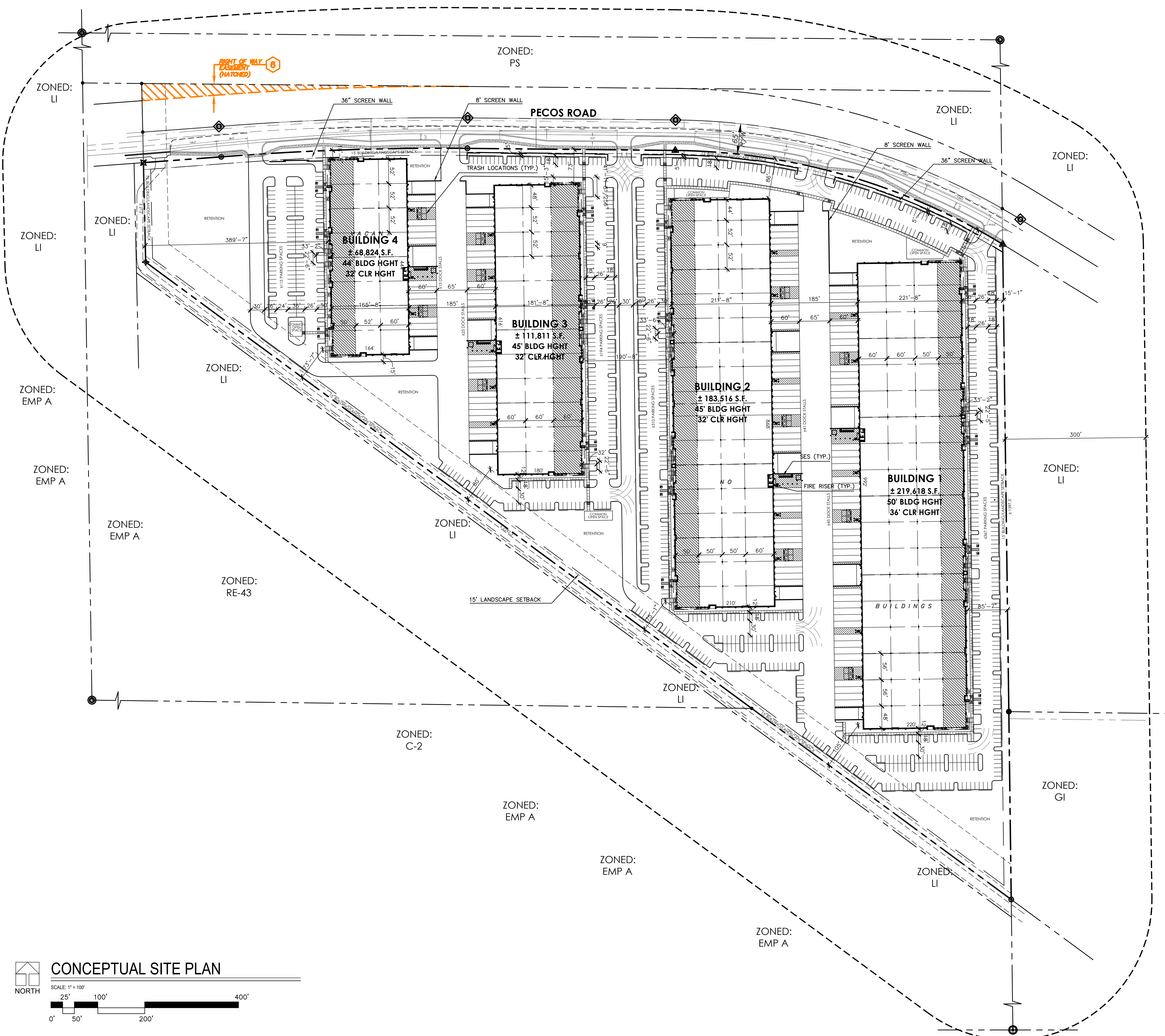




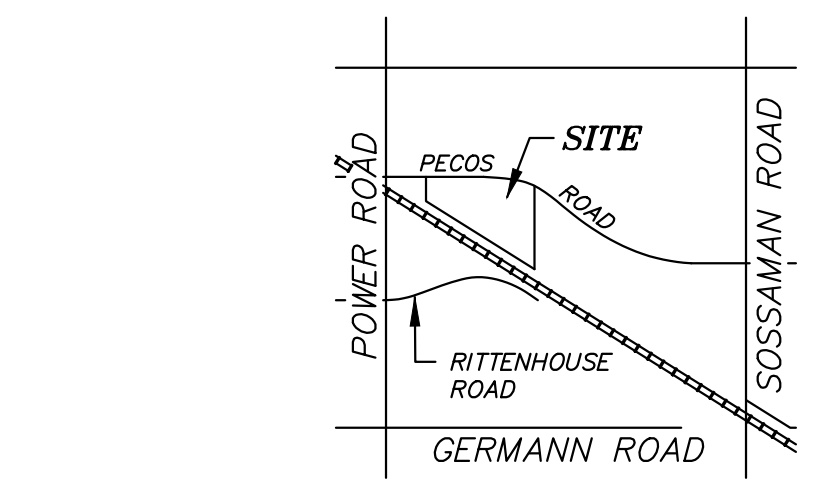
PROJECT DATA

Project Name:	POWER & PECOS		
Project address:	SWC of Power Road and Pecos Road Mesa, Arizona		
A.P.N.:	304-61-015V, 304-61-022N		
Existing Zoning:	LI (Light Industrial)		
Proposed Zoning:	EO (Employment Opportunity)		
Land Use:	Industrial/Warehouse		
Proposed Construction Type:	V-B		
Proposed Use:	Industrial/Warehouse/Distribution/Manufacturing		
Proposed Occupancy:	S-1 / B		
Fire Sprinklers:	Fully Sprinklered per NFPA-13		
Gross Site Area:	± 1,751,208 S.F. (+/- 40.20 ACRES)		
Net Site Area:	± 1,629,758 S.F. (+/- 37.41 ACRES)		
Setbacks:	Required	Provided	
Front/Street (North)	15'-0"	19'-9" (minimum)	
Side (East)	15'-0"	80'-0"	
Rear (South)	15'-0"	63'-1" (minimum)	
Side (West)	15'-0"	443'-0"	
Building Height:	Allowable:	150'-0"	
	Provided:	± 45'-0" to 50'-0"	
Building Area:	Building 1	± 219,618 S.F.	
	Building 2	± 183,516 S.F.	
	Building 3	± 111,811 S.F.	
	Building 4	± 68,824 S.F.	
	Total	± 583,769 S.F.	
Building Coverage:	Allowable:	90.0 %	
	Provided:	78.1 %	(Impervious Area) / (Net Site Area)
		± 1,273,413 S.F. / 1,629,758 S.F. = 0.7814	
Parking Required:	Building 1	± 219,618 S.F. @ 1/600 sf =	366 spaces
	Building 2	± 183,516 S.F. @ 1/600 sf =	306 spaces
	Building 3	± 111,811 S.F. @ 1/600 sf =	187 spaces
	Building 4	± 68,793 S.F. @ 1/600 sf =	115 spaces
	Total		± 974 spaces
Parking Provided:	Building 1		367 spaces
	Building 2		310 spaces
	Building 3		194 spaces
	Building 4		115 spaces
	Total		± 986 spaces
Parking Ratio:		1.69 Spaces per 1,000 sf	
ADA Parking Required:		20 Spaces	
ADA Parking Provided:		28 Spaces	
Bicycle Parking Required:		75 Spaces	
(1/10 spaces first 50, 1/20 spaces for remaining)			
Bicycle Parking Provided:		76 Spaces	
Common Open Space Required:		± 5,838 sf	
(1% per building gross floor area)			
Bicycle Parking Provided:		± 6,320 sf	

ARCHITECT:	OWNER:
DLR Group	Newport Commercial Partners, LLC
6225 NORTH 24TH ST. SUITE 250	25975 N. 89th Street
PHOENIX, AZ 85016	Scottsdale, AZ 85255
TEL: (480) 206-7727	TEL: (949) 633-5343
Contact: Tim Thielke	Contact: Brett Shaves

KEY PLAN

- LEGEND
- ▼ LOADING DOCK DOOR
 - ▽ LOADING DOCK KNOCK-OUT
 - AT GRADE DOCK DOOR
 - TOTAL



VICINITY MAP

NORTH SCALE: N.T.S.

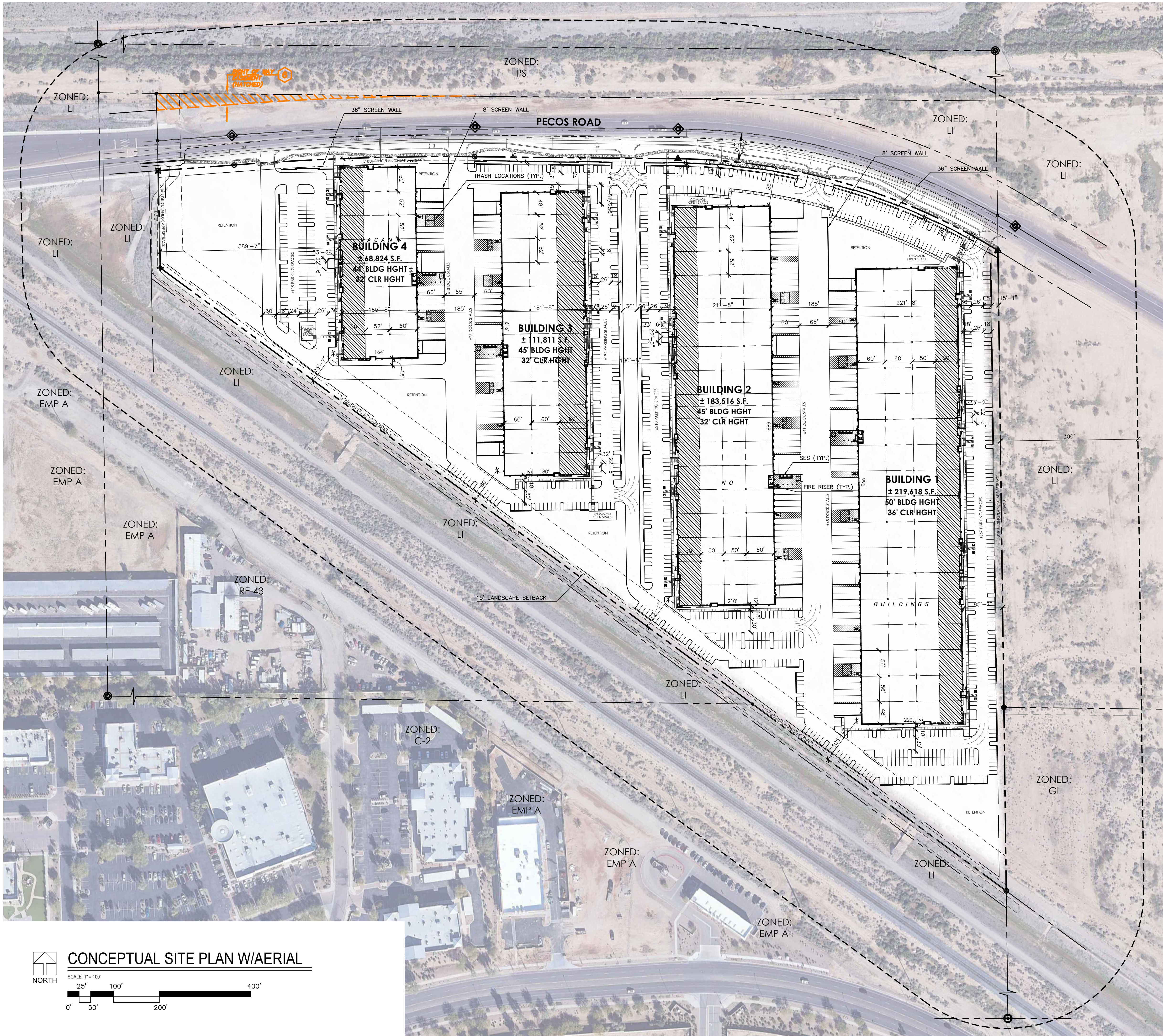


Power Industrial
South of Pecos Road East of Power Road
Mesa, Arizona

DESIGN REVIEW
SUBMITTAL - 2nd
(Date)
10-01-2021
(Revisions)

(Project Number)
(Sheet Title)
**CONCEPTUAL
SITE PLAN**

(Sheet Number)
A1.01



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Project Name: POWER & PECOS
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Total ± 974 spaces

Parking Provided: Building 1 367 spaces
Building 2 310 spaces
Building 3 194 spaces
Building 4 115 spaces
Total ± 986 spaces

Parking Ratio: 1.69 Spaces per 1,000 sf

ADA Parking Required: 20 Spaces
ADA Parking Provided: 28 Spaces

Bicycle Parking Required: (1/10 spaces first 50, 1/20 spaces for remaining) 75 Spaces

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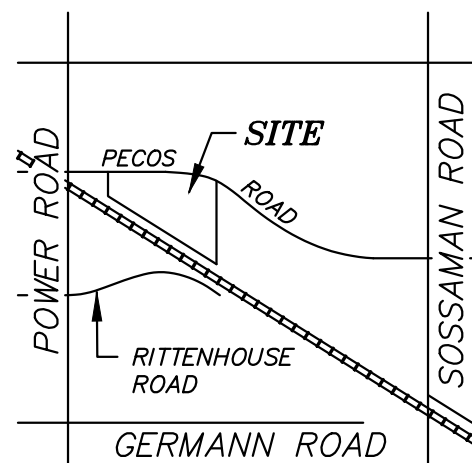
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