑦ BEHR — 730F 4M
ADIRONDACK BLUE
- ⑧ VALSPAR — VR054A
OCEAN RADIANCE
- ⑨ MBCI SIGNATURE 300
HUNTER GREEN
- ⑩ MBCI SIGNATURE 200
COAL BLACK
- ⑪ BORAL
GREY COBBLEFIELD

REVISIONS

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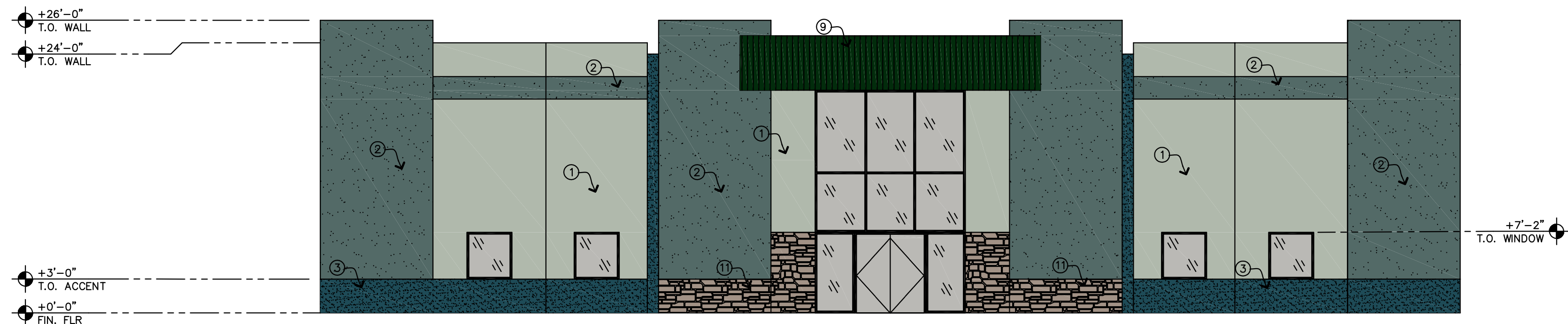
COLOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

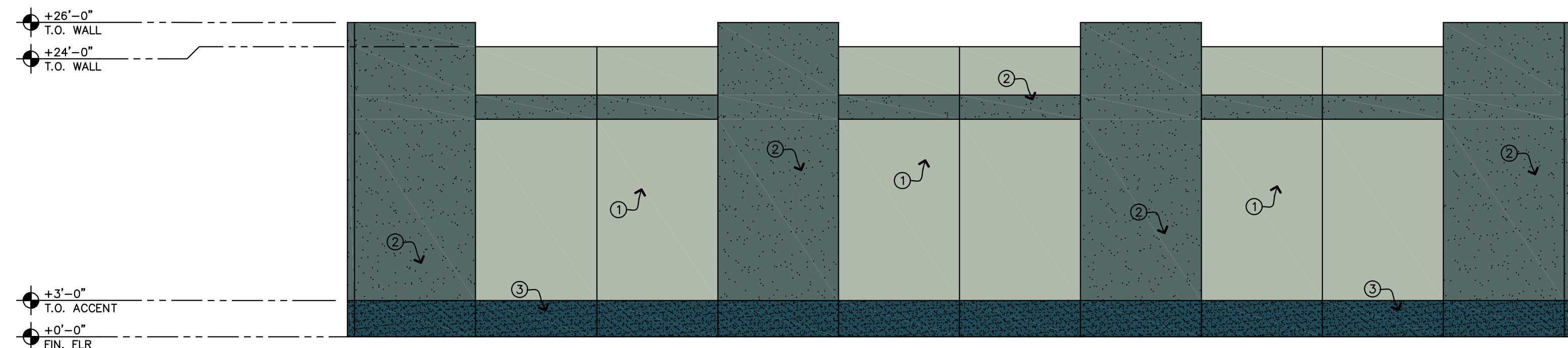
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ACE-2

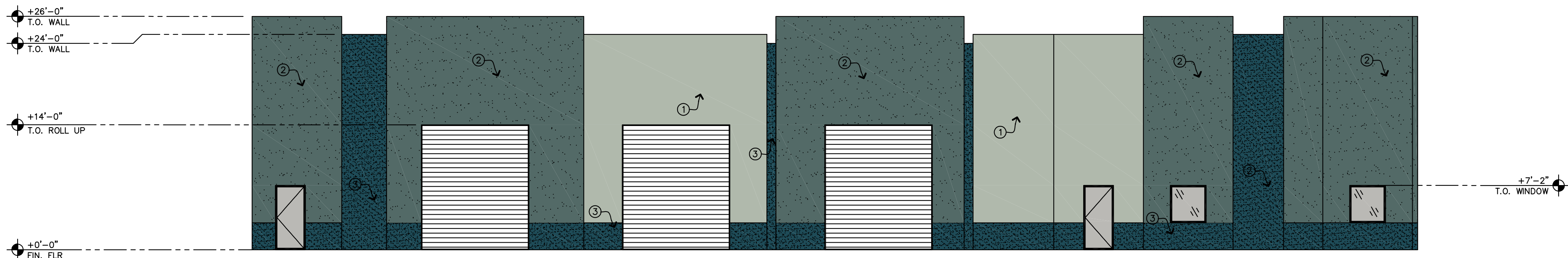
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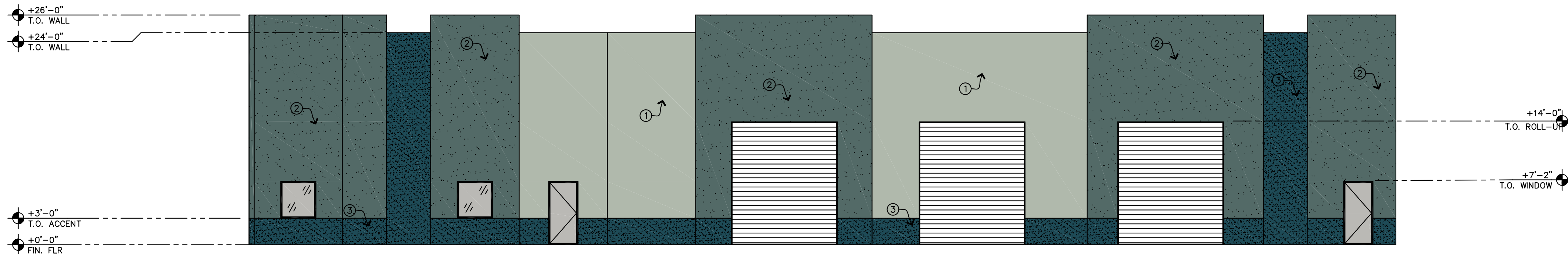
EAST ELEVATION BUILDING 3
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING 3
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION BUILDING 3
SCALE: 1/8" = 1'-0"



NORTH ELEVATION BUILDING 3
SCALE: 1/8" = 1'-0"

- ① BEHR — 730F 4M FLINT SMOKE
- ② VALSPAR — VR081B SULTRY BAY
- ③ VALSPAR — VR082A NIGHT SWIM
- ⑤ VALSPAR — VR085B ISIS WEPT
- ⑥ VALSPAR — VR028A BLUEPRINT
- ⑦ BEHR — 730F 4M ADIRONDACK BLUE
- ⑧ VALSPAR — VR054A OCEAN RADIANCE
- ⑨ MBCI SIGNATURE 300 HUNTER GREEN
- ⑩ MBCI SIGNATURE 200 COAL BLACK
- ⑪ BORAL GREY COBBLEFIELD

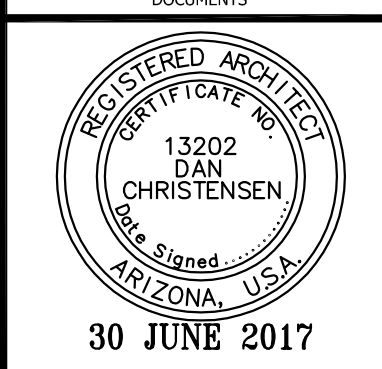
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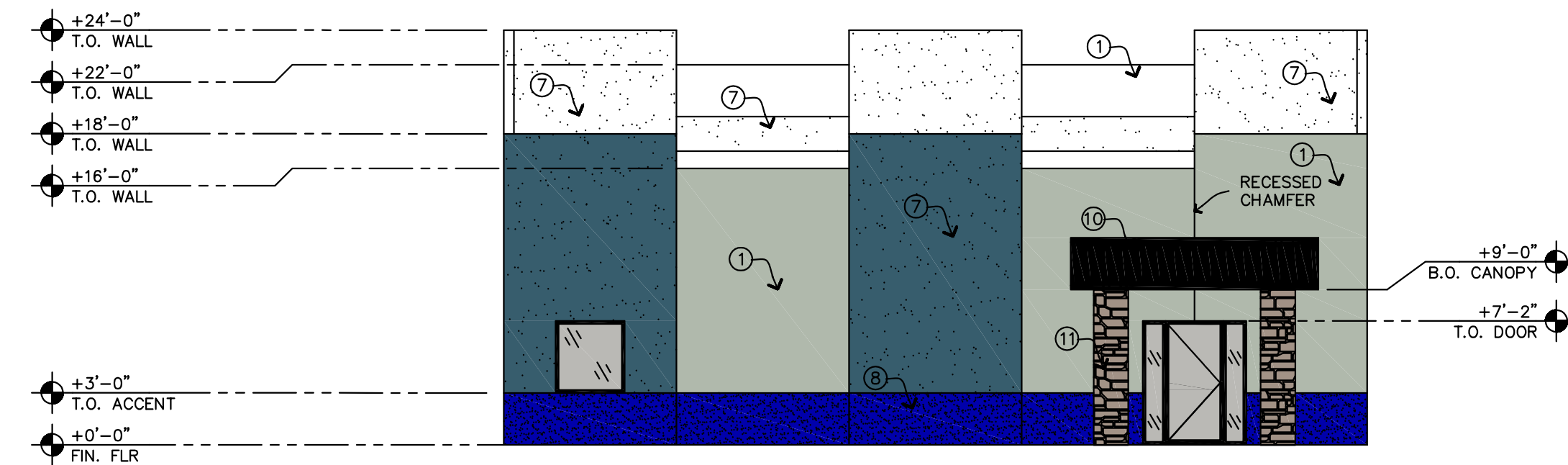


COLOR ELEVATIONS
ARCHITECTURAL DRAWINGS

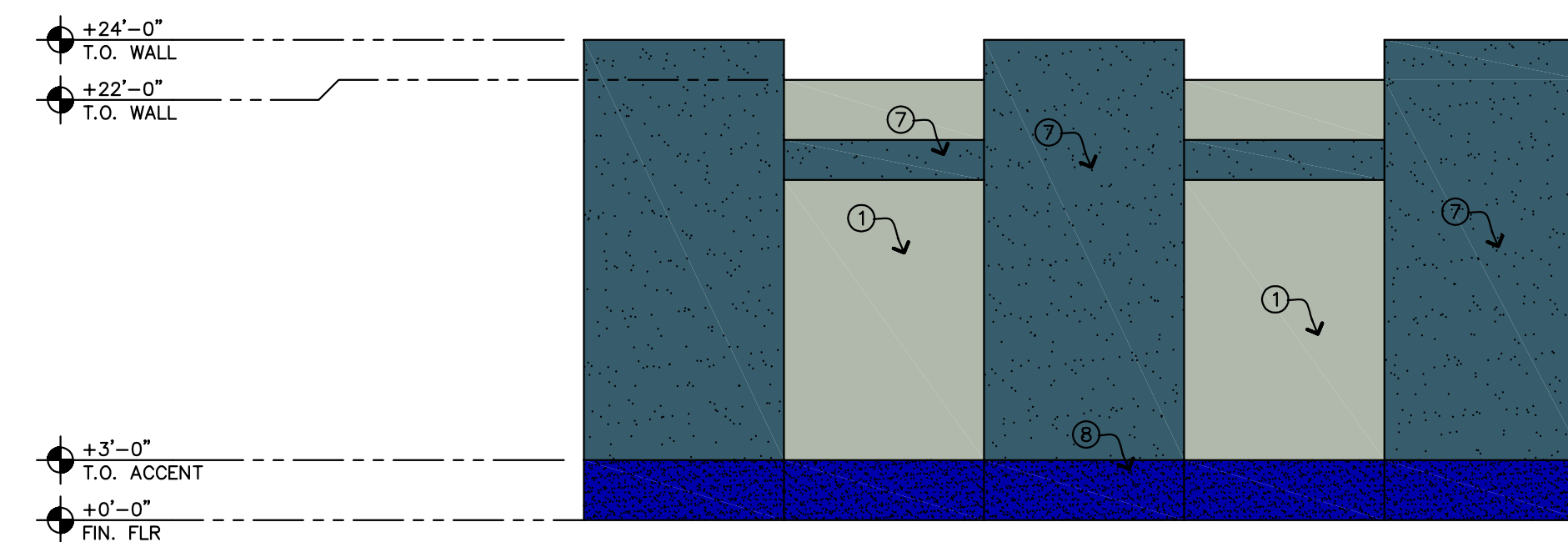
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ACE-3

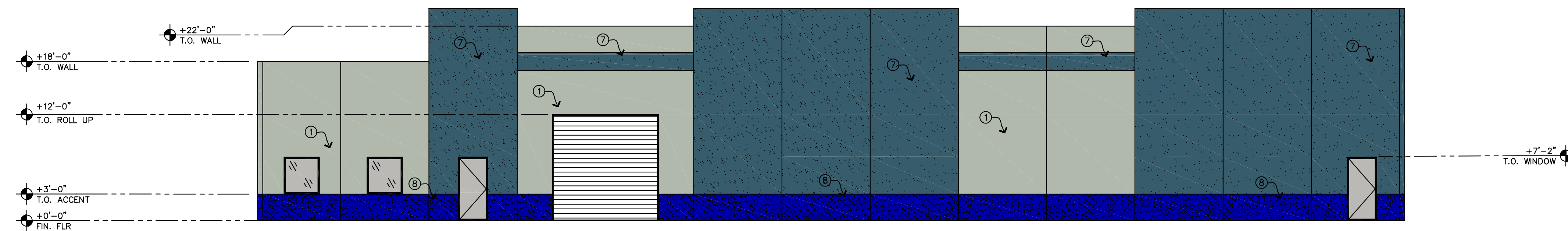
FILE NO.
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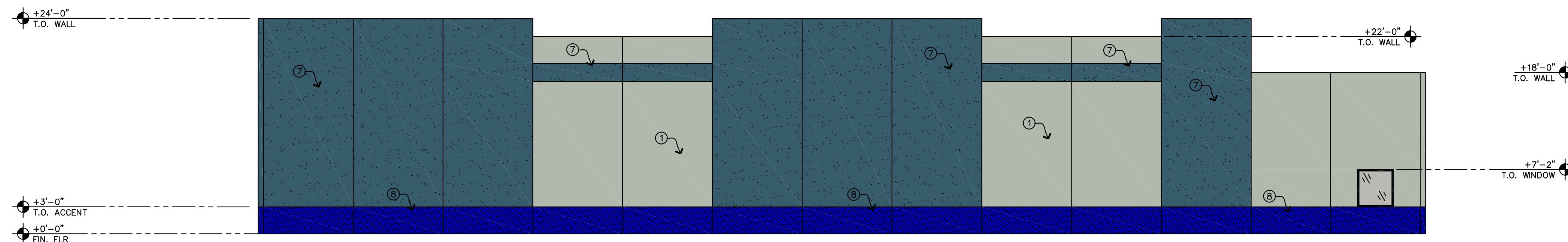
EAST ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"



NORTH ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"

- 1 BEHR — 730F 4M FLINT SMOKE
- 2 VALSPAR — VR081B SULTRY BAY
- 3 VALSPAR — VR082A NIGHT SWIM
- 5 VALSPAR — VR085B ISIS WEPT
- 6 VALSPAR — VR028A BLUEPRINT
- 7 BEHR — 730F 4M ADIRONDACK BLUE
- 8 VALSPAR — VR054A OCEAN RADIANCE
- 9 MCCI SIGNATURE 300 HUNTER GREEN
- 10 MCCI SIGNATURE 200 COAL BLACK
- 11 BORAL GREY COBBLEFIELD

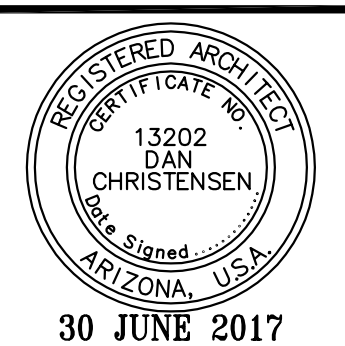
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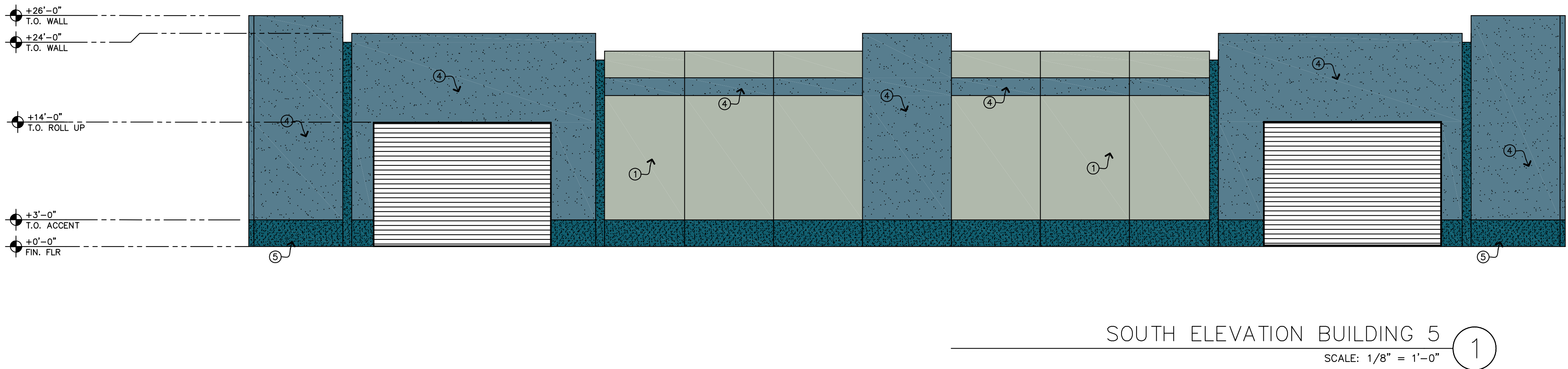
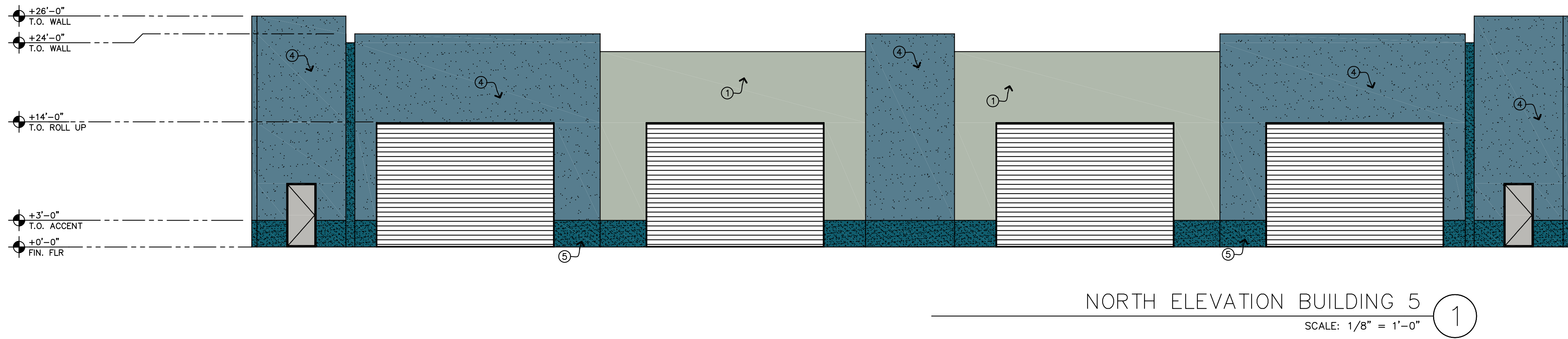
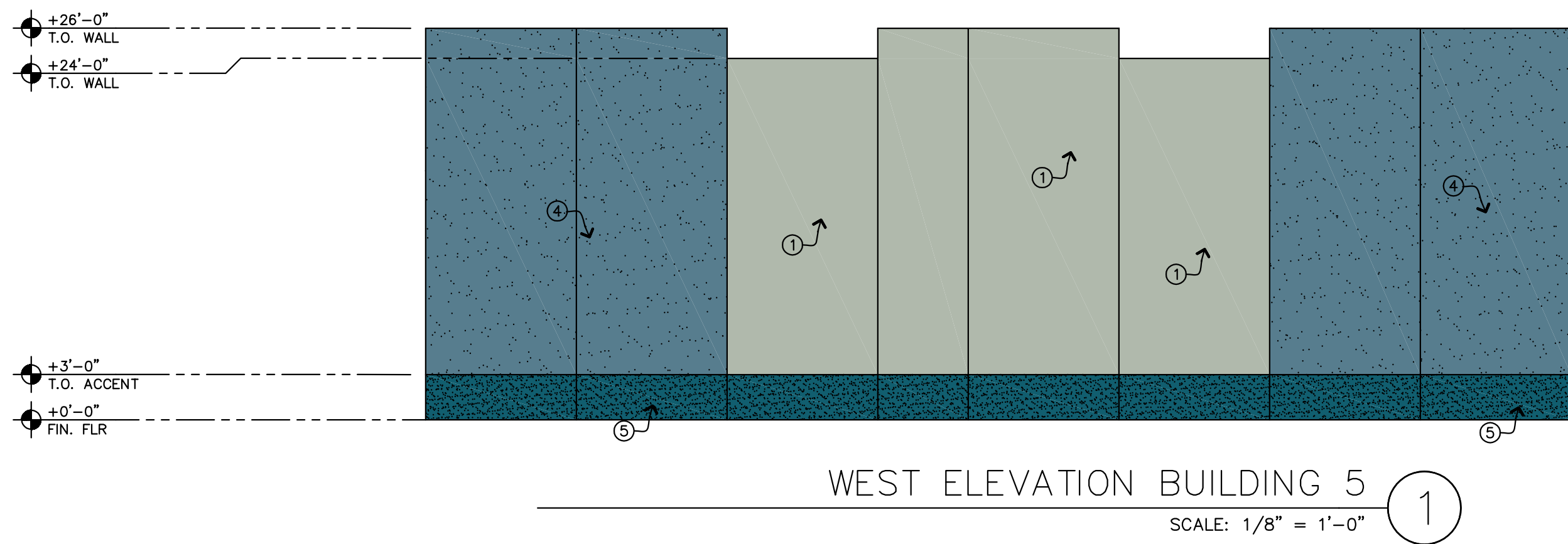
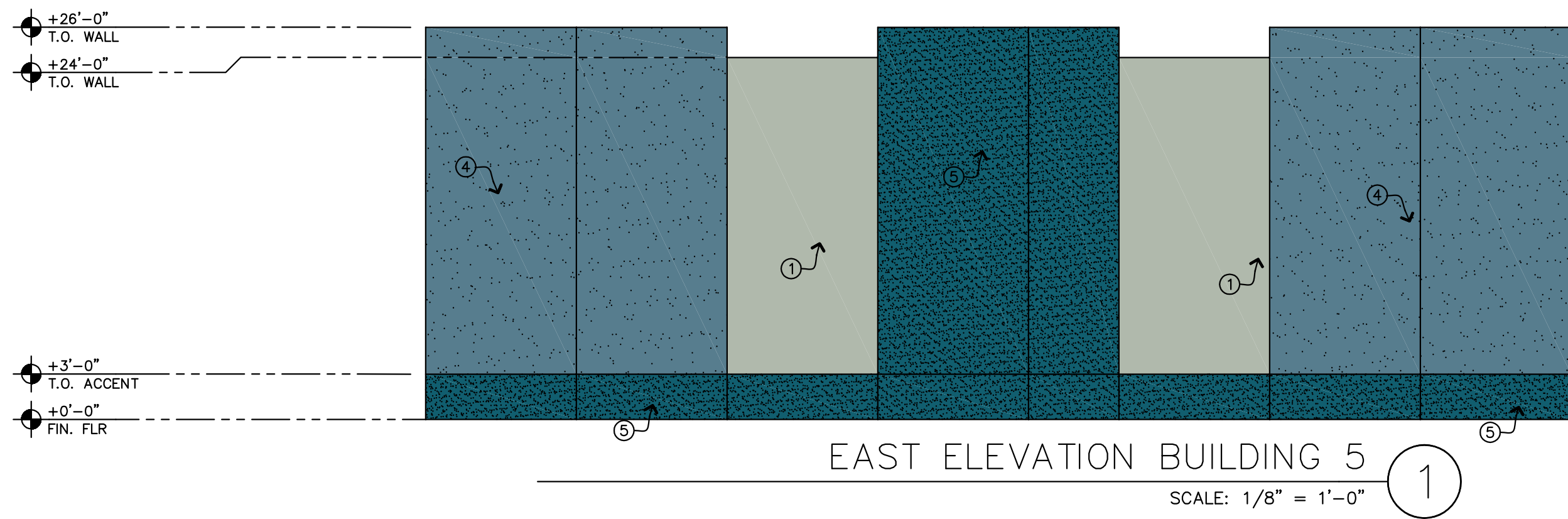


COLOR ELEVATIONS
ARCHITECTURAL DRAWINGS

BY XXXX DATE XXXX

ACE-4

FILE NO.
X-XXX



- ① BEHR — 730F 4M FLINT SMOKE
- ② VALSPAR — VR081B SULTRY BAY
- ③ VALSPAR — VR082A NIGHT SWIM
- ⑤ VALSPAR — VR085B ISIS WEPT
- ⑥ VALSPAR — VR028A BLUEPRINT
- ⑦ BEHR — 730F 4M ADIRONDACK BLUE
- ⑧ VALSPAR — VR054A OCEAN RADIANCE
- ⑨ MCCI SIGNATURE 300 HUNTER GREEN
- ⑩ MCCI SIGNATURE 200 COAL BLACK
- ⑪ BORAL GREY COBBLEFIELD

REVISIONS

DESCRIPTION	DATE
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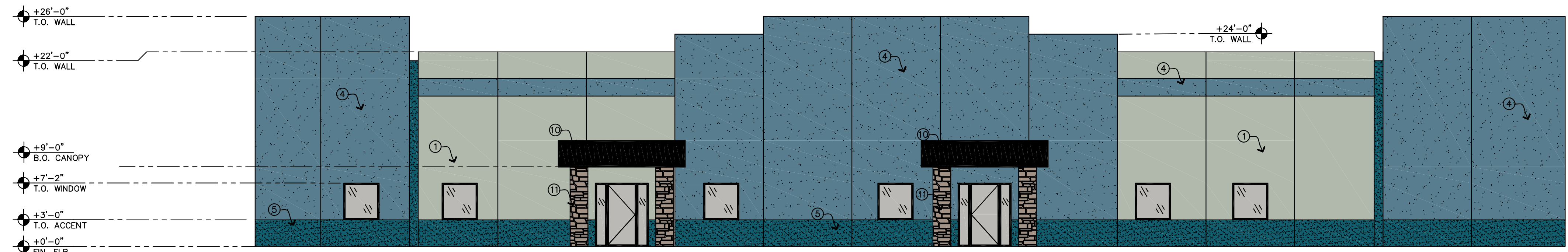
COLOR
ELEVATIONS

ARCHITECTURAL
DRAWINGS

BY XXXX DATE XXXX

ACE-5

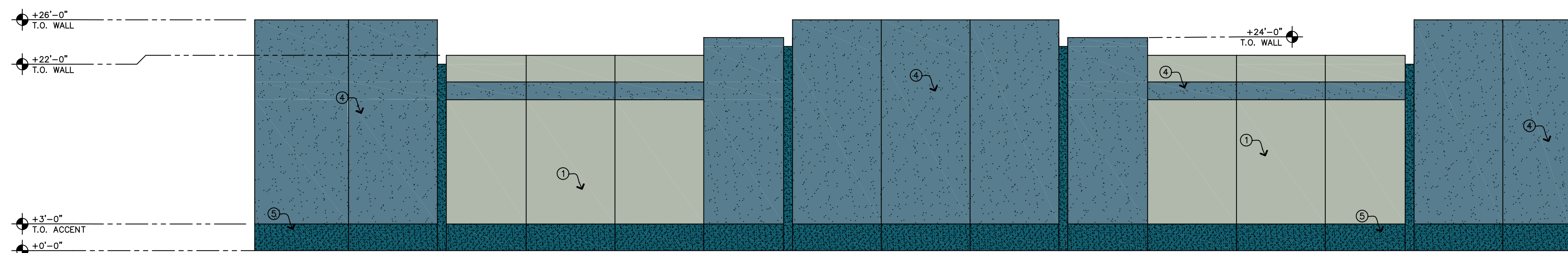
FILE NO.
X-XXX



EAST ELEVATION BUILDING 5

SCALE: 1/8" = 1'-0"

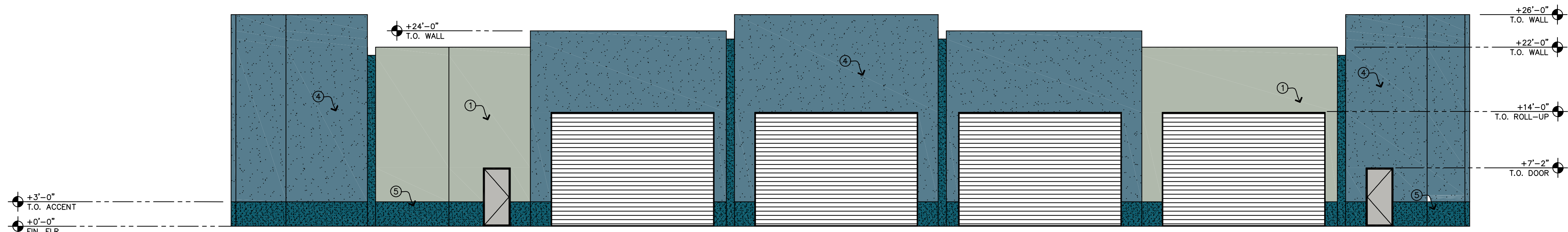
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WEST ELEVATION BUILDING 5

SCALE: 1/8" = 1'-0"

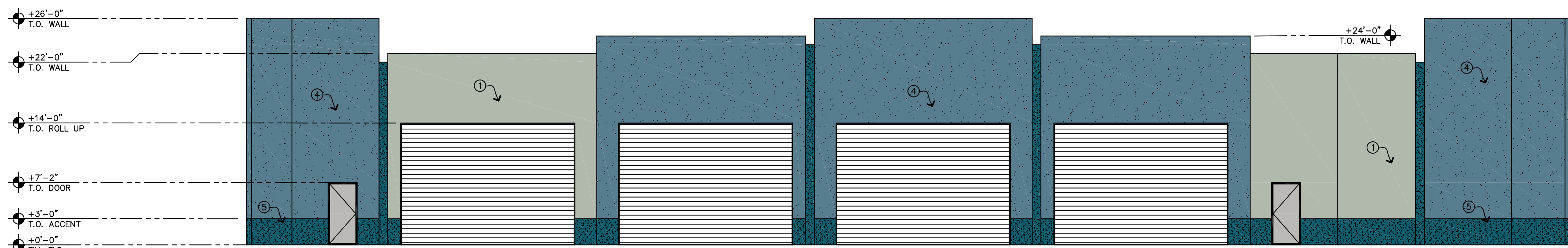
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NORTH ELEVATION BUILDING 5

SCALE: 1/8" = 1'-0"

1



SOUTH ELEVATION BUILDING 5

SCALE: 1/8" = 1'-0"

1

- 1 BEHR — 730F 4M FLINT SMOKE
- 2 VALSPAR — VR081B SULTRY BAY
- 3 VALSPAR — VR082A NIGHT SWIM
- 5 VALSPAR — VR085B ISIS WEPT
- 6 VALSPAR — VR028A BLUEPRINT
- 7 BEHR — 730F 4M ADIRONDACK BLUE
- 8 VALSPAR — VR054A OCEAN RADIANCE
- 9 MCCI SIGNATURE 300 HUNTER GREEN
- 10 MCCI SIGNATURE 200 COAL BLACK
- 11 BORAL GREY COBBLEFIELD

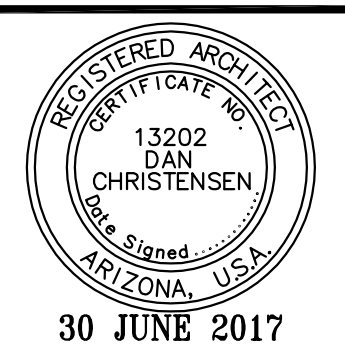
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COLOR ELEVATIONS
ARCHITECTURAL DRAWINGS

by xxx DATE xxx

ACE-6

FILE NO.
X-XXX

BUILDING BODY COLOR
BEHR - 730F-4M
FLINT SMOKE

ACCENT COLOR
VALSPAR - VR081B
SULTRY BAY

ACCENT COLOR - CANOPY
MBCI - SIGNATURE 300
HUNTER GREEN

ACCENT COLOR
VALSPAR - VR082A
NIGHT SWIM

ACCENT COLOR
VALSPAR - VR054A
OCEAN RADIANCE

BUILDING BODY COLOR
BEHR - 730F-4M
FLINT SMOKE

ACCENT COLOR
BEHR - N480-5M
ADIRONDACK BLUE

ACCENT COLOR - CANOPY
MBCI - SIGNATURE 200
COAL BLACK

CULTURED STONE
BORAL
GRAY COBBLEFIELD

ACCENT COLOR
VALSPAR - VR028A
BLUEPRINT

BUILDING BODY COLOR
BEHR - 730F-4M
FLINT SMOKE

ACCENT COLOR
VALSPAR - VR085B
ISIS WEPT

RED MOUNTAIN BUISNESS PARK
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COLOR CHART
HIGLEY BULDINGS

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