

# MASTER PLAN

ADDRESS: 1130 N. ALMA SCHOOL ROAD  
 APN: 135.33.570G

TOTAL SITE AREA: Gross= 1,348,218sf (30.95 acres)  
 Net= 1,335,069sf (30.65 acres)

BUILDING AREA:	
BUILDING 1 (existing):	83,000 gsf (81,000 rsf)
BUILDING 2 (existing):	83,000 gsf (81,000 rsf)
BUILDING 3 (existing):	110,000 gsf (108,500 rsf)
BUILDING 4 (existing):	158,390 gsf (147,420 rsf)
BUILDING 5 (proposed):	152,600 gsf (144,500 rsf)
<b>TOTAL BUILDING AREA:</b>	<b>586,990 gsf (562,420 rsf)</b>

BUILDING 5 HEIGHT: 55'-6" top of parapet (3-story)

PARKING DATA:	
TOTAL PARKING REQUIRED:	1,566 spaces (1.00 : 375gsf)
TOTAL PARKING PROVIDED:	2,757 spaces (4.90 : 1,000rsf)
BICYCLE PARKING REQUIRED (this phase of development):	104 spaces
BICYCLE PARKING PROVIDED (this phase of development):	104 spaces

BUILDING USES:	
EXISTING:	OFFICE
BUILDING 5:	OFFICE

TOTAL FLOOR AREA RATIO:	0.44 (586,990sf / 1,335,069sf)
TOTAL LOT COVERAGE ALLOWED:	90.0%
TOTAL LOT COVERAGE PROVIDED:	80.1% (1,069,269sf / 1,335,069sf)
TOTAL COMMON OPEN SPACE REQUIRED:	5,870SF (1.0% X 586,990sf)
TOTAL COMMON OPEN SPACE PROVIDED:	9,400SF

TOTAL LANDSCAPE AREA: 20.0% (265,800sf / 1,335,069sf)

PEDESTRIAN CROSSING WITH ENHANCED PAVING SURFACE:  
 (Surface will match the existing exposed aggregate paving at Building 4 entry)

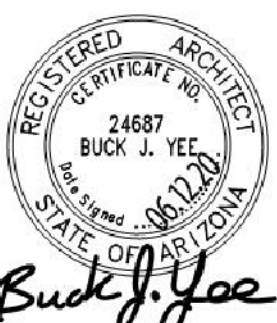
BOUNDARY OF NEW DEVELOPMENT AREA: .....

## TEAM INFORMATION

DEVELOPER: LINCOLN PROPERTY  
 3131 E. CAMELBACK ROAD, #318  
 PHOENIX, ARIZONA 85016  
 PH: 602.912.8800

ARCHITECT: DAVIS  
 74 E. RIO SALADO PARKWAY, #200  
 TEMPE, ARIZONA 85281  
 PH: 480.638.1100

CIVIL ENGINEER: EPS  
 1130 N. ALMA SCHOOL ROAD, #120  
 MESA, ARIZONA 85201  
 PH: 480.503.2250



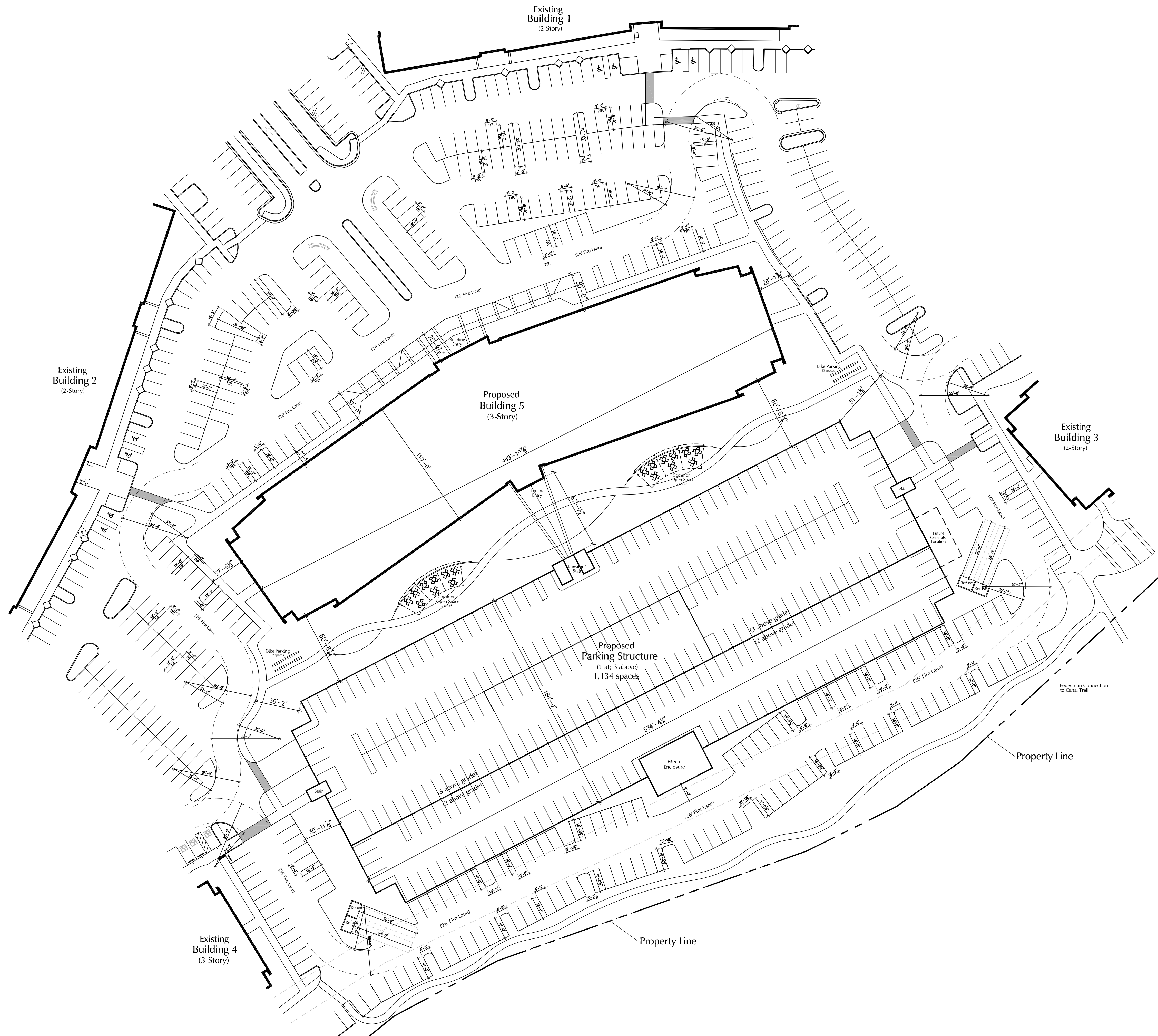
*Buck J. Yee*



# WAYPOINT 5- Mesa, Arizona

14111- 1-20-21





# ENLARGED SITE PLAN

ADDRESS: 1130 N. ALMA SCHOOL ROAD  
 APN: 135.33.570G

TOTAL SITE AREA: Gross = 1,348,218sf (30.95 acres)  
 Net = 1,335,069sf (30.65 acres)

**BUILDING AREA:**  
 BUILDING 1 (existing): 83,000 gsf (81,000 rsf)  
 BUILDING 2 (existing): 83,000 gsf (81,000 rsf)  
 BUILDING 3 (existing): 110,000 gsf (108,500 rsf)  
 BUILDING 4 (existing): 158,390 gsf (147,420 rsf)  
 BUILDING 5 (proposed): 152,600 gsf (144,500 rsf)  
 TOTAL BUILDING AREA: 586,990 gsf (562,420 rsf)

**BUILDING 5 HEIGHT:** 55'-6" top of parapet (3-story)

**PARKING DATA:**  
 TOTAL PARKING REQUIRED: 1,566 spaces (1.00 : 375gsf)  
 TOTAL PARKING PROVIDED: 2,720 spaces (4.84 : 1,000rsf)

BICYCLE PARKING REQUIRED (this phase of development): 104 spaces  
 BICYCLE PARKING PROVIDED (this phase of development): 104 spaces

**BUILDING USES:**  
 EXISTING: OFFICE  
 BUILDING 5: OFFICE

**TOTAL FLOOR AREA RATIO:** 0.44 (586,990sf / 1,335,069sf)

**TOTAL LOT COVERAGE ALLOWED:** 90.0%

**TOTAL LOT COVERAGE PROVIDED:** 80.1% (1,069,269sf / 1,335,069sf)

**TOTAL COMMON OPEN SPACE REQUIRED:** 5,870SF (1.0% X 586,990sf)

**TOTAL COMMON OPEN SPACE PROVIDED:** 9,400SF

**TOTAL LANDSCAPE AREA:** 20.0% (265,800sf / 1,335,069sf)

**PEDESTRIAN CROSSING WITH ENHANCED PAVING SURFACE:** (Surface will match the existing exposed aggregate paving at Building 4 entry)

**BOUNDARY OF NEW DEVELOPMENT AREA:** (indicated by a dashed line)

## TEAM INFORMATION

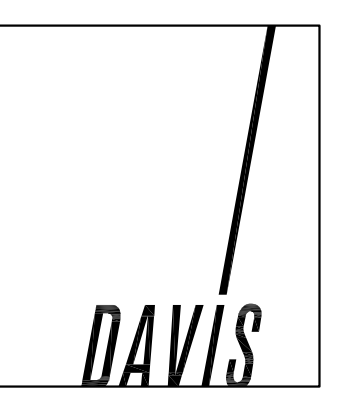
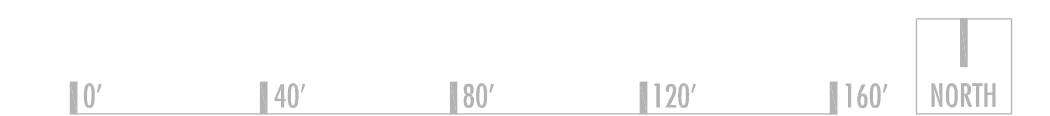
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