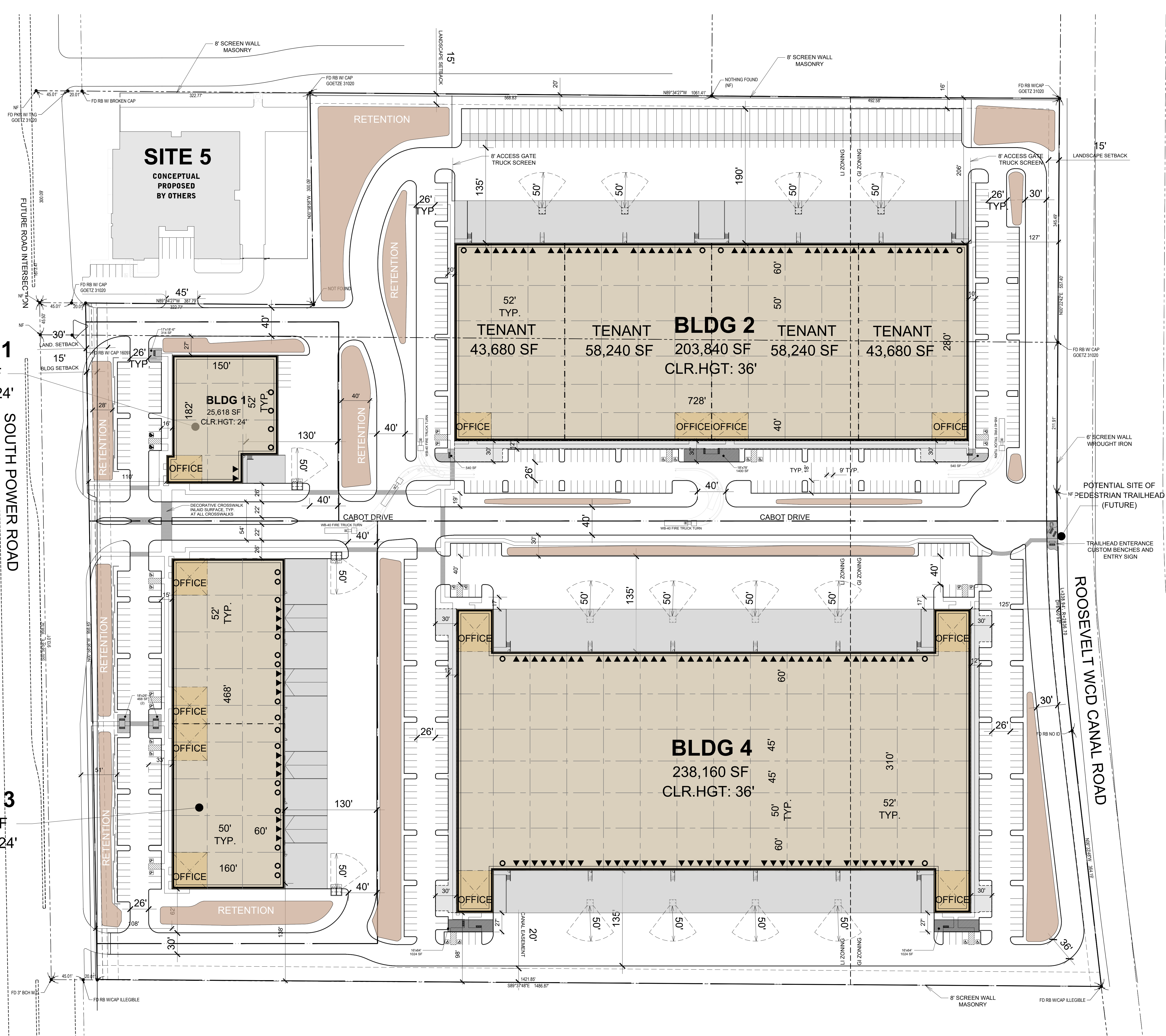


**BLDG 1**  
25,618 SF  
CLR.HGT: 24'

SOUTH POWER ROAD

**BLDG 3**  
74,880 SF  
CLR.HGT: 24'



|                   |  |                |           |
|-------------------|--|----------------|-----------|
| PROJECT DATA:     |  |                |           |
| SITE 1 AREA:      |  | 2.30 AC        |           |
| GROSS:            |  | 100,184 SF     |           |
| BUILDING 1:       |  |                |           |
| BUILDING USE:     |  | 25,618 SF      |           |
| WAREHOUSE         |  | 21,215 SF      |           |
| OFFICE            |  | @ 25%          | 4,400 SF  |
| PARKING REQUIRED: |  |                |           |
| WAREHOUSE         |  | 1/900 SF       | 24 STALLS |
| OFFICE            |  | 1/375 SF       | 12 STALLS |
| TOTAL             |  |                | 35 STALLS |
| PARKING PROVIDED: |  |                |           |
| AUTO:             |  | 47 STALLS      |           |
|                   |  | @ 1.83/1000 SF | 2 STALLS  |
| REQ. ACCESSIBLE   |  |                |           |
| TRUCK DOCKS:      |  |                |           |
| DOCK-HIGH DOORS   |  |                | 2         |
| GRADE-LEVEL DOORS |  |                | 4         |

|                   |  |                |            |
|-------------------|--|----------------|------------|
| SITE 2 AREA:      |  |                |            |
| GROSS:            |  | 15.44 AC       |            |
|                   |  | 672,481 SF     |            |
| BUILDING 2:       |  |                |            |
| BUILDING USE:     |  | 203,840 SF     |            |
| WAREHOUSE         |  | 178,768 SF     |            |
| OFFICE            |  | @ 12%          | 25,072 SF  |
| PARKING REQUIRED: |  |                |            |
| WAREHOUSE         |  | 1/900 SF       | 199 STALLS |
| OFFICE            |  | 1/375 SF       | 67 STALLS  |
| TOTAL             |  |                | 265 STALLS |
| PARKING PROVIDED: |  |                |            |
| AUTO:             |  | 216 STALLS     |            |
|                   |  | @ 1.06/1000 SF | 7 STALLS   |
| REQ. ACCESSIBLE   |  |                |            |
| TRUCK DOCKS:      |  |                |            |
| DOCK-HIGH DOORS   |  |                | 44         |
| GRADE-LEVEL DOORS |  |                | 4          |

|                   |  |               |            |
|-------------------|--|---------------|------------|
| SITE 3 AREA:      |  |               |            |
| GROSS:            |  | 5.53 AC       |            |
|                   |  | 240,965 SF    |            |
| BUILDING 3:       |  |               |            |
| BUILDING USE:     |  | 74,880 SF     |            |
| WAREHOUSE         |  | 64,397 SF     |            |
| OFFICE            |  | @ 14%         | 10,483 SF  |
| PARKING REQUIRED: |  |               |            |
| WAREHOUSE         |  | 1/900 SF      | 72 STALLS  |
| OFFICE            |  | 1/375 SF      | 28 STALLS  |
| TOTAL             |  |               | 100 STALLS |
| PARKING PROVIDED: |  |               |            |
| AUTO:             |  | 82 STALLS     |            |
|                   |  | @ 1.1/1000 SF | 4 STALLS   |
| REQ. ACCESSIBLE   |  |               |            |
| TRUCK DOCKS:      |  |               |            |
| DOCK-HIGH DOORS   |  |               | 12         |
| GRADE-LEVEL DOORS |  |               | 16         |

|                   |  |                |            |
|-------------------|--|----------------|------------|
| SITE 4 AREA:      |  |                |            |
| GROSS:            |  | 14.88 AC       |            |
|                   |  | 648,053 SF     |            |
| BUILDING 4:       |  |                |            |
| BUILDING USE:     |  | 238,160 SF     |            |
| WAREHOUSE         |  | 228,157 SF     |            |
| OFFICE            |  | @ 4%           | 10,003 SF  |
| PARKING REQUIRED: |  |                |            |
| WAREHOUSE         |  | 1/900 SF       | 254 STALLS |
| OFFICE            |  | 1/375 SF       | 27 STALLS  |
| TOTAL             |  |                | 280 STALLS |
| PARKING PROVIDED: |  |                |            |
| AUTO:             |  | 216 STALLS     |            |
|                   |  | @ 0.91/1000 SF | 7 STALLS   |
| REQ. ACCESSIBLE   |  |                |            |
| TRUCK DOCKS:      |  |                |            |
| DOCK-HIGH DOORS   |  |                | 80         |
| GRADE-LEVEL DOORS |  |                | 2          |

|                         |  |                                                             |  |
|-------------------------|--|-------------------------------------------------------------|--|
| SITE 1-4 TOTALS         |  |                                                             |  |
| TOTAL PROJECT SITE:     |  | 1,706,680 SF                                                |  |
| TOTAL BUILDING AREA:    |  | 542,498 SF                                                  |  |
| TOTAL LOT COVERAGE:     |  | 572,438 SF / 1,706,680 SF = 32%                             |  |
| TOTAL PROJECT PARKING:  |  | 561 STALLS                                                  |  |
| TOTAL PROJECT RATIO:    |  | 1:970                                                       |  |
| TOTAL IMPERMEABLE AREA: |  | 868,265 SF                                                  |  |
|                         |  | *Includes all paved surfaces, drives, parking, and walkways |  |

|                      |  |                                        |  |
|----------------------|--|----------------------------------------|--|
| SITE 5 DATA          |  |                                        |  |
| SITE AREA:           |  | 102,837 SF (2.36 AC)                   |  |
| TOTAL BUILDING AREA: |  | 29,940 SF                              |  |
| PARKING REQUIRED:    |  | 4 spaces plus 2 for manager's quarters |  |
| PARKING PROVIDED:    |  | 4 spaces (1 accessible) + 2 employee   |  |

|                      |  |                                     |  |
|----------------------|--|-------------------------------------|--|
| SITE 1-5 TOTALS      |  |                                     |  |
| TOTAL PROJECT SITE:  |  | 41.85 GROSS AC (1,822,986 SF)       |  |
| TOTAL BUILDING AREA: |  | 542,498 SF + 29,940 SF = 572,438 SF |  |
| TOTAL LOT COVERAGE:  |  | 572,438 SF / 1,822,986 SF = 31%     |  |

|                        |  |                    |
|------------------------|--|--------------------|
| DEVELOPMENT STANDARDS: |  |                    |
| ZONING:                |  | LI-PAD             |
| MAX. COVERAGE:         |  | 90%                |
| MAX. BLDG. HT.:        |  | 52 FT              |
| BUILDING SETBACKS:     |  |                    |
| FRONT:                 |  | 20 FT <sup>3</sup> |
| SIDE:                  |  | 20 FT <sup>1</sup> |
| REAR:                  |  | 20 FT <sup>1</sup> |
| LANDSCAPE SETBACKS:    |  |                    |
| FRONT:                 |  | 15 FT              |
| SIDE:                  |  | 15 FT              |
| REAR:                  |  | 15 FT              |

|                     |  |       |
|---------------------|--|-------|
| OFF-STREET PARKING: |  |       |
| STANDARD:           |  | 9X18  |
| COMPACT:            |  | 9X16  |
| COMPACT %:          |  | 20%   |
| DRIVE AISLE:        |  | 24 FT |
| FIRE LANE:          |  | 26 FT |
| TREE WELL:          |  | 8 FT  |

|                            |  |          |
|----------------------------|--|----------|
| REQ. PARKING RATIO BY USE: |  |          |
| WAREHOUSE:                 |  | 1/900 SF |
| MANUF:                     |  | 1/600 SF |
| OFFICE:                    |  | 1/375 SF |

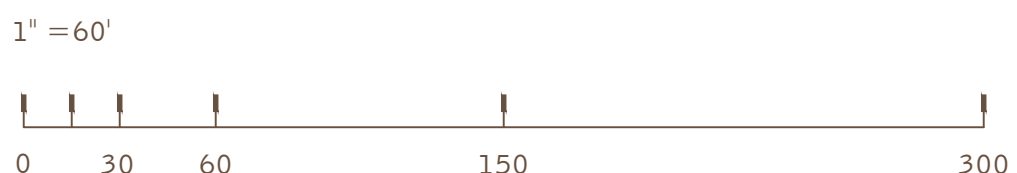
NOTES:  
1 1 foot setback for each foot in height, minimum of 20 feet  
1ft adjacent to LI zoning  
2 Refer to zoning ordinance  
3 Arterial Street: 15 ft  
Major or Midsection Collector: 20 ft  
Industrial/Commercial Collector: 20 ft  
Local Street: 20 ft  
Freeways: 30 ft for buildings; 15 ft for parking structures

|                                                                                    |                |
|------------------------------------------------------------------------------------|----------------|
| PROJECT SITE DATA                                                                  |                |
| TOTAL PROJECT SITE:                                                                | 41.85 GROSS AC |
| SELF STORAGE:                                                                      | 2.67 AC        |
| Total Project Site: 41.85 Gross AC (including the Self-Storage to CL of Power Rd.) |                |
| Total Gross for the Self-Storage:                                                  | 2.67 AC        |
| Net Dev after ROW dedication:                                                      | 2.22 AC        |
| Total Gross for Power 42 Ind. Pk:                                                  | 39.18 AC       |
| Net Dev after ROW dedication:                                                      | 37.75 AC       |
| Total Gross:                                                                       | 41.85 AC       |
| Total Net:                                                                         | 39.97 AC       |

|                                                                      |  |
|----------------------------------------------------------------------|--|
| SITE AMENITIES                                                       |  |
| 1% of Site Gross Floor Area in SF Minimum per City Standards         |  |
| Total Gross Floor Area: 529,360 SF (1% is 5,293.6 SF)                |  |
| (Hatched Region) 500 SF Common Open Space Area per Individual Site   |  |
| 1,325 SF per individual site = 12,100 SF Common Area / Amenity Space |  |

|                                                                      |  |
|----------------------------------------------------------------------|--|
| AREA 1                                                               |  |
| Total Gross Floor Area: 529,360 SF (1% is 5,293.6 SF)                |  |
| (Hatched Region) 500 SF Common Open Space Area per Individual Site   |  |
| 1,325 SF per individual site = 12,100 SF Common Area / Amenity Space |  |

|                                                  |  |
|--------------------------------------------------|--|
| PARKING                                          |  |
| All spaces are 18'-0" Depth, 9'-0" Wide Standard |  |



scheme: 13B

Conceptual Site Plan

South Power Road  
Mesa, AZ 85212

WARE MALCOMB

PHX20-0104-00  
03.08.2021  
SHEET  
1