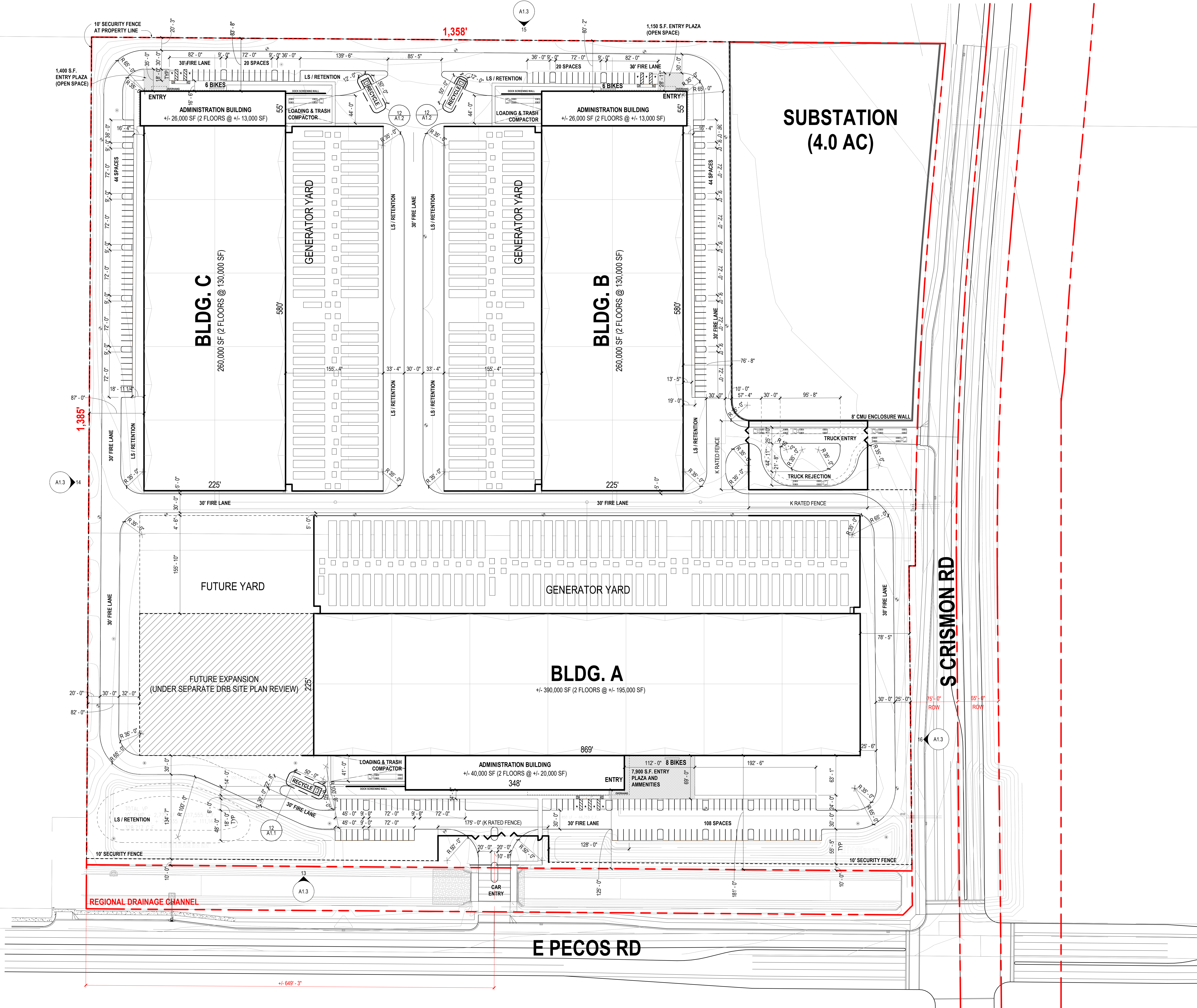


7/17/2024 3:55:57 PM Autodesk Docs\\0574833000 - Merit Partners Data Center\\0000000000\_Legacy\_B23.rvt

**01 LEGACY BUSINESS PARK - OVERALL SITE PLAN**  
SCALE: 1" = 60'-0"

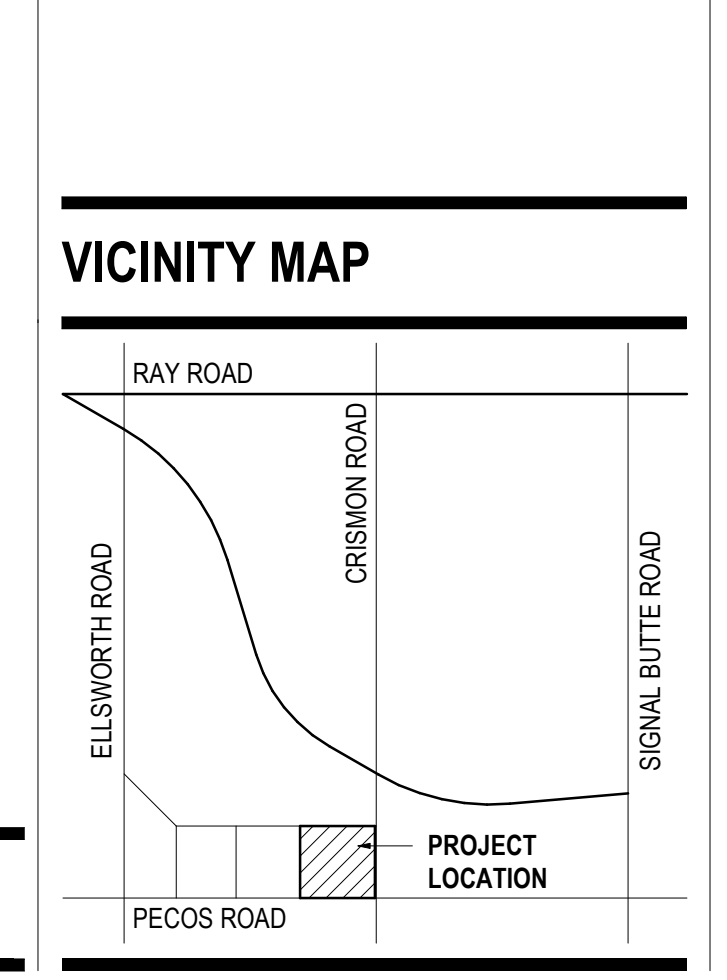


**PROJECT DATA**

PROJECT ZONING: LI-PAD  
 MAX BUILDING HEIGHT: 70 FEET (PAD)  
 SET BACKS: FRONT & STREET FACING: 25 FEET (INDUSTRIAL / COMMERCIAL COLLECTOR)  
 INTERIOR SIDE & REAR: 20 FEET  
 APN#: 313-25-859Y  
 GROSS SITE AREA: 1,889,302 SF (43.4 AC) (COMPANION ANNEX REQUESTED)  
 NET SITE AREA: 1,830,396 SF (42.0 AC) (INCLUDING DRAINAGE CHANNEL)  
 TOTAL BUILDING AREA: 1,000,000 SF  
**DATA CENTER (A):**  
 LEVEL 01: 195,000 SF  
 LEVEL 02: 195,000 SF  
 ADMIN STORAGE L01: 20,000 SF  
 ADMIN STORAGE L02: 20,000 SF  
 TOTAL: 430,000 SF  
**DATA CENTER (B):**  
 LEVEL 01: 130,000 SF  
 LEVEL 02: 130,000 SF  
 ADMIN STORAGE L01: 12,500 SF  
 ADMIN STORAGE L02: 12,500 SF  
 TOTAL: 285,000 SF  
**DATA CENTER (C):**  
 LEVEL 01: 130,000 SF  
 LEVEL 02: 130,000 SF  
 ADMIN STORAGE L01: 12,500 SF  
 ADMIN STORAGE L02: 12,500 SF  
 TOTAL: 285,000 SF  
 BUILDING COVERAGE: +/- 24.08% (LOT AREA / LEVEL 01 SF)  
 LOT COVERAGE: +/- 40.00% (IMPERVIOUS SURFACES)  
**PARKING:**  
**DATA CENTER (A):** REQUIRED: 100 SPACES, PROVIDED: 108 SPACES  
**DATA CENTER (B):** REQUIRED: 63 SPACES, PROVIDED: 64 SPACES  
**DATA CENTER (C):** REQUIRED: 63 SPACES, PROVIDED: 64 SPACES  
 (1 PARKING SPACE REQUIRED PER EVERY 400 SF OF OFFICE USE)  
**BICYCLE PARKING:**  
**DATA CENTER (A):** REQUIRED: 8 SPACES, PROVIDED: 8 SPACES  
**DATA CENTER (B):** REQUIRED: 6 SPACES, PROVIDED: 6 SPACES  
**DATA CENTER (C):** REQUIRED: 6 SPACES, PROVIDED: 6 SPACES  
 (1 BIKE PARKING REQUIRED PER EVERY 20 PARKING SPACES PROVIDED)  
**OPEN SPACE CALCULATIONS:**  
 BUILDING A (GFA): 430,000 SF x 1% = 4,300 SF, PROVIDED: 7,900 SF  
 BUILDING B (GFA): 286,000 SF x 1% = 2,860 SF, PROVIDED: 1,150 SF  
 BUILDING C (GFA): 286,000 SF x 1% = 2,860 SF, PROVIDED: 1,400 SF  
 TOTAL = 10,020 SF, PROVIDED: 10,450 SF

**CODE INFORMATION**

**MESA FIRE CODE NOTES:**  
 1. PER MESA AMENDED FIRE CODE SECTION 510.1: NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL, OR BUILDINGS, OR STRUCTURES TOTALING 45,000 SQUARE FEET OR MORE ON ANY SINGLE FLOOR.  
 2. FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA CODE SECTION 903.2 UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS ON SECTION 903.2.1.  
**BUILDING CODES:**  
 2018 IBC WITH CITY OF MESA AMENDMENTS  
 2018 IMC WITH CITY OF MESA AMENDMENTS  
 2017 NEC WITH CITY OF MESA AMENDMENTS  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 2012 INTERNATIONAL GREEN CONSTRUCTION CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL FUEL AND GAS CODE



**LEGACY BUSINESS PARK**  
PECOS RD & CRISMON RD  
MESA, ARIZONA

**Gensler**

2575 East Camelback Road  
Suite 175  
Phoenix, AZ 85016  
USA  
Tel +1 602.523.4900  
Fax +1 602.523.4949

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
Legacy Business Park  
Project Number  
57.0000.000  
Description  
SITE PLAN & PROJECT DATA

Scale  
As indicated

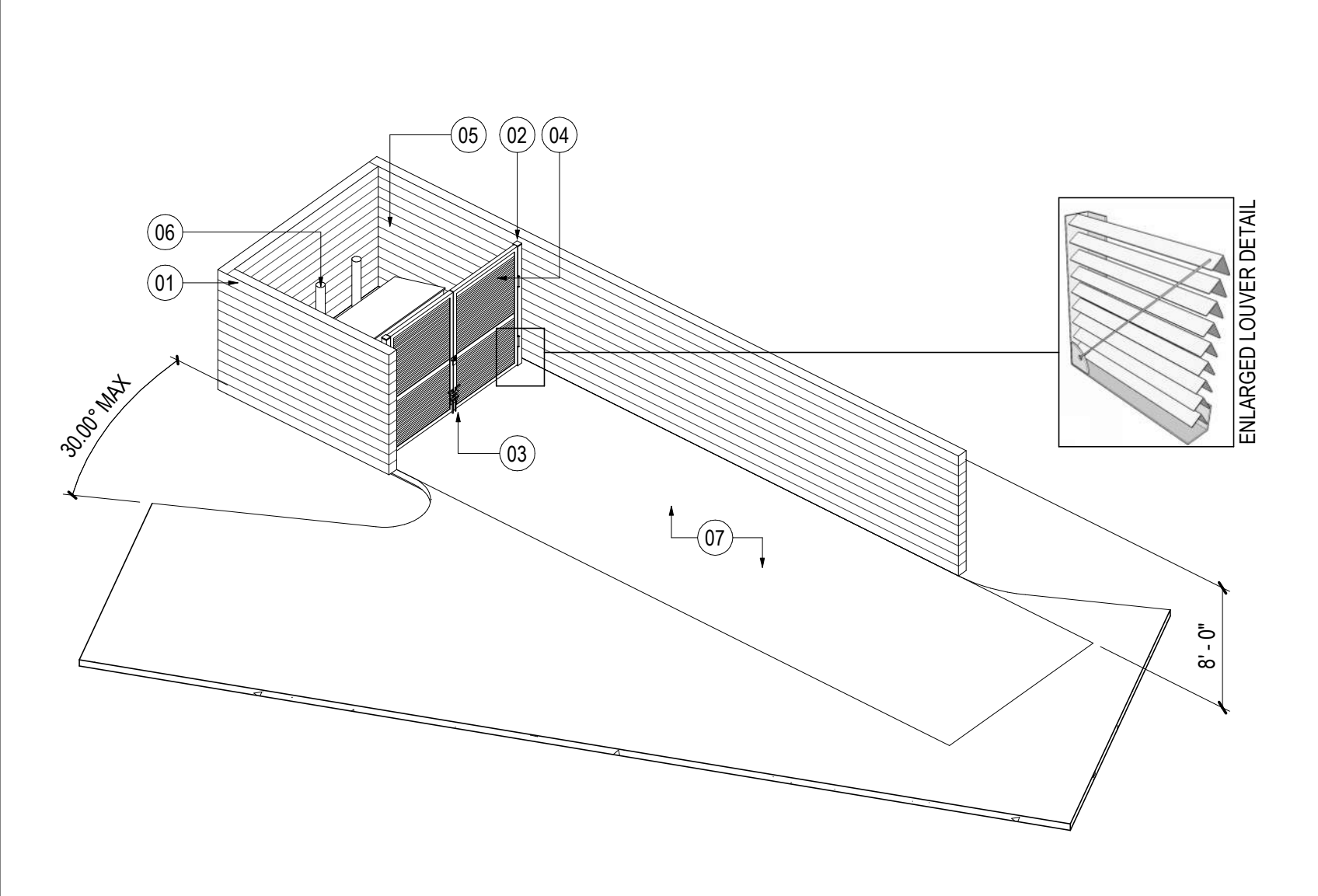
**A1.0**

© 2024 Gensler

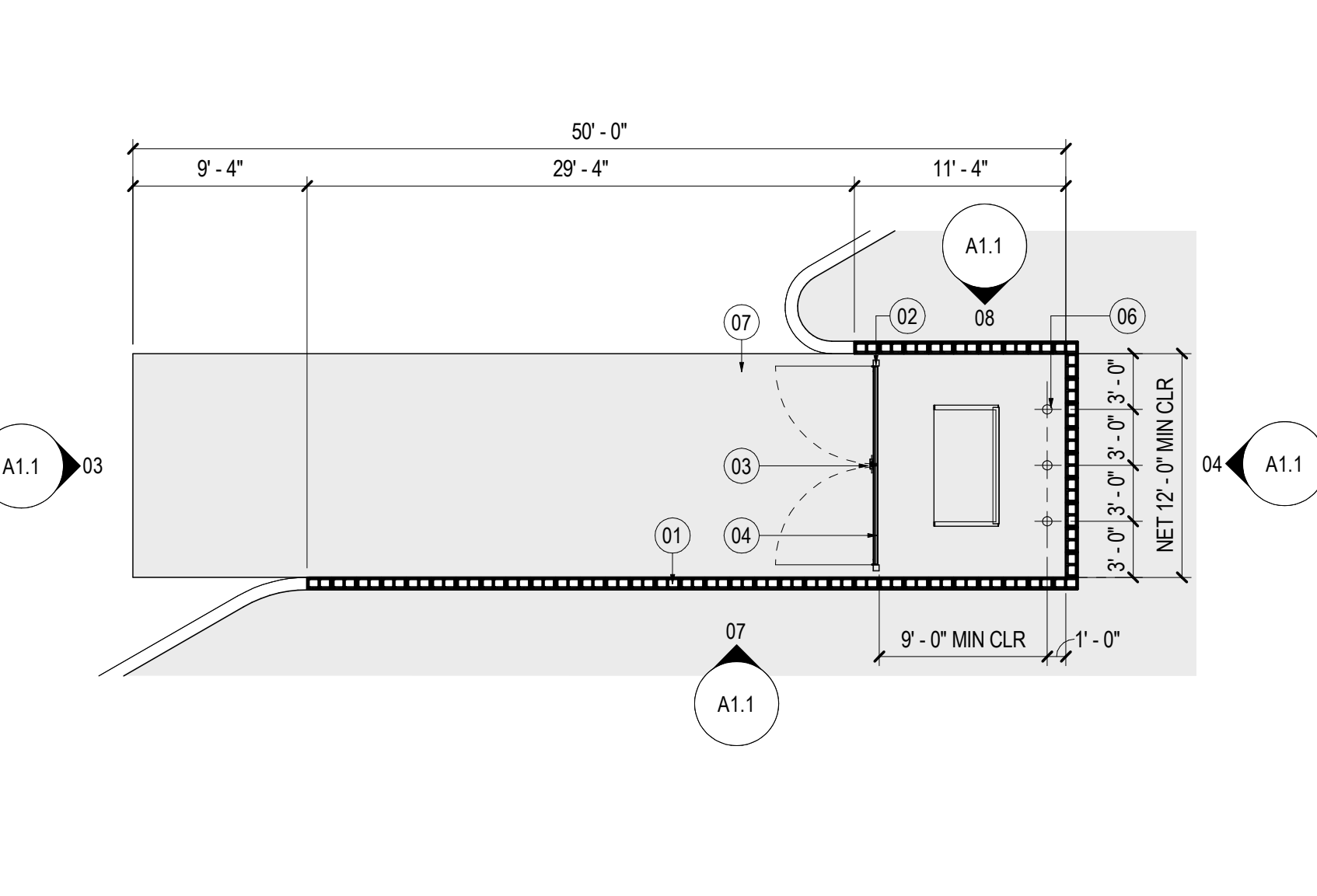


Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

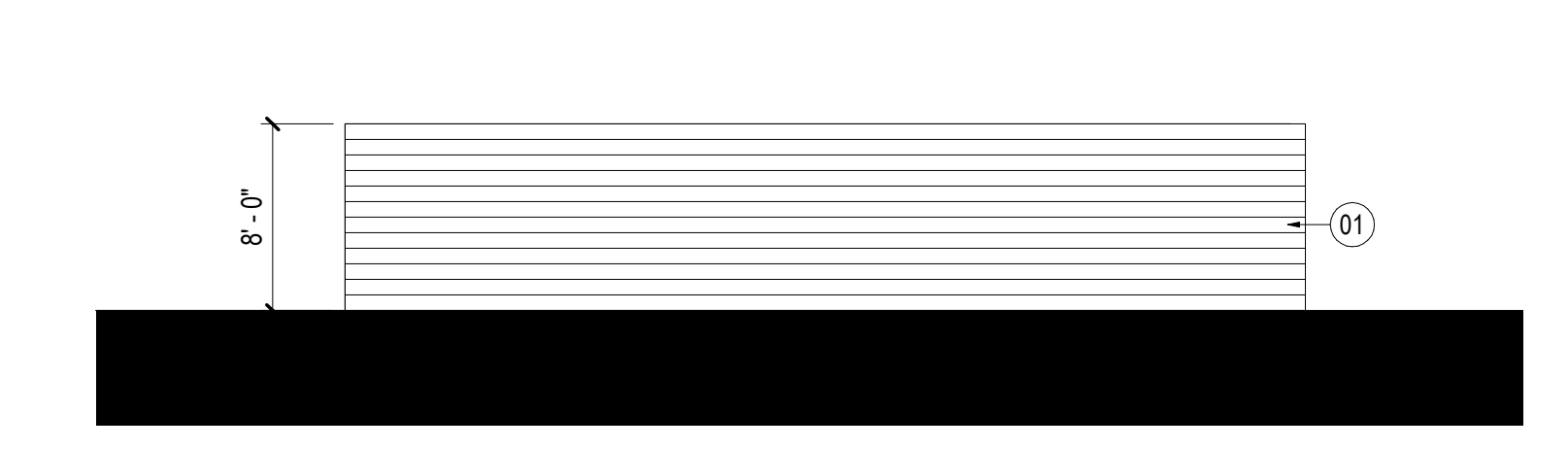
**15 LEGACY BUSINESS PARK - OVERALL BLDG A ENLARGED**  
 SCALE: 1" = 30'-0"



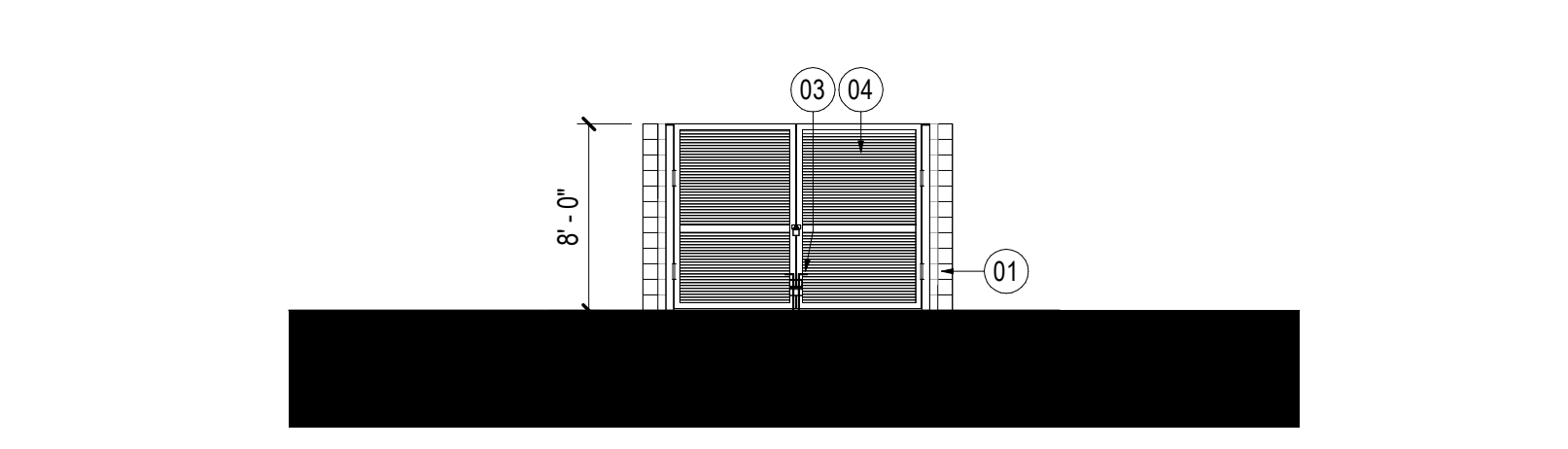
**16 RECYCLING ENCLOSURE - AXON (BUILDING A)**  
 SCALE:



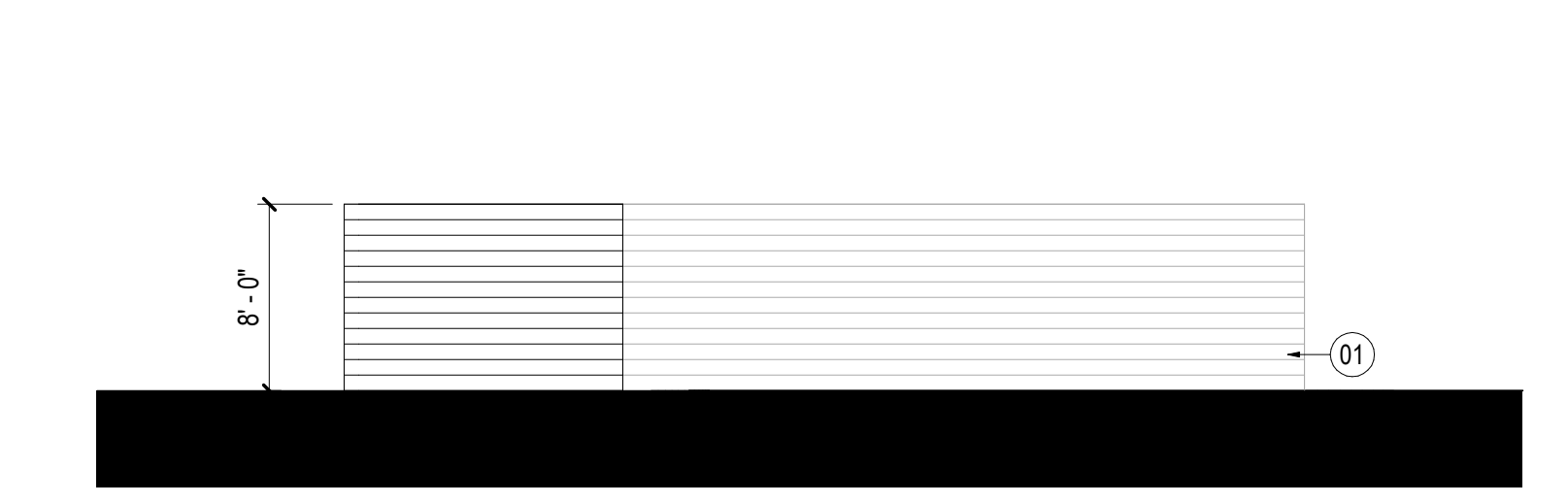
**12 RECYCLING ENCLOSURE - ENLARGED PLAN (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



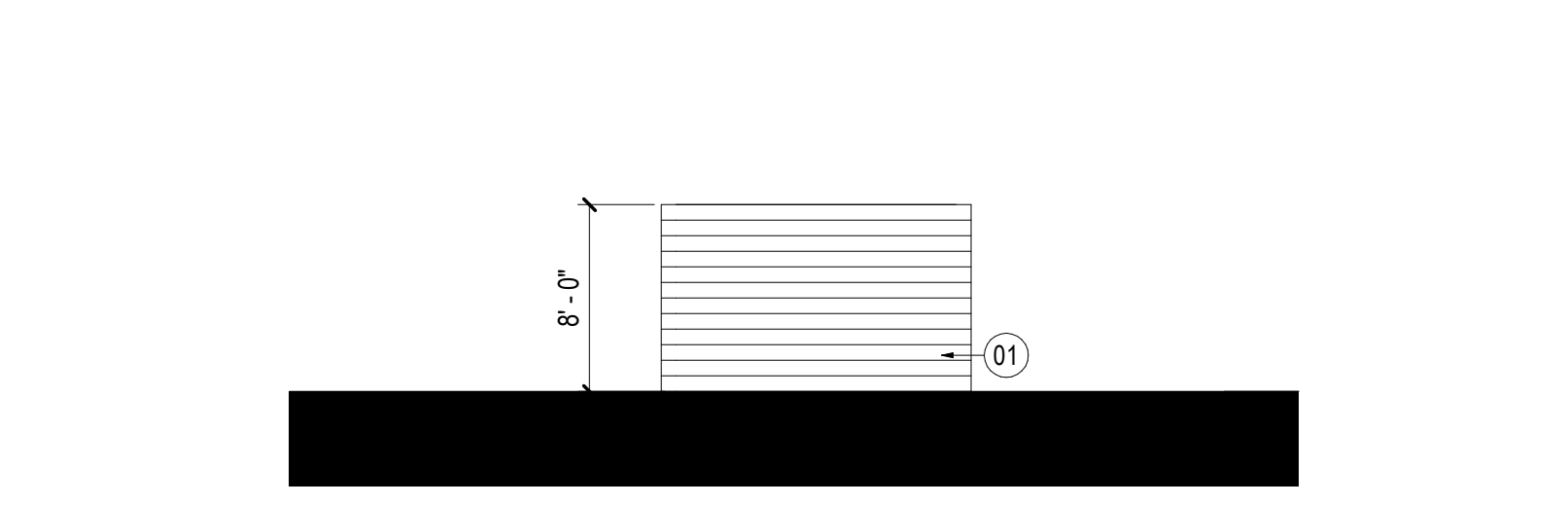
**07 RECYCLING ENCLOSURE 03 (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



**03 RECYCLING ENCLOSURE 01 (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



**08 RECYCLING ENCLOSURE 04 (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



**04 RECYCLING ENCLOSURE 02 (BUILDING A)**  
 SCALE: 1/8" = 1'-0"

- SHEET NOTES**
- CITY OF MESA DETAIL M-62.04.01 FOR CMU SCREEN WALLS. DESIGN INTENT INTEGRAL COLOR SPLIT FACE CMU WALL (NOTE COLOR TO MATCH ADJACENT RUSTED STEEL VERTICAL PICKETS OF THE PERIMETER FENCE). DESIGN INTENT IS THAT THE HORIZONTAL CMU JOINTS ARE RACKED WHILE THE VERTICAL JOINTS ARE SMOOTH TO HELP ACCENTUATE THE HORIZONTAL LINES.
  - 4" HSS JAMB(S) WITH HIGH PERFORMANCE EXTERIOR PAINT - COLOR TO MATCH EXISTING METAL GATE (CAP TOP).
  - TWO ADJUSTABLE GATE DROP RODS WITH LOWER ANCHORING BRACKET ATTACHED TO VERTICAL FACE OF CONCRETE GENERATOR SLAB.
  - SWING GATE TO BE 4"x4"x25" STEEL ANGLE FRAME WITH 1.5"x2.5"x25" STEEL ANGLE LOUVERS ON HEAVY DUTY HINGES (NOTE ALL CORNERS TO BE MITERED & ALL WELDS TO BE GROUND SMOOTH - GATE TO RECEIVE METAL PANELS OVER A HIGH PERFORMANCE EXTERIOR PAINT TO MATCH MAIN BUILDING DESIGN).
  - RECYCLING BINS PER CITY OF MESA STANDARDS
  - CITY OF MESA DETAIL M-62.04.01 FOR SAFETY POSTS
  - 6 INCH THICK CONCRETE PAD PER CITY OF MESA STANDARDS

- GENERAL NOTES**
- A TRASH COMPACTOR ROLL OFF IS LOCATED AT EACH BUILDING IN THE LOADING DOCK AREAS. THESE AREAS ARE FULLY SCREENED FROM STREET VIEW WITH WING WALLS THAT EXTEND FROM THE BUILDINGS (REFER TO ELEVATIONS).
  - RECYCLING ENCLOSURES ARE DETACHED FROM THE BUILDING AND ARE ALL FULLY SCREENED WITH 8'-0" TALL CMU WALLS PER CITY OF MESA DESIGN STANDARDS. DESIGN INTENT IS THAT THESE CMU WALLS ARE FINISHED WITH A METAL PANEL THAT MATCHES THE PERIMETER SITE FENCE AND/OR BUILDING STANDARDS.

Seal / Signature

**NOT FOR CONSTRUCTION**

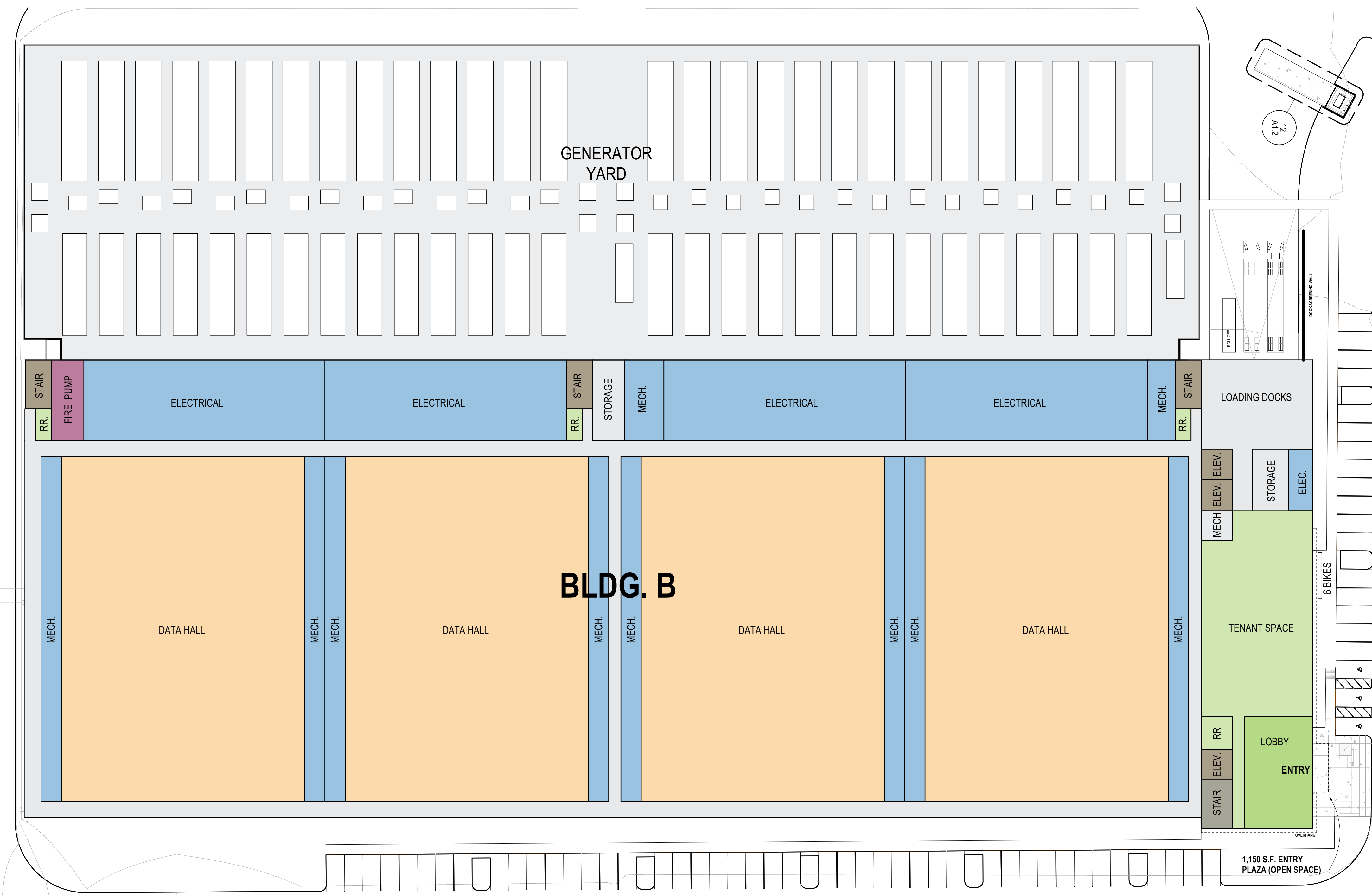
Project Name  
 Legacy Business Park

Project Number  
 57.0000.000

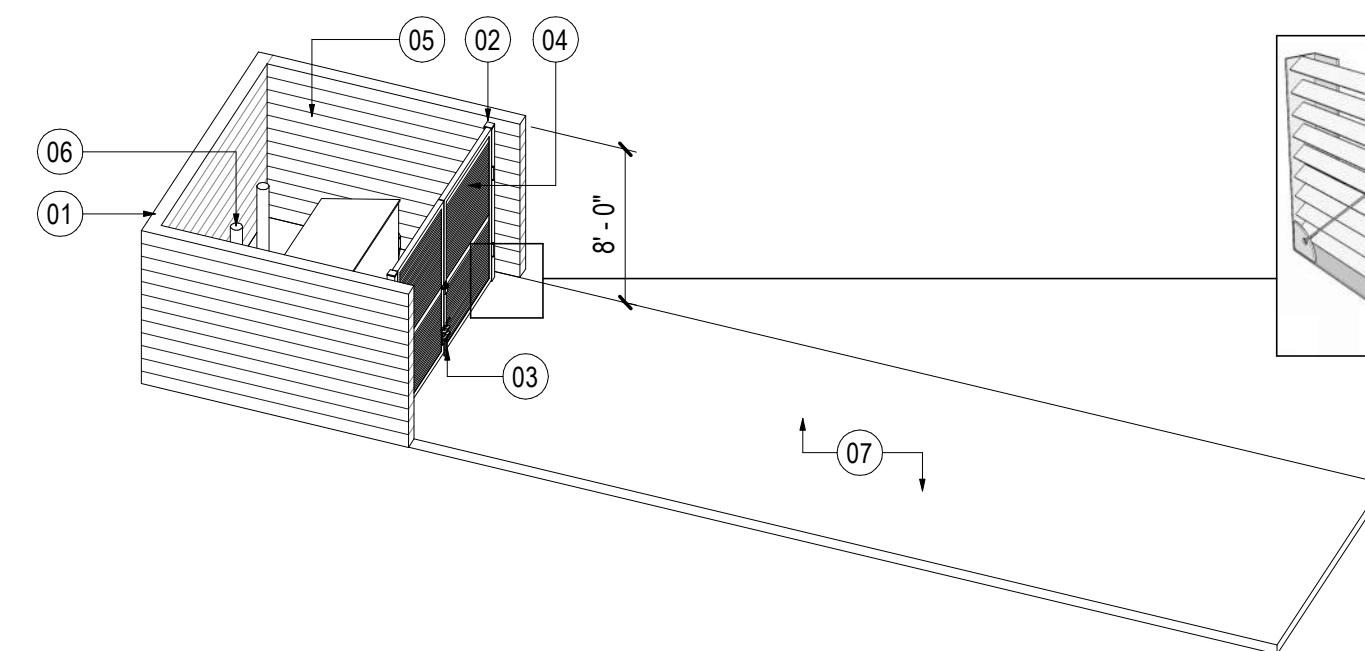
Description  
 BUILDING A

Scale  
 As indicated

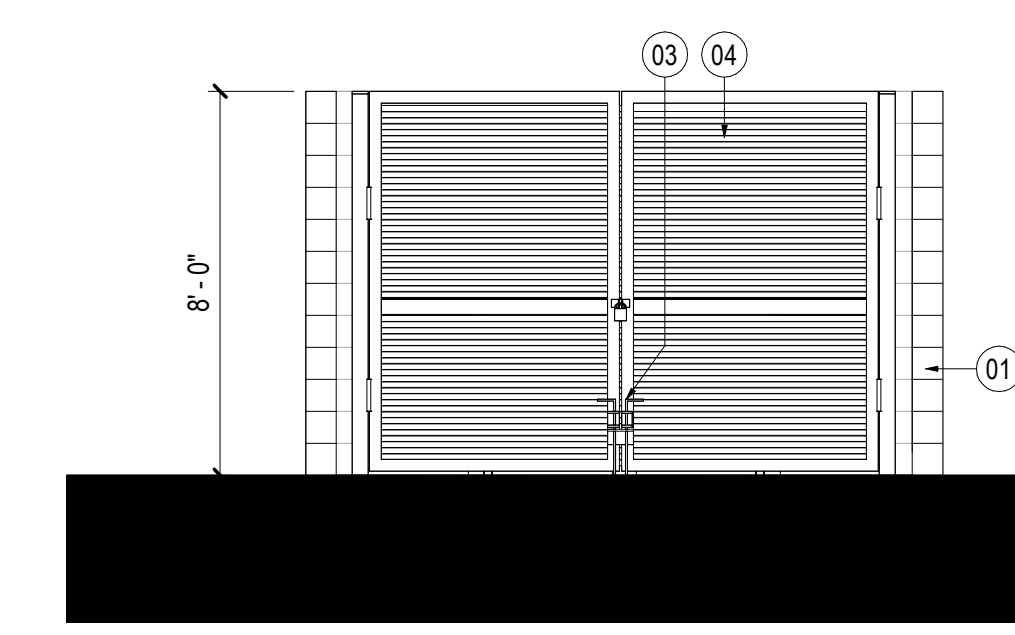
**A1.1**



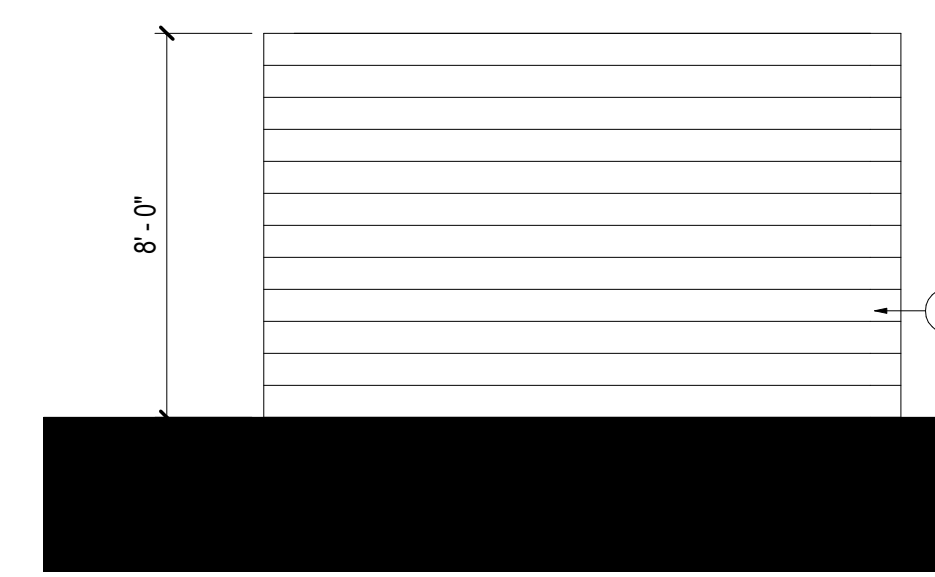
10 ILLUSTRATIVE FLOOR PLAN - BLDG B - L1



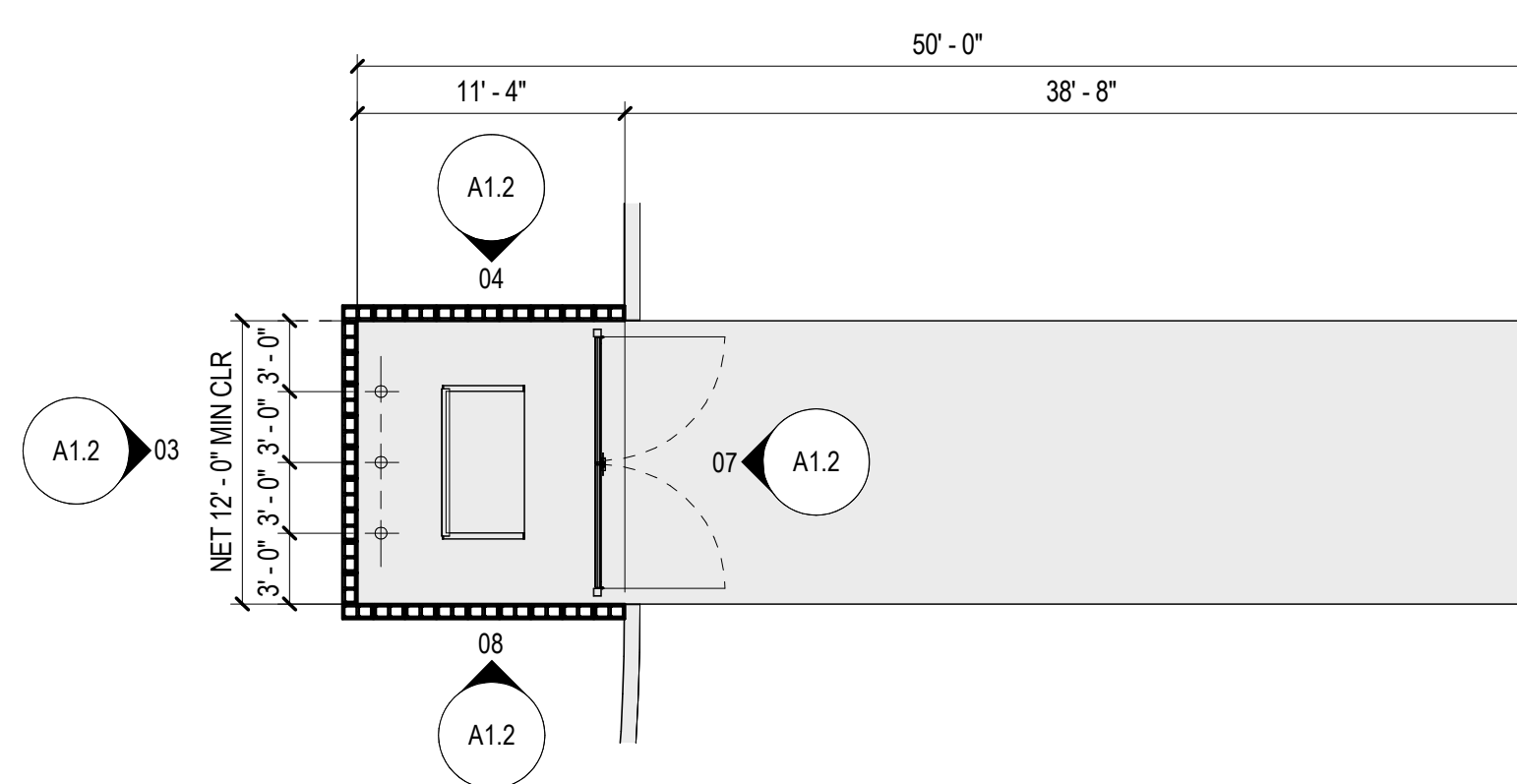
11 RECYCLING ENCLOSURE - AXON (BUILDING B & C)  
 SCALE: 1/4" = 1'-0"



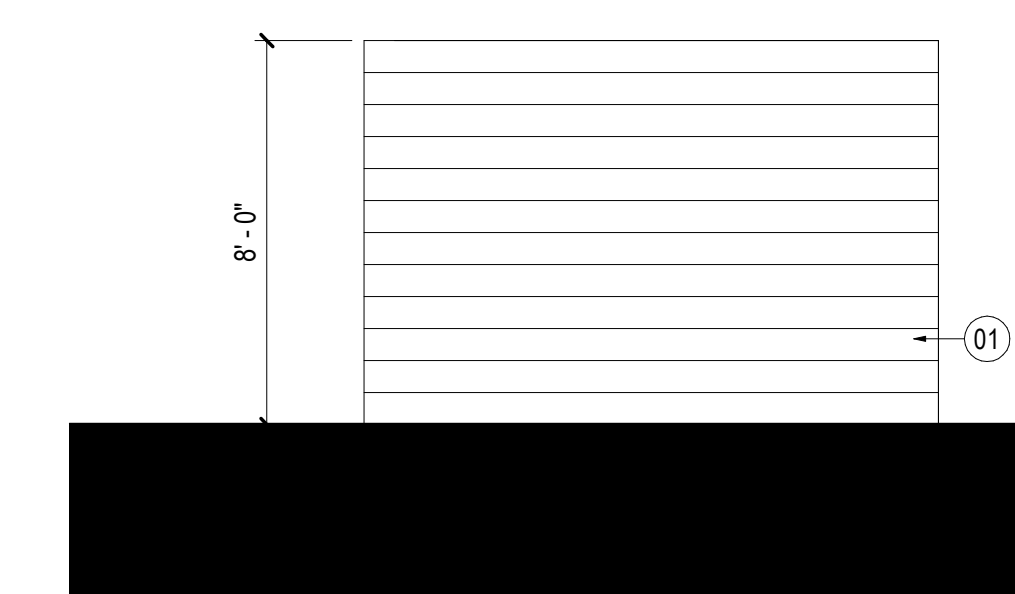
07 RECYCLING ENCLOSURE 03 (BUILDING B/C)  
 SCALE: 1/4" = 1'-0"



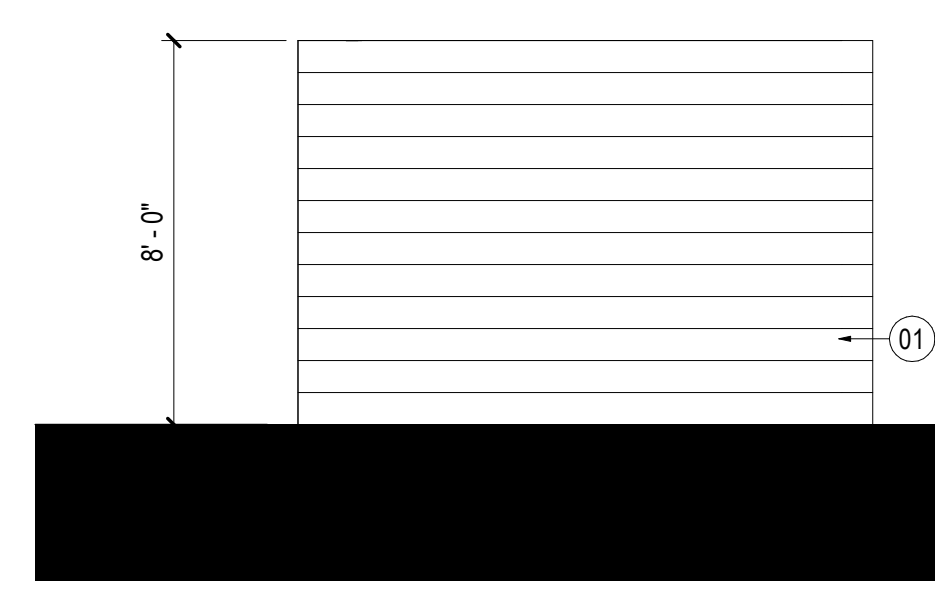
03 RECYCLING ENCLOSURE 01 (BUILDING B/C)  
 SCALE: 1/4" = 1'-0"



12 RECYCLING ENCLOSURE - ENLARGED PLAN (BUILDING B & C)  
 SCALE: 1/8" = 1'-0"



08 RECYCLING ENCLOSURE 04 (BUILDING B/C)  
 SCALE: 1/4" = 1'-0"



04 RECYCLING ENCLOSURE 02 (BUILDING B/C)  
 SCALE: 1/4" = 1'-0"

**SHEET NOTES**

- 01 CITY OF MESA DETAIL M-62.04.01 FOR CMU SCREEN WALLS. DESIGN INTENT INTEGRAL COLOR SPLIT FACE CMU WALL (NOTE COLOR TO MATCH ADJACENT RUSTED STEEL VERTICAL PICKETS OF THE PERIMETER FENCE). DESIGN INTENT IS THAT THE HORIZONTAL CMU JOINTS ARE RACKED WHILE THE VERTICAL JOINTS ARE SMOOTH TO HELP ACCENTUATE THE HORIZONTAL LINES.
- 02 4" HSS JAMB(S) WITH HIGH PERFORMANCE EXTERIOR PAINT - COLOR TO MATCH EXISTING METAL GATE (CAP TOP).
- 03 TWO ADJUSTABLE GATE DROP ROOFS WITH LOWER ANCHORING BRACKET ATTACHED TO VERTICAL FACE OF CONCRETE GENERATOR SLAB.
- 04 SWING GATE TO BE 4"x4"x.25" STEEL ANGLE FRAME WITH 1.5"x2.5"x.25" STEEL ANGLE LOUVERS ON HEAVY DUTY HINGES (NOTE ALL CORNERS TO BE MITERED & ALL WELDS TO BE GROUND SMOOTH - GATE TO RECEIVE METAL PANELS OVER A HIGH PERFORMANCE EXTERIOR PAINT TO MATCH MAIN BUILDING DESIGN).
- 05 RECYCLING BINS PER CITY OF MESA STANDARDS
- 06 CITY OF MESA DETAIL M-62.04.01 FOR SAFETY POSTS
- 07 6 INCH THICK CONCRETE PAD PER CITY OF MESA STANDARDS

**GENERAL NOTES**

- A. A TRASH COMPACTOR ROLL OFF IS LOCATED AT EACH BUILDING IN THE LOADING DOCK AREAS. THESE AREA ARE FULLY SCREENED FROM STREET VIEW WITH WING WALLS THAT EXTEND FROM THE BUILDINGS (REFER TO ELEVATIONS).
- B. RECYCLING ENCLOSURES ARE DETACHED FROM THE BUILDING AND ARE ALL FULLY SCREENED WITH 8'-0" TALL CMU WALLS PER CITY OF MESA DESIGN STANDARDS. DESIGN INTENT IS THAT THESE CMU WALLS ARE FINISHED WITH A METAL PANEL THAT MATCHES THE PERIMETER SITE FENCE AND/OR BUILDING STANDARDS.

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
 Legacy Business Park

Project Number  
 57.0000.000

Description  
 BUILDING B

Scale  
 As indicated

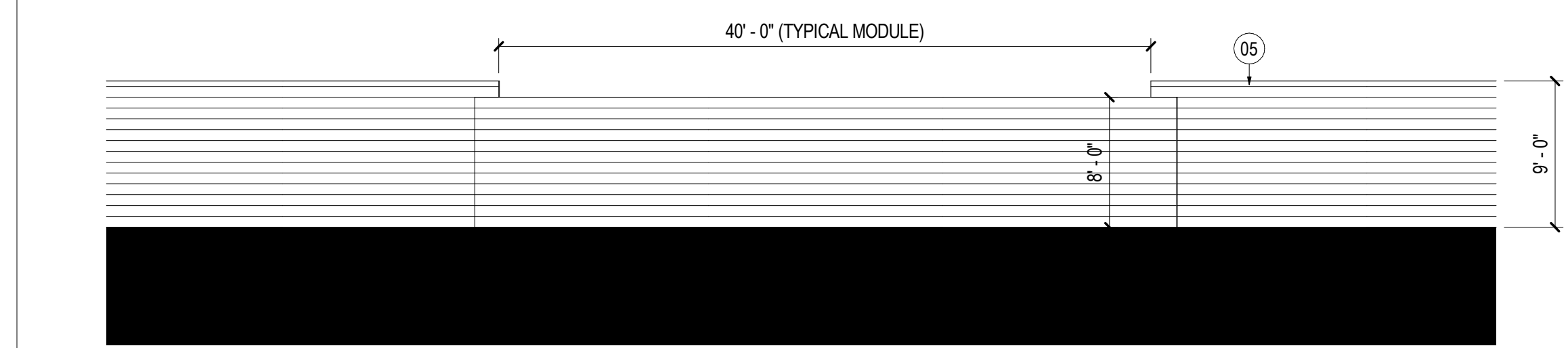
**A1.2**

**LEGACY BUSINESS PARK**

PECOS RD & CRISMON RD  
MESA, ARIZONA

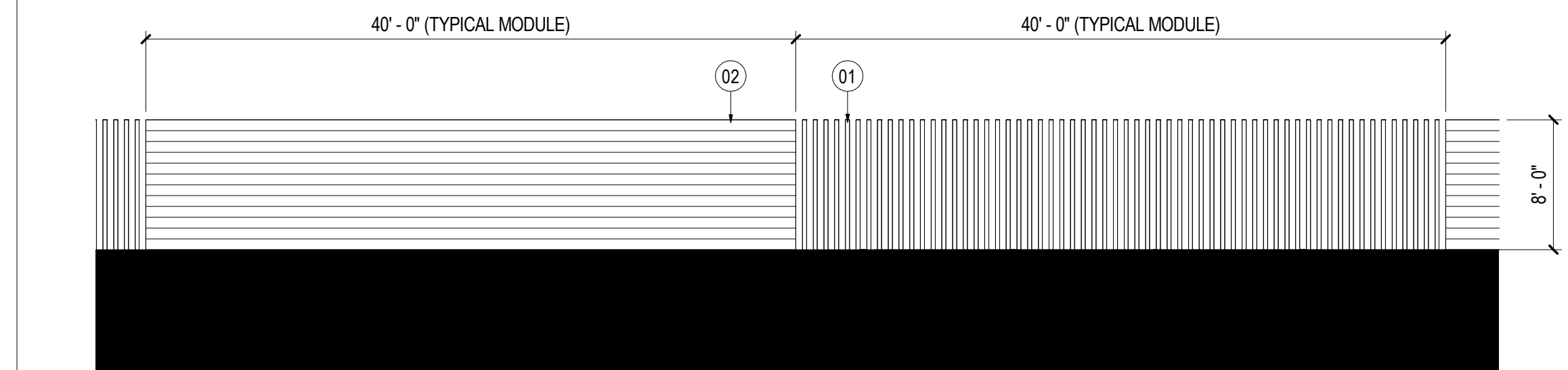
**Gensler**

2575 East Camelback Road  
Suite 175  
Phoenix, AZ 85016  
USA  
Tel +1 602.523.4900  
Fax +1 602.523.4949



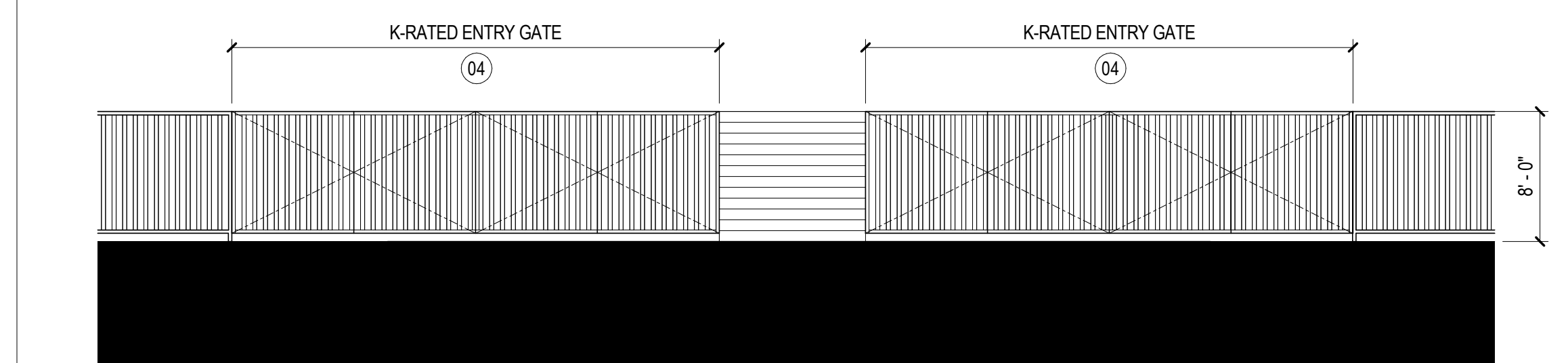
**10 ELEVATION - PERIMETER SITE WALL (@ SUBSTATION)**

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



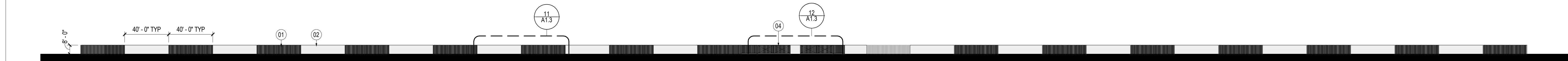
**11 ELEVATION - PERIMETER SITE WALL (TYPICAL DETAIL FROM ROADS)**

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



**12 ELEVATION - PERIMETER SITE WALL (@ K-RATED ENTRY FENCE)**

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



**13 ELEVATION - PERIMETER SITE WALL (SOUTH SIDE)**

SCALE: 1" = 40'-0"



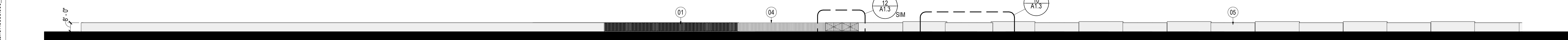
**14 ELEVATION - PERIMETER SITE WALL (WEST SIDE)**

SCALE: 1" = 40'-0"



**15 ELEVATION - PERIMETER SITE WALL (NORTH SIDE)**

SCALE: 1" = 40'-0"



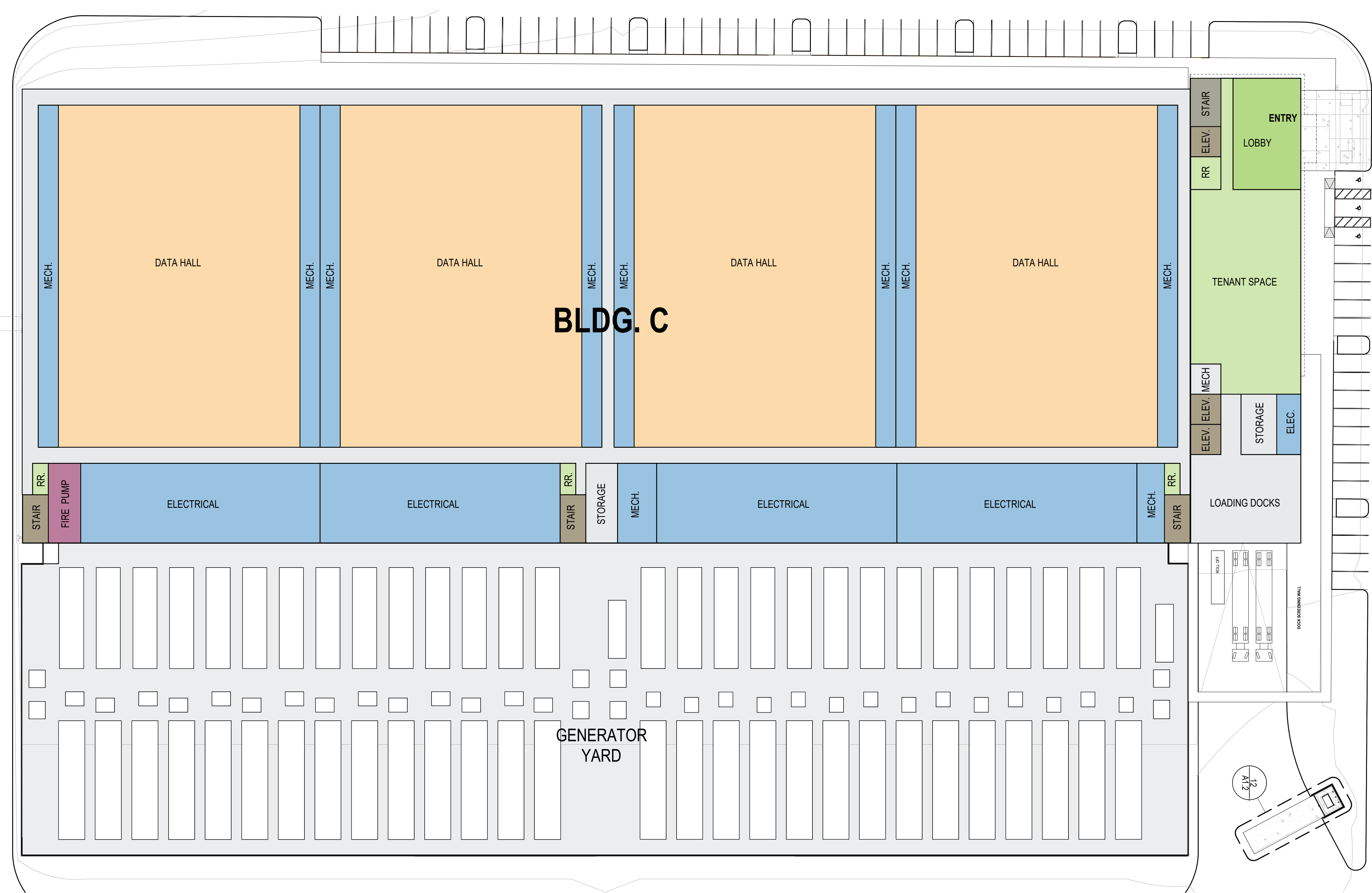
**16 ELEVATION - PERIMETER SITE WALL (EAST SIDE)**

SCALE: 1" = 40'-0"

**SHEET NOTES**

- 01 VERTICAL ROUND STEEL PICKETS @ 8 INCHES O.C. (DESIGN INTENT IS TO HAVE RUSTED STEEL FINISH)
- 02 INTEGRAL COLOR SPLIT FACE CMU WALL (NOTE COLOR TO MATCH ADJACENT RUSTED STEEL VERTICAL PICKETS). DESIGN INTENT IS THAT THE HORIZONTAL CMU JOINTS ARE RACKED WHILE THE VERTICAL JOINTS ARE SMOOTH TO HELP ACCENTUATE THE HORIZONTAL LINES.
- 03 DESIGN INTENT IS THAT THE WALL THAT SEPARATES PROPERTIES ALONG THE PROPERTY LINE TO BE AN 8 FOOT TALL STANDARD GRAY COLOR CMU WALL.
- 04 DESIGN IS THAT THE K-RATED ENTRY GATE/FENCE WILL MATCH THE AESTHETIC OF THE RUSTED STEEL VERTICAL PICKETS (NOTE THIS WILL BE AN AUTOMATED GATE THAT CONTROL ACCESS TO THE SITE).
- 05 DESIGN INTENT IS THAT AT THE SUBSTATION THE WALL WILL BE 8 FOOT TALL CMU AND 9 FOOT TALL CMU WALLS ON A 40 FOOT MODULE THAT STEP IN AND OUT OF PLAIN (NOTE THAT CMU TO BE STANDARD GRAY COLOR CMU).

**GENERAL NOTES**



**01 ILLUSTRATIVE FLOOR PLAN - BLDG C - L1**

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
Legacy Business Park

Project Number  
57.0000.000

Description  
BUILDING C

Scale  
As indicated

**A1.3**