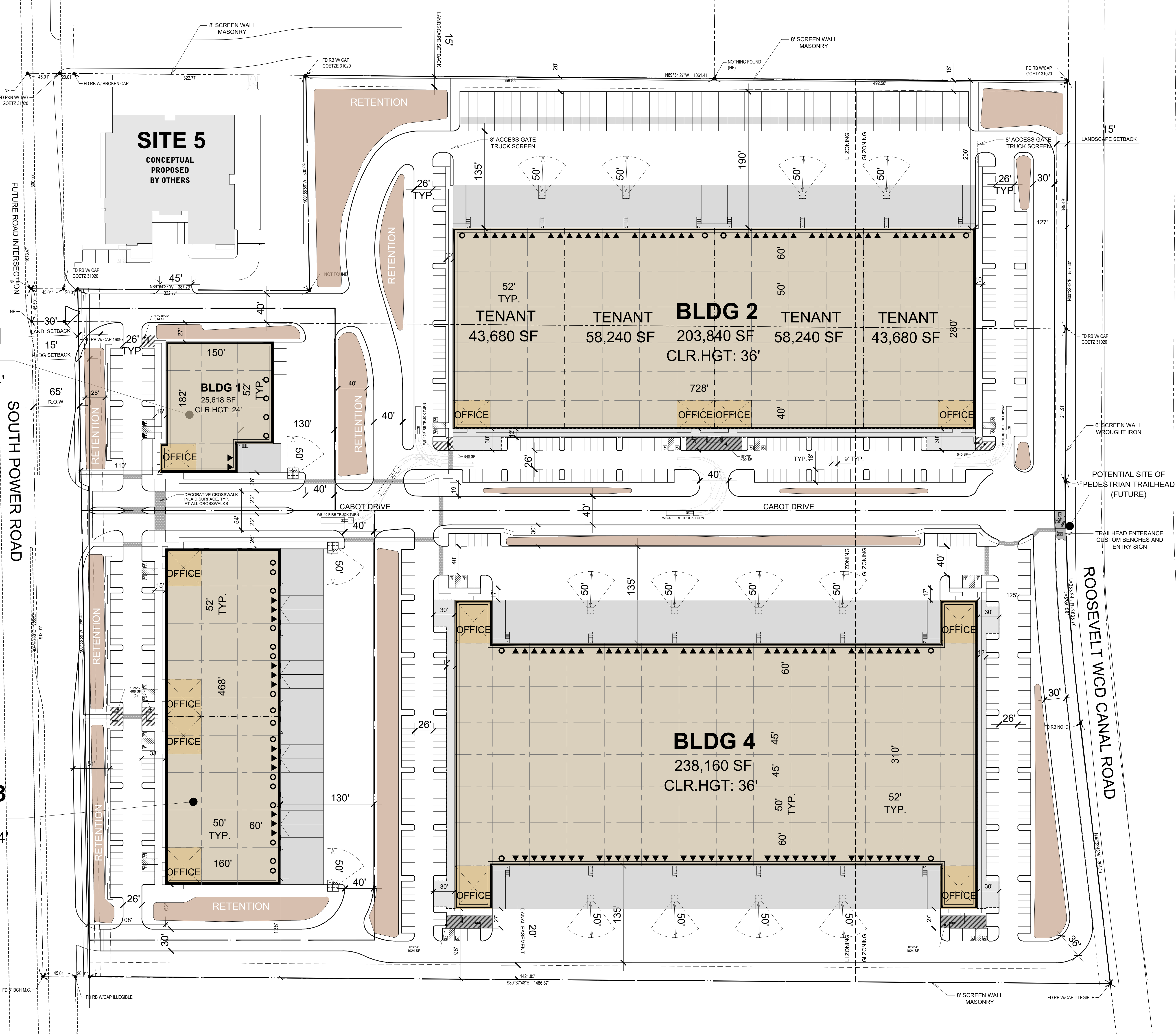


BLDG 1
25,618 SF
CLR.HGT: 24'

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



PROJECT DATA:	
SITE 1 AREA:	2.30 AC
GROSS:	100,184 SF
BUILDING 1:	
WAREHOUSE	25,618 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
SITE 2 AREA:	
GROSS:	15.44 AC
	672,481 SF
BUILDING 2:	
WAREHOUSE	203,840 SF
OFFICE	@ 12% 25,072 SF
PARKING REQUIRED:	
WAREHOUSE	1/900 SF 199 STALLS
OFFICE	1/375 SF 67 STALLS
TOTAL	266 STALLS
PARKING PROVIDED:	
AUTO:	216 STALLS
	@ 1.06/1000 SF
	7 STALLS
	REQ. ACCESSIBLE
SITE 3 AREA:	
GROSS:	5.53 AC
	240,965 SF
BUILDING 3:	
WAREHOUSE	74,880 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
SITE 4 AREA:	
GROSS:	14.88 AC
	648,053 SF
BUILDING 4:	
WAREHOUSE	238,160 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
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%
TOTAL PROJECT PARKING:	561 + 6 = 567 STALLS

DEVELOPMENT STANDARDS:	
ZONING:	LI-PAD
MAX. COVERAGE:	
MAX. BLDG. HT.:	90%
	52 FT
BUILDING SETBACKS:	
FRONT:	15 FT ³
SIDE:	15 FT ¹
REAR:	15 FT ¹
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
OFFICE:	1/375 SF

NOTES:

- 1 foot setback for each foot in height, minimum of 20 feet
- 0ft adjacent to LI zoning
- Refer to zoning ordinance
- 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: 38.97 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

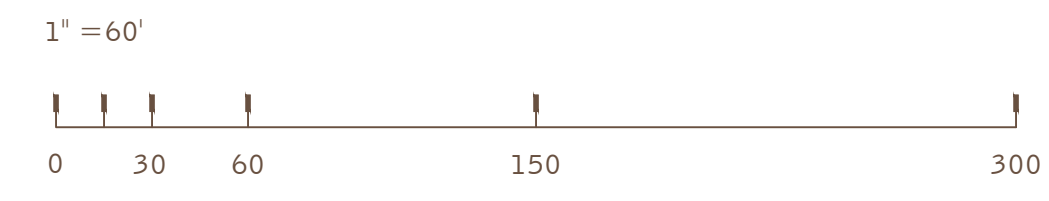
Total Gross Floor Area: 529,360 SF (1% is 5,293.6 SF)

(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: 13C

Conceptual Site Plan

South Power Road
Mesa, AZ 85212

WARE MALCOMB

PHX20-0104-00
04.01.2021

SHEET
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