

Mark	Description	Date

222ND PECOS RD, MESA, ARIZONA
 CONFIDENTIAL

PRELIMINARY
 NOT FOR
 CONSTRUCTION

6/28/2024 4:00:49 PM

PROJECT #	ISSUE DATE	CURRENT REVISION
2023.371	4/8/2024	

SITE PLAN - ENLARGED
 AREA B

A003

PROJECT DATA

PROPOSED ZONING: LI
 APN#: 313-25-859Y
 ORIGINAL GROSS SITE AREA: 7,733,470 SF (177.536 AC)
 GROSS SITE AREA (AFTER DEDICATION): 7,561,330 SF (173.584 AC)
 TOTAL BUILDING AREA: 1,905,118 SF
 BUILDING COVERAGE: 24.5%
 LOT COVERAGE (IMPERVIOUS SURFACES): 60.7%

COMMON OPEN SPACE REQUIRED:

OFFICE -	105,859 SF @ 1%: 1,059 SF
WAREHOUSE -	100,800 SF @ 1%: 1,008 SF
DATA HALL 1 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 2 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 3 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 4 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 5 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 6 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 7 -	242,637 SF @ 1%: 2,426 SF

TOTAL COMMON OPEN SPACE REQUIRED: 19,049 SF
 TOTAL COMMON OPEN SPACE PROVIDED: 200,912 SF

OFFICE

BUILDING AREA:	LEVEL 1 50,356 SF
	LEVEL 2 55,503 SF
TOTAL:	(105,859 SF) @ 1/375 SF: 283 SPACES

PARKING REQUIRED

TOTAL PARKING REQUIRED:	283
PROVIDED:	344
ACCESSIBLE PARKING REQUIRED:	8
PROVIDED:	12

WAREHOUSE

BUILDING AREA:	(100,800 SF) @ 1/900 SF: 112 SPACES
PARKING REQUIRED:	
CODE REQUIRED:	112
PROVIDED:	116
ACCESSIBLE PARKING REQUIRED:	5
PROVIDED:	5

DATA HALL 1

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 0.2/1000 SF: 45 SPACES*
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	297
PARKING PROVIDED:	92*
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

*Parking provided per the 2024 Lökahi Group's Parking Study

DATA HALL 2

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 0.2/1000 SF: 45 SPACES*
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	297
PARKING PROVIDED:	92*
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

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DATA HALL 3

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 0.2/1000 SF: 45 SPACES*
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	297
PARKING PROVIDED:	92*
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

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DATA HALL 4

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 0.2/1000 SF: 45 SPACES*
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	297
PARKING PROVIDED:	92*
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

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DATA HALL 5

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 0.2/1000 SF: 45 SPACES*
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	297
PARKING PROVIDED:	92*
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

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DATA HALL 6

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 0.2/1000 SF: 45 SPACES*
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	297
PARKING PROVIDED:	92*
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

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DATA HALL 7

OFFICE AREA:	(17,226 SF) @ 1/375 SF: 46 SPACES
WAREHOUSE:	(225,411 SF) @ 0.2/1000 SF: 45 SPACES*
TOTAL BUILDING AREA:	242,637 SF
PARKING REQUIRED:	297
PARKING PROVIDED:	92*
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

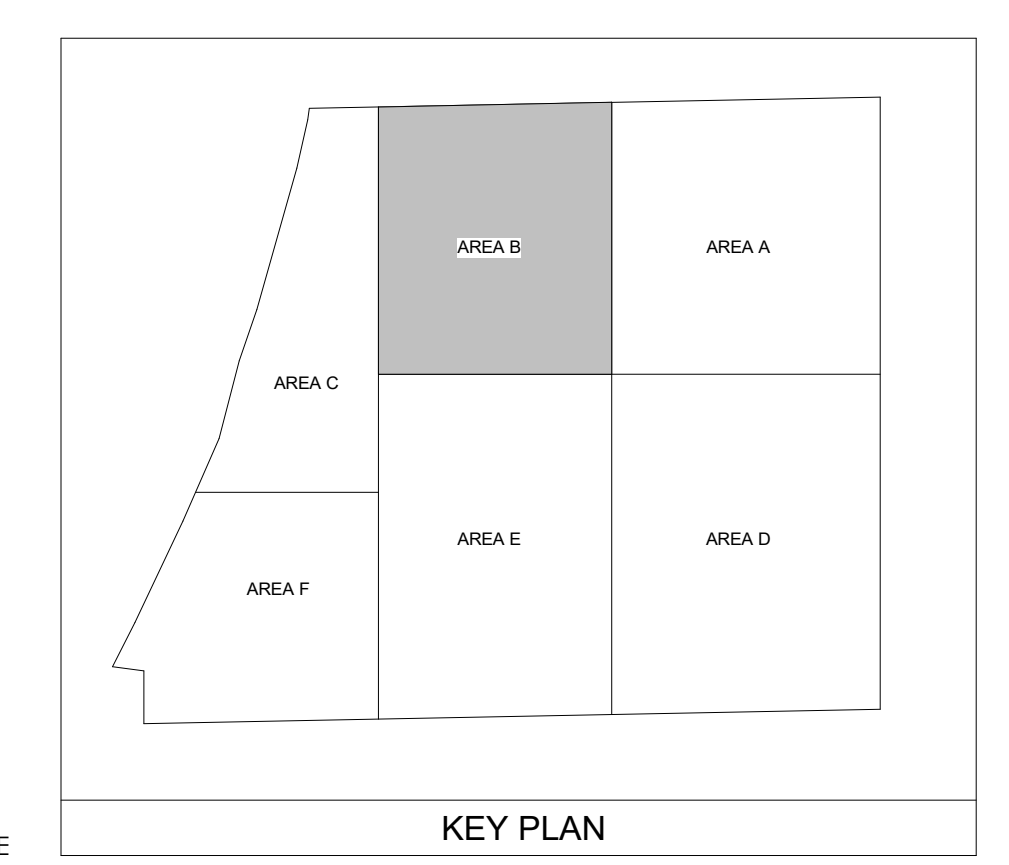
*Parking provided per the 2024 Lökahi Group's Parking Study

BIKE PARKING

CODE REQUIRED:	1/10 (1,419 VEHICLE STALLS)
PROVIDED:	1,104/10=111

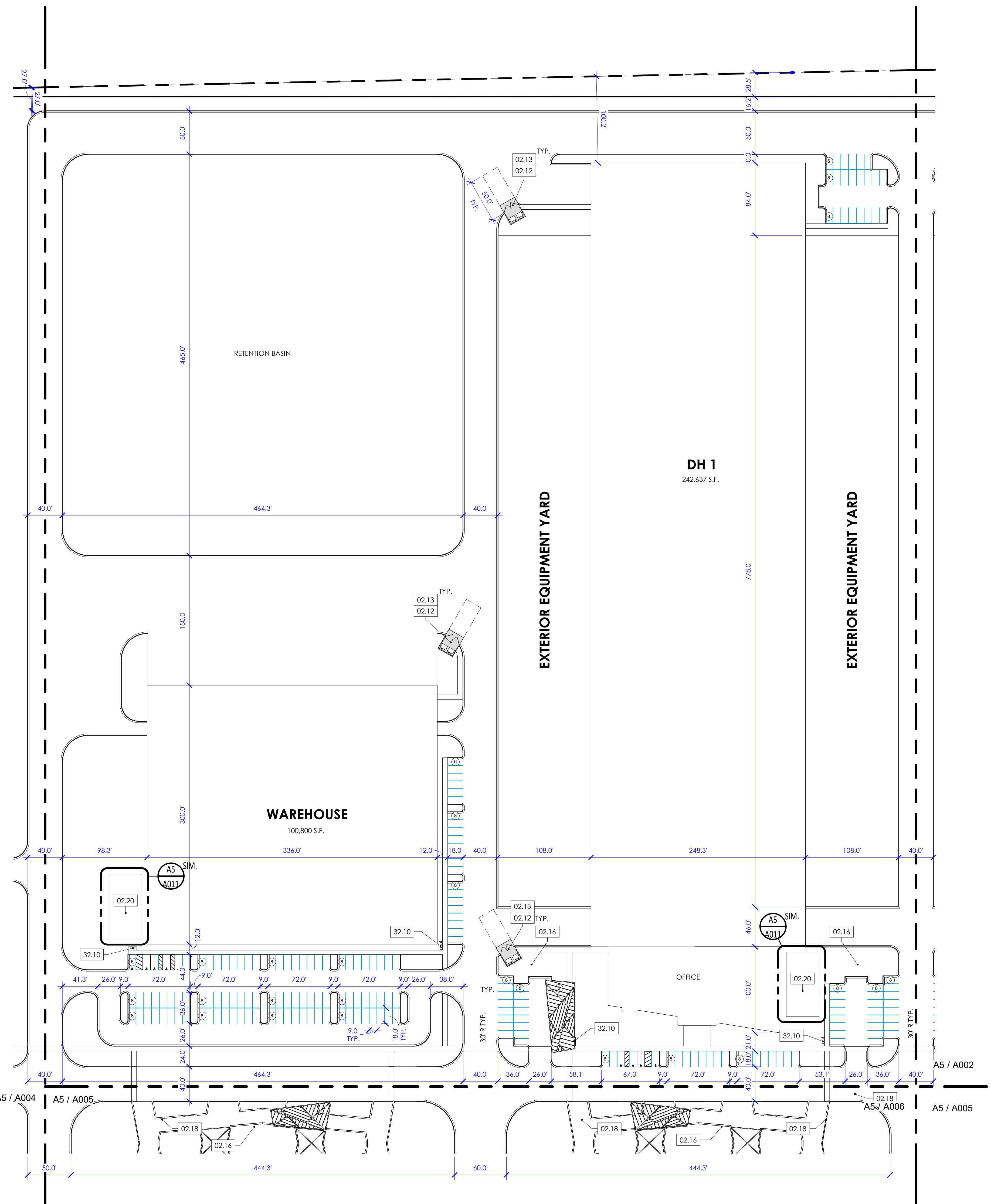
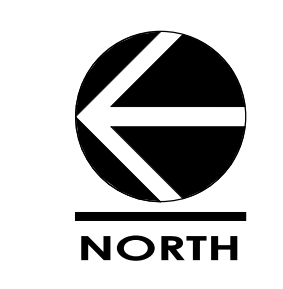
KEYNOTE LEGEND

02.12	DUMPSTER ENCLOSURE, PER M-42.1 & M42.2
02.13	DUMPSTER ENCLOSURE, 50' CLEARANCE TYP.
02.16	COMMON SPACE / PED NODE
02.18	PEDESTRIAN WALKWAY TYP.
02.20	COMMON SPACE
32.10	BIKE RACK

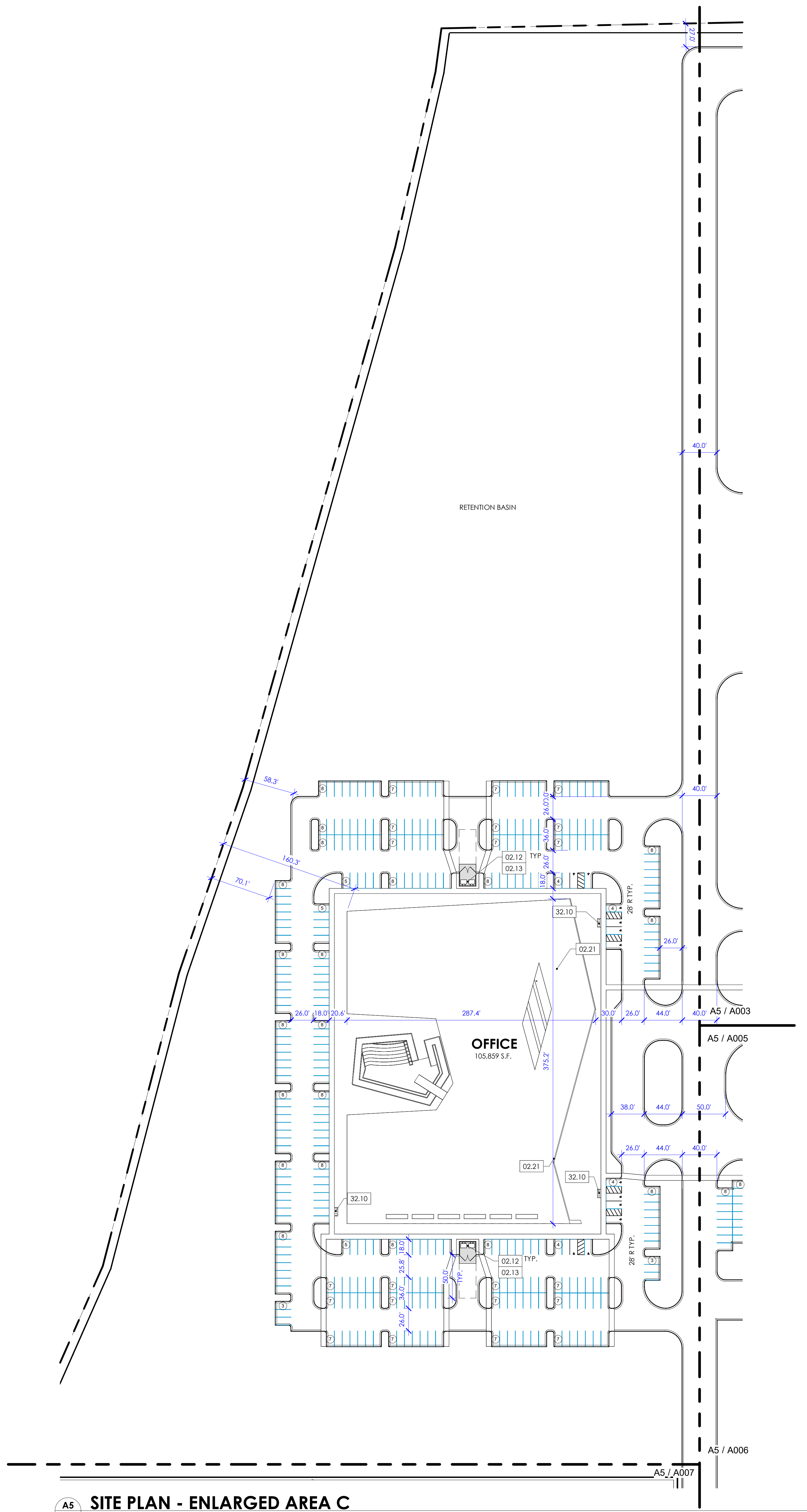


SITE LEGEND

	PROPERTY LINE
	EASEMENT
	RIGHT-OF-WAY
	POWER EASEMENT
	REGIONAL DRAINAGE



A5 A003 SITE PLAN - ENLARGED AREA B
 1" = 60'-0"



A5 SITE PLAN - ENLARGED AREA C
1" = 60'-0"

PROJECT DATA

PROPOSED ZONING: LI
APN#: 313-25-859Y

ORIGINAL GROSS SITE AREA: 7,733,470 SF (177.536 AC)
GROSS SITE AREA: 7,561,330 SF (173.584 AC)
(AFTER DEDICATION): 7,561,330 SF (173.584 AC)
TOTAL BUILDING AREA: 1,905,118 SF
BUILDING COVERAGE: 24.5%
LOT COVERAGE: 60.7%
(IMPERVIOUS SURFACES)

COMMON OPEN SPACE REQUIRED:

OFFICE -	105,859 SF @ 1%:	1,059 SF
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TOTAL COMMON OPEN SPACE PROVIDED: 200,912 SF

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TOTAL: (105,859 SF) @ 1/375 SF:	283 SPACES

PARKING REQUIRED

TOTAL PARKING REQUIRED:	283
PROVIDED:	344
ACCESSIBLE PARKING REQUIRED:	8
PROVIDED:	12

WAREHOUSE

BUILDING AREA:	(100,800 SF) @ 1/900 SF:	112 SPACES
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PARKING REQUIRED

CODE REQUIRED:	112
PROVIDED:	116
ACCESSIBLE PARKING REQUIRED:	5
PROVIDED:	5

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OFFICE AREA:	(17,226 SF) @ 1/375 SF:	46 SPACES
WAREHOUSE:	(225,411 SF) @ 0.2/1000 SF:	45 SPACES*
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PARKING PROVIDED:	92*	
ACCESSIBLE PARKING REQUIRED:	4	
PROVIDED:	4	

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DATA HALL 2

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PARKING PROVIDED:	92*	
ACCESSIBLE PARKING REQUIRED:	4	
PROVIDED:	4	

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DATA HALL 4

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PARKING REQUIRED:	297	
PARKING PROVIDED:	92*	
ACCESSIBLE PARKING REQUIRED:	4	
PROVIDED:	4	

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OFFICE AREA:	(17,226 SF) @ 1/375 SF:	46 SPACES
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TOTAL BUILDING AREA:	242,637 SF	
PARKING REQUIRED:	297	
PARKING PROVIDED:	92*	
ACCESSIBLE PARKING REQUIRED:	4	
PROVIDED:	4	

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DATA HALL 6

OFFICE AREA:	(17,226 SF) @ 1/375 SF:	46 SPACES
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PARKING REQUIRED:	297	
PARKING PROVIDED:	92*	
ACCESSIBLE PARKING REQUIRED:	4	
PROVIDED:	4	

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TOTAL BUILDING AREA:	242,637 SF	
PARKING REQUIRED:	297	
PARKING PROVIDED:	92*	
ACCESSIBLE PARKING REQUIRED:	4	
PROVIDED:	4	

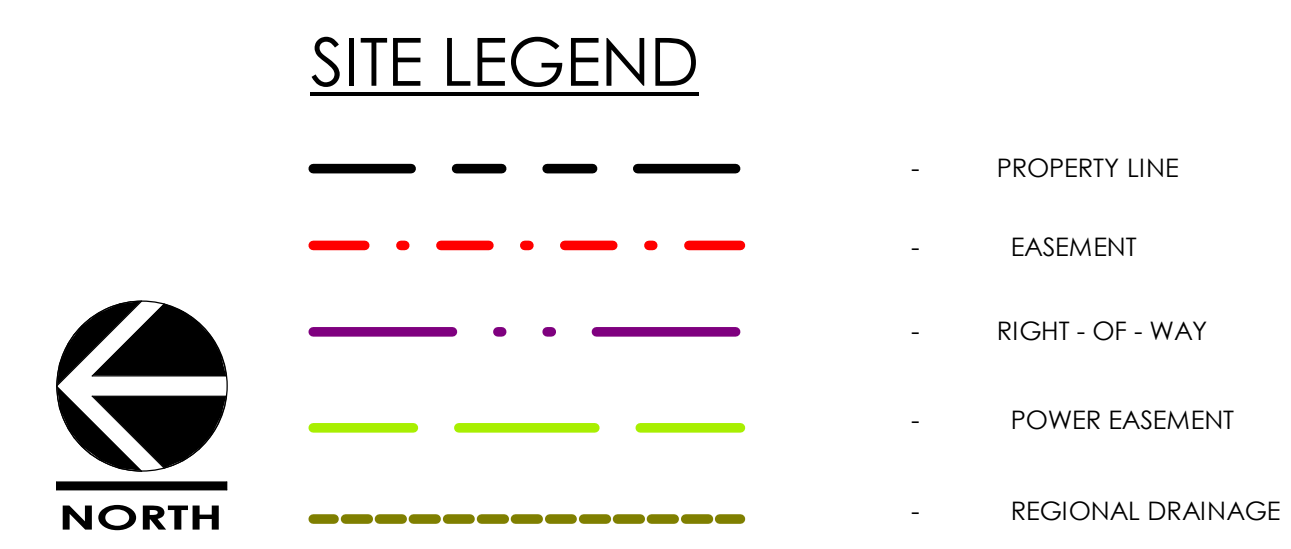
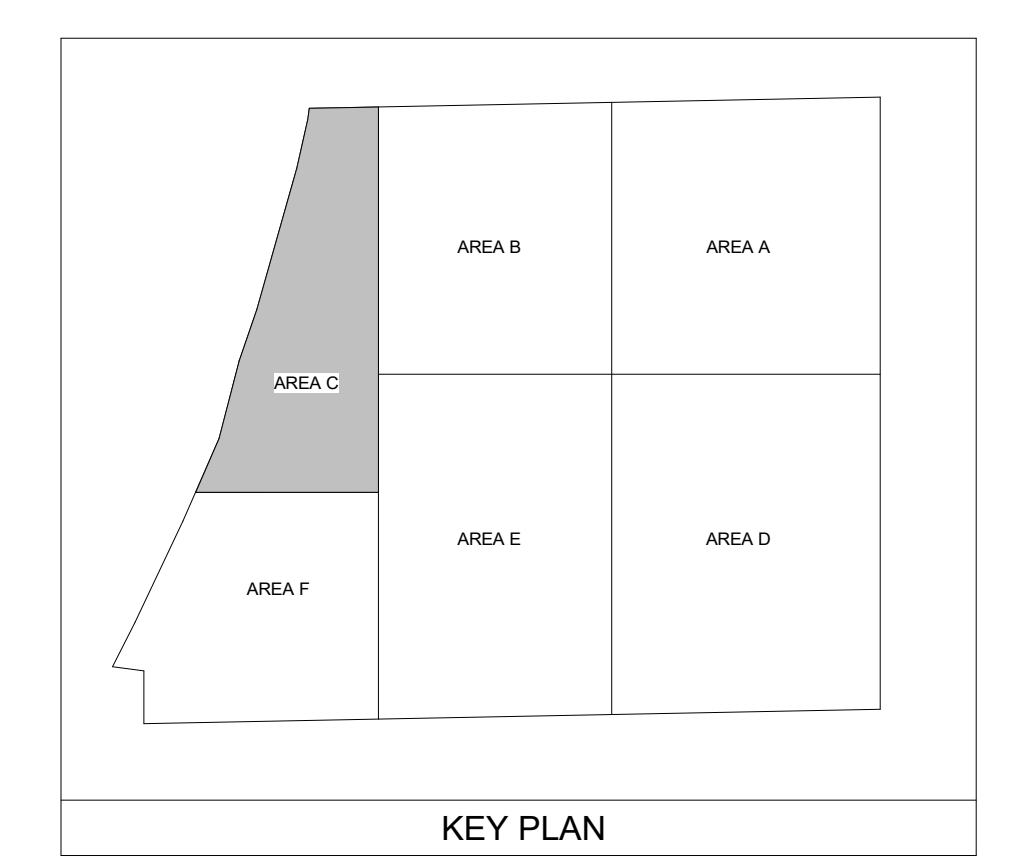
*Parking provided per the 2024 Lökahi Group's Parking Study

BIKE PARKING

CODE REQUIRED:	1/10 (1,419 VEHICLE STALLS)
PROVIDED:	1,104/10 = 111

KEYNOTE LEGEND

02.12	DUMPSTER ENCLOSURE, PER M-62.1 & M62.2
02.13	DUMPSTER ENCLOSURE, 50' CLEARANCE TYP.
02.21	TYPICAL AT ALL PEDESTRIAN CROSSINGS - GRAY W/ EXPOSED AGG. CONC. FINISH PED. WALKWAY.
32.10	BIKE RACK



222ND PECOS RD, MESA, ARIZONA
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 SITE PLAN - ENLARGED AREA C
 A004

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 BUILDING AREA: LEVEL 1 50,356 SF
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 TOTAL: (105,859 SF) @ 1/375 SF: 283 SPACES

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PARKING REQUIRED
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 PROVIDED: 344
 ACCESSIBLE PARKING REQUIRED: 8
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WAREHOUSE
 BUILDING AREA: (100,800 SF) @ 1/900 SF: 112 SPACES
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 ACCESSIBLE PARKING REQUIRED: 5
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 ACCESSIBLE PARKING REQUIRED: 4
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DATA HALL 2
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
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 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
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DATA HALL 3
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
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 TOTAL BUILDING AREA: 242,637 SF
 PARKING REQUIRED: 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
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 PARKING REQUIRED: 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lökahi Group's Parking Study

DATA HALL 5
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
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 TOTAL BUILDING AREA: 242,637 SF
 PARKING REQUIRED: 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
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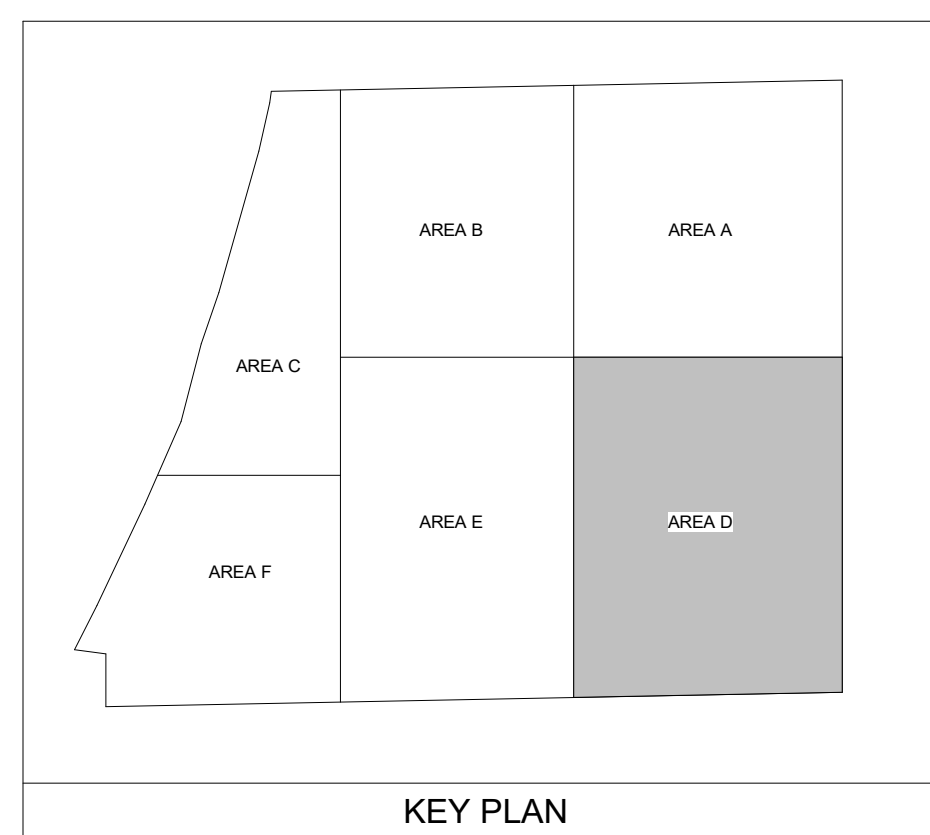
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 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
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 PARKING REQUIRED: 297
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 ACCESSIBLE PARKING REQUIRED: 4
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 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
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BIKE PARKING
 CODE REQUIRED: 1/10 (1,419 VEHICLE STALLS)
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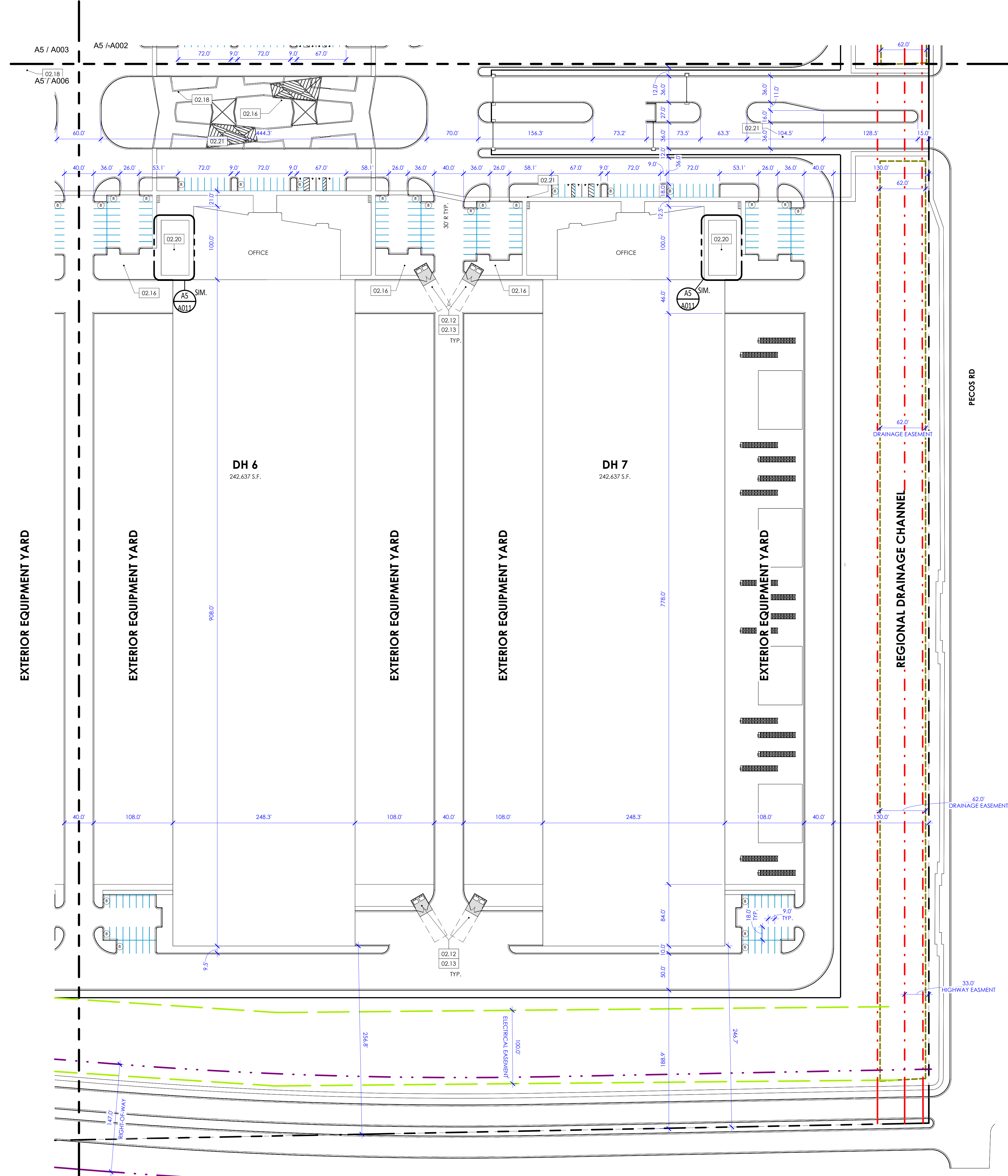
KEYNOTE LEGEND

02.12	DUMPSTER ENCLOSURE, PER M-42.1 & M42.2
02.13	DUMPSTER ENCLOSURE, 50' CLEARANCE TYP.
02.16	COMMON SPACE / PED NODE
02.18	PEDESTRIAN WALKWAY TYP.
02.20	COMMON SPACE
02.21	TYPICAL AT ALL PEDESTRIAN CROSSINGS - GRAY W/ EXPOSED AGG. CONC. FINISH PED WALKWAY.



SITE LEGEND

- PROPERTY LINE
- EASEMENT
- RIGHT - OF - WAY
- POWER EASEMENT
- REGIONAL DRAINAGE



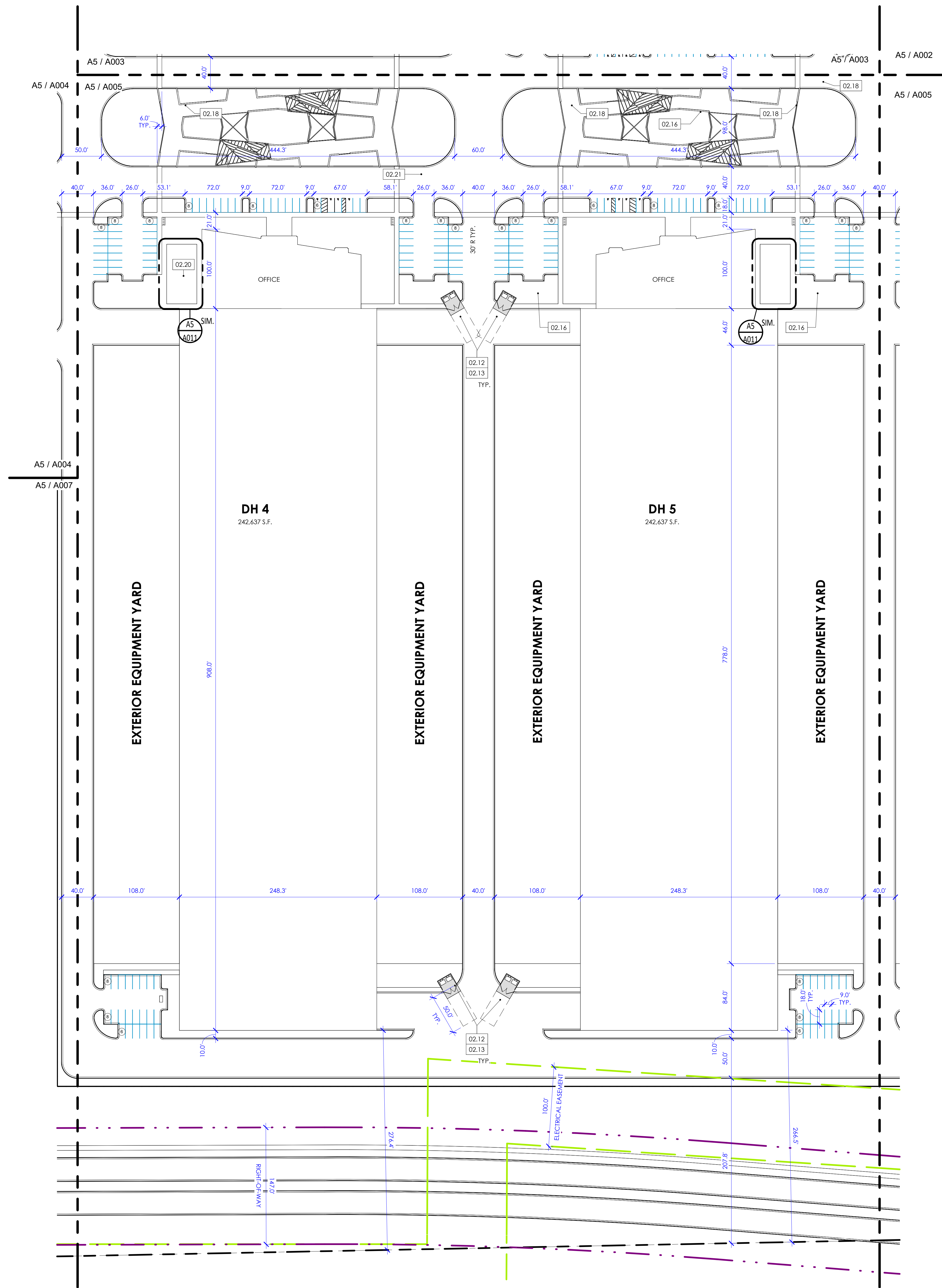
222ND PECOS RD, MESA, ARIZONA
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6/28/2024 4:01:33 PM

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SITE PLAN - ENLARGED
 AREA D



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PARKING REQUIRED

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PROVIDED:	344
ACCESSIBLE PARKING REQUIRED:	8
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WAREHOUSE

BUILDING AREA:	(100,800 SF) @ 1/900 SF: 112 SPACES
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PARKING REQUIRED

CODE REQUIRED:	112
PROVIDED:	116
ACCESSIBLE PARKING REQUIRED:	5
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ACCESSIBLE PARKING REQUIRED:	4
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PROVIDED:	4

DATA HALL 6

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ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

DATA HALL 7

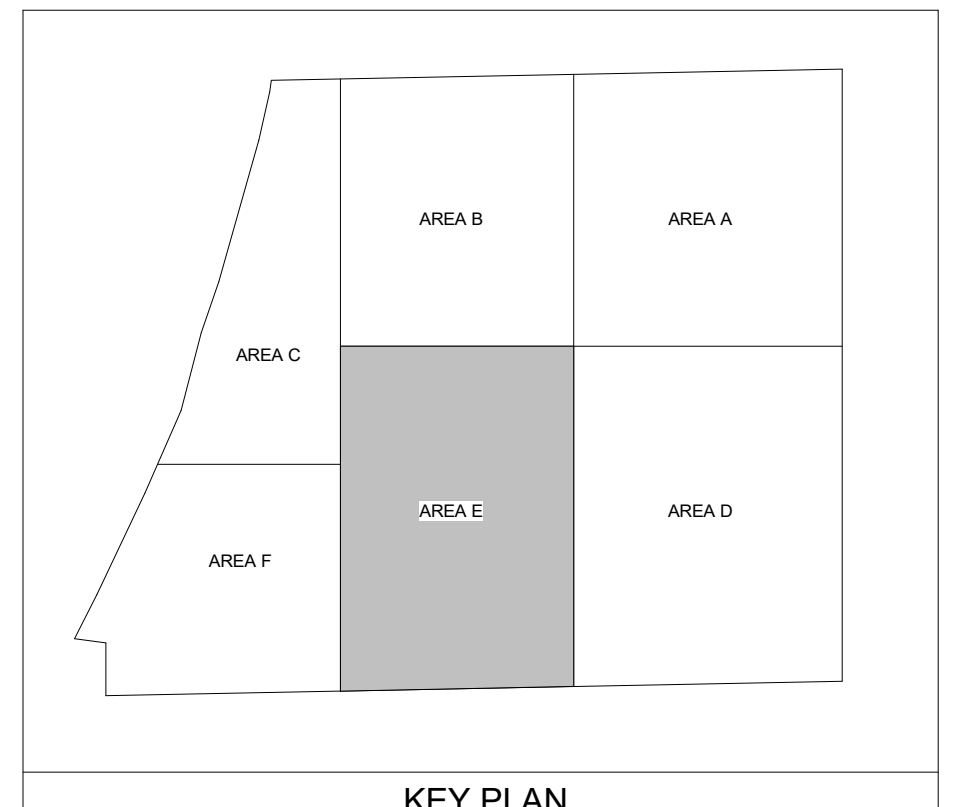
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KEYNOTE LEGEND

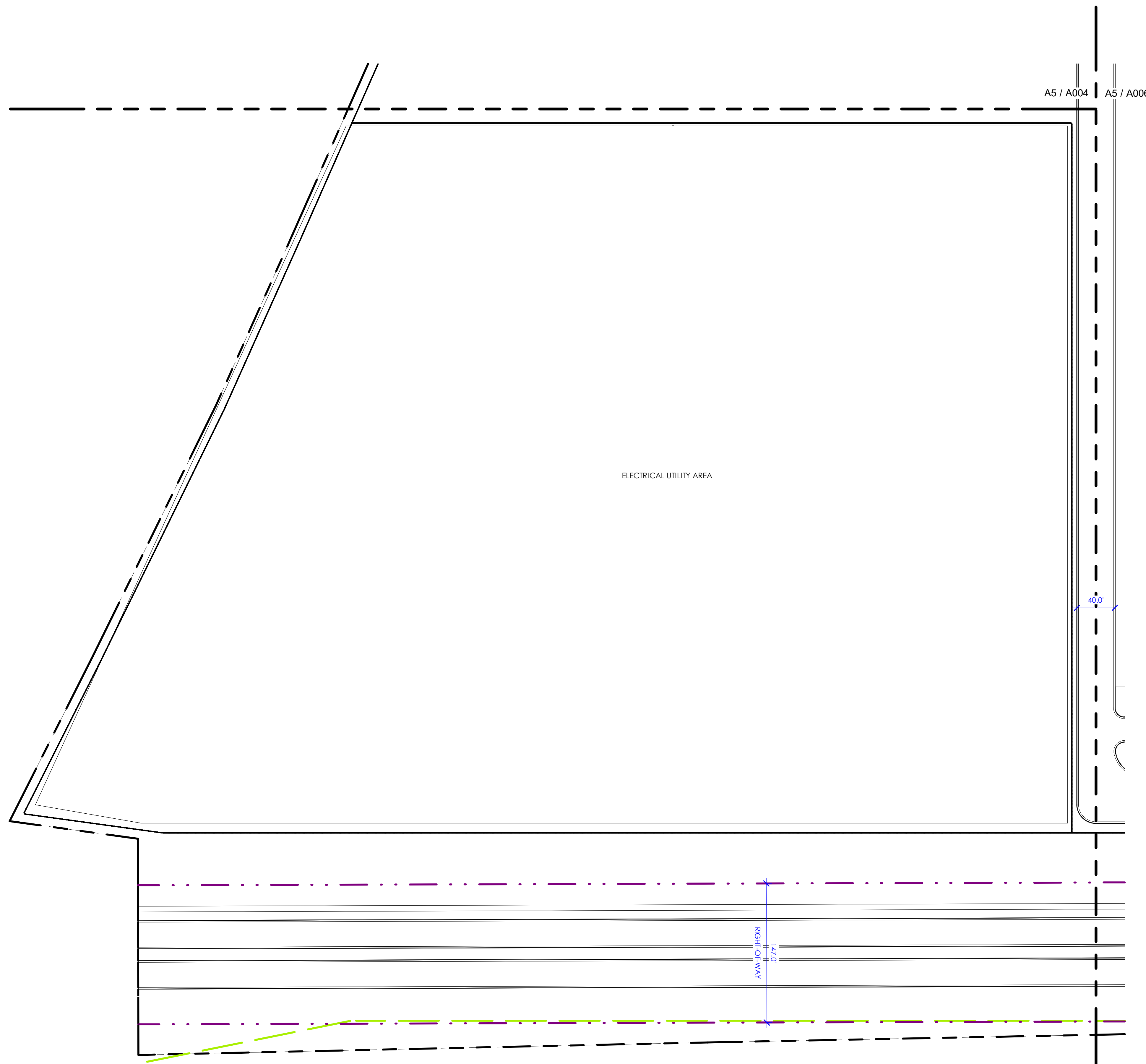
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SITE LEGEND

- PROPERTY LINE
- EASEMENT
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- POWER EASEMENT
- REGIONAL DRAINAGE





A5
A007 SITE PLAN - ENLARGED AREA F
1" = 60'-0"

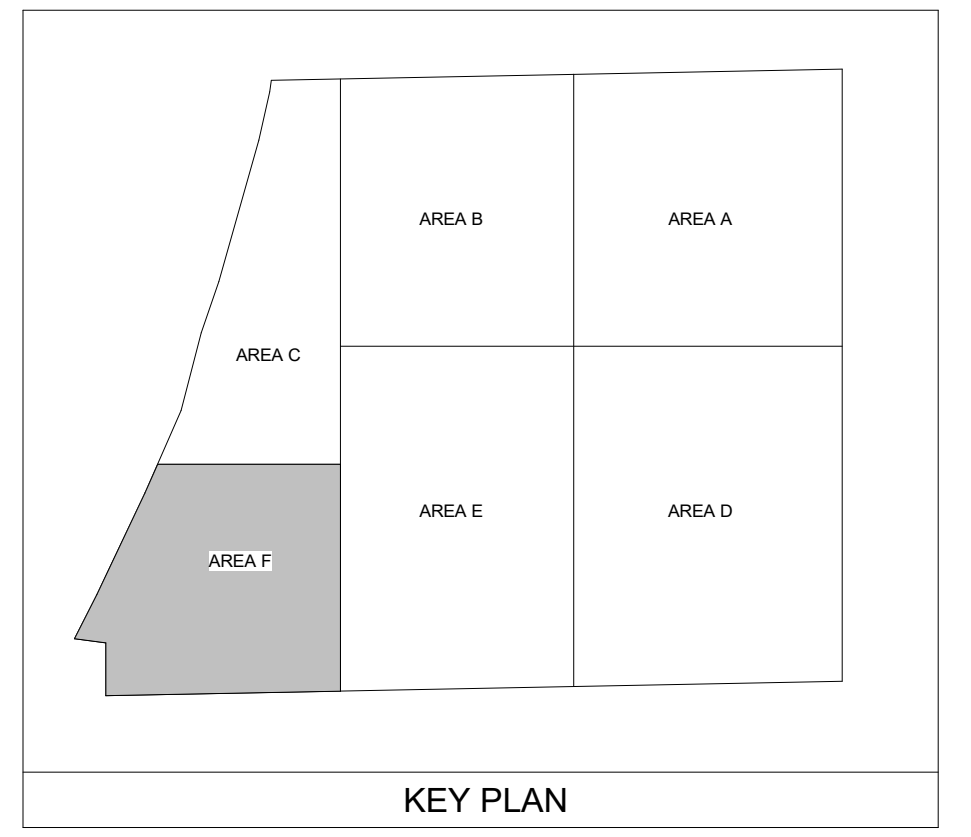
EXTERIOR EQUIPMENT YARD



SITE LEGEND

- PROPERTY LINE
- EASEMENT
- RIGHT - OF - WAY
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KEYNOTE LEGEND



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 (IMPERVIOUS SURFACES)

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DATA HALL 3 -	242,637 SF @ 1%:	2,426 SF
DATA HALL 4 -	242,637 SF @ 1%:	2,426 SF
DATA HALL 5 -	242,637 SF @ 1%:	2,426 SF
DATA HALL 6 -	242,637 SF @ 1%:	2,426 SF
DATA HALL 7 -	242,637 SF @ 1%:	2,426 SF

TOTAL COMMON OPEN SPACE REQUIRED: 19,049 SF
 TOTAL COMMON OPEN SPACE PROVIDED: 200,912 SF

OFFICE
 BUILDING AREA: LEVEL 1 50,356 SF
 LEVEL 2 55,503 SF
 TOTAL: (105,859 SF) @ 1/375 SF: 283 SPACES

PARKING REQUIRED
 TOTAL PARKING REQUIRED: 283
 PROVIDED: 344
 ACCESSIBLE PARKING REQUIRED: 8
 PROVIDED: 12

WAREHOUSE
 BUILDING AREA: (100,800 SF) @ 1/900 SF: 112 SPACES
PARKING REQUIRED
 CODE REQUIRED: 112
 PROVIDED: 116
 ACCESSIBLE PARKING REQUIRED: 5
 PROVIDED: 5

DATA HALL 1
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES*
 TOTAL BUILDING AREA: 242,637 SF
PARKING REQUIRED 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lökahi Group's Parking Study

DATA HALL 2
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES*
 TOTAL BUILDING AREA: 242,637 SF
PARKING REQUIRED 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lökahi Group's Parking Study

DATA HALL 3
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES*
 TOTAL BUILDING AREA: 242,637 SF
PARKING REQUIRED 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lökahi Group's Parking Study

DATA HALL 4
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES*
 TOTAL BUILDING AREA: 242,637 SF
PARKING REQUIRED 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lökahi Group's Parking Study

DATA HALL 5
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES*
 TOTAL BUILDING AREA: 242,637 SF
PARKING REQUIRED 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lökahi Group's Parking Study

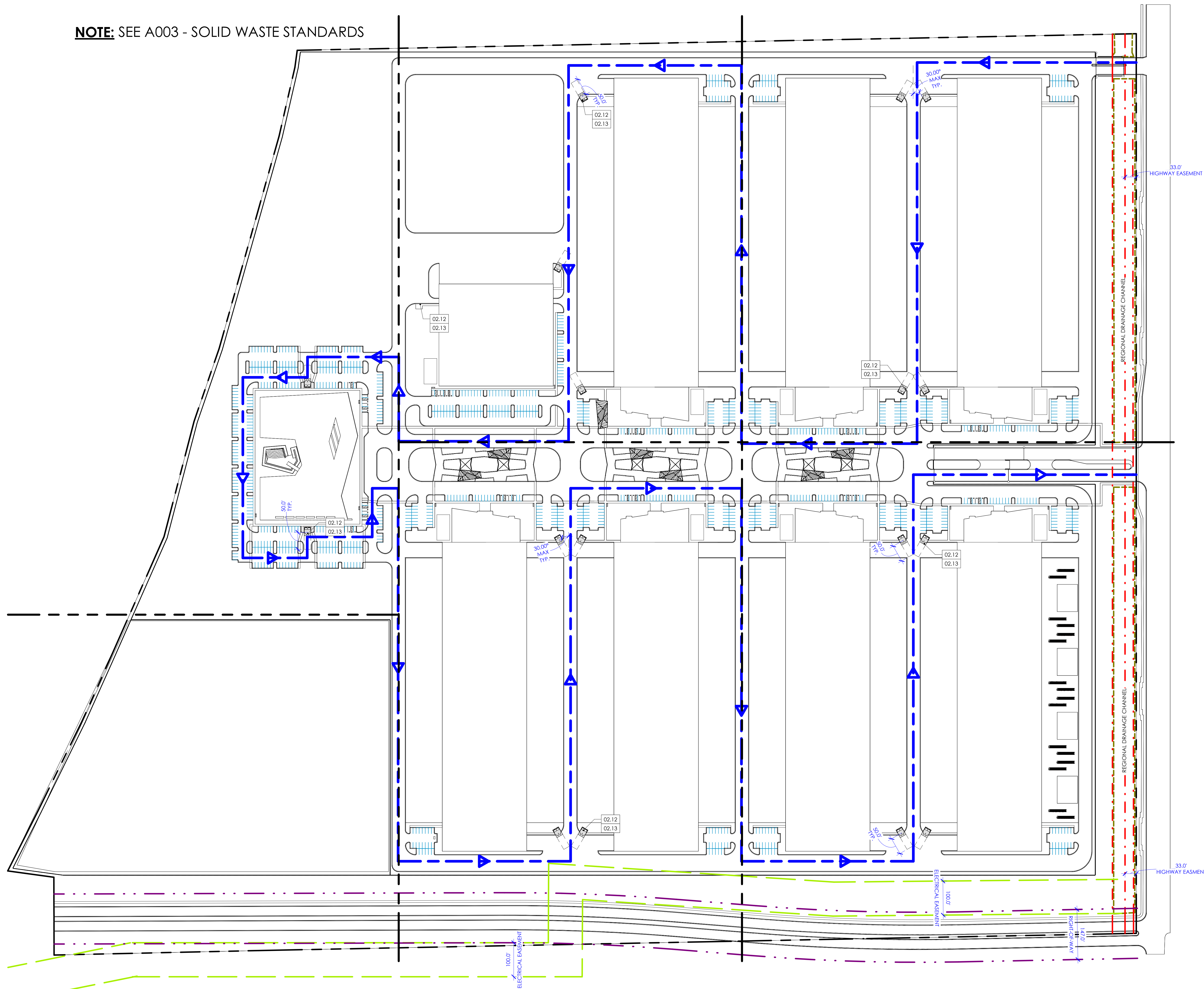
DATA HALL 6
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES*
 TOTAL BUILDING AREA: 242,637 SF
PARKING REQUIRED 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lökahi Group's Parking Study

DATA HALL 7
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES*
 TOTAL BUILDING AREA: 242,637 SF
PARKING REQUIRED 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lökahi Group's Parking Study

BIKE PARKING
 CODE REQUIRED: 1/10 (1,419 VEHICLE STALLS)
 PROVIDED: 1,104/10 = 111

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 PROJECT # 2023.371
 ISSUE DATE 4/8/2024
 CURRENT REVISION
 SITE PLAN - ENLARGED AREA F
 A007

NOTE: SEE A003 - SOLID WASTE STANDARDS

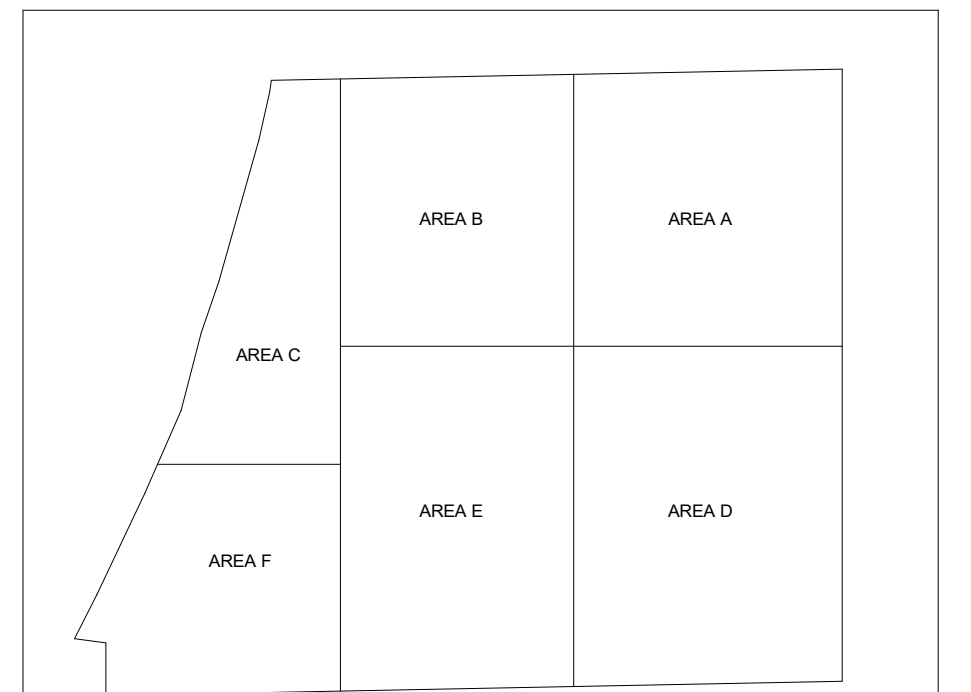


SITE LEGEND

- PROPERTY LINE
- - - EASEMENT
- . - . RIGHT - OF - WAY
- POWER EASEMENT
- REGIONAL DRAINAGE

KEYNOTE LEGEND

02.12	DUMPSTER ENCLOSURE, PER M-62.1 & M62.2
02.13	DUMPSTER ENCLOSURE, 50' CLEARANCE TYP.



KEY PLAN

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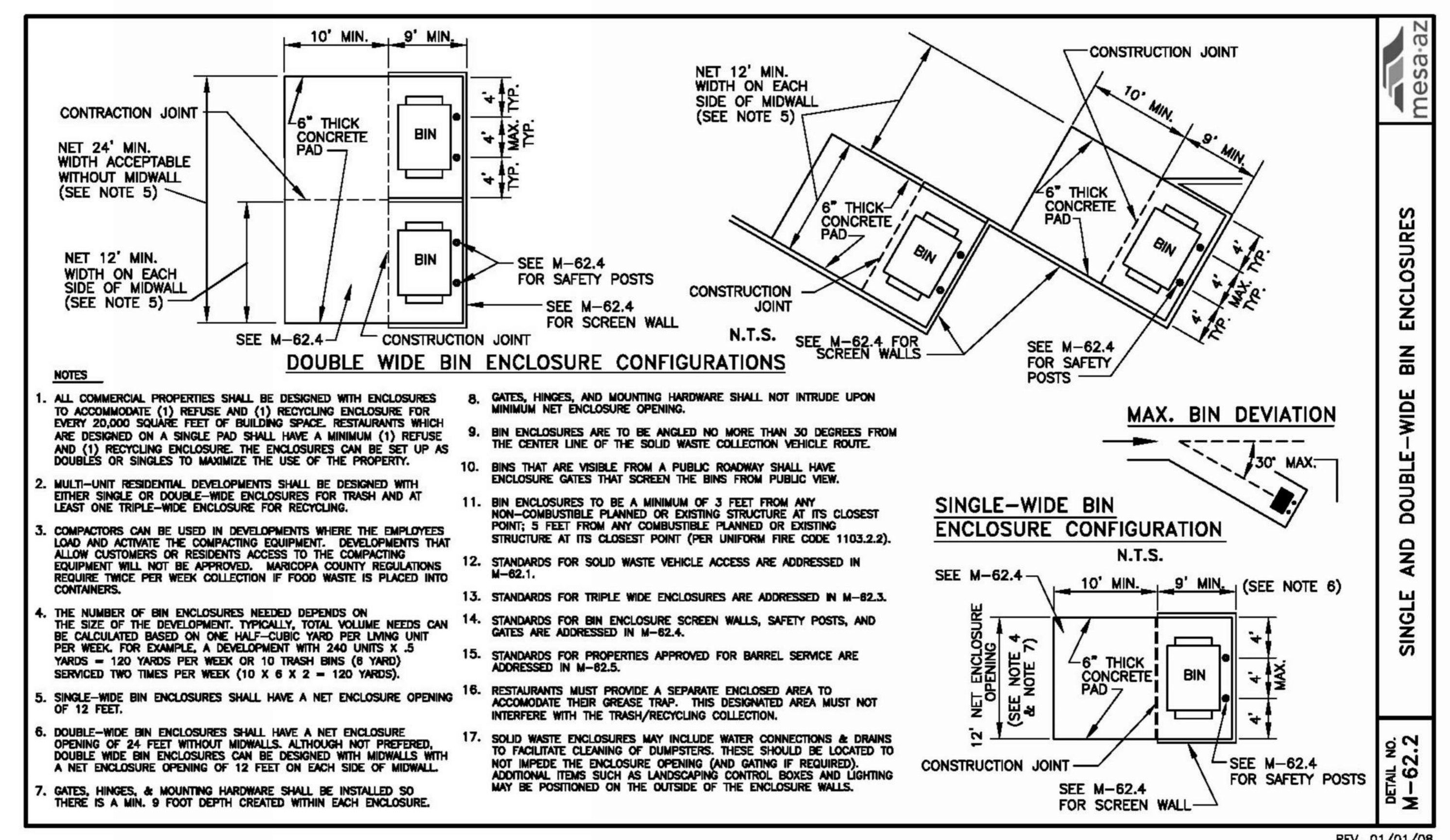
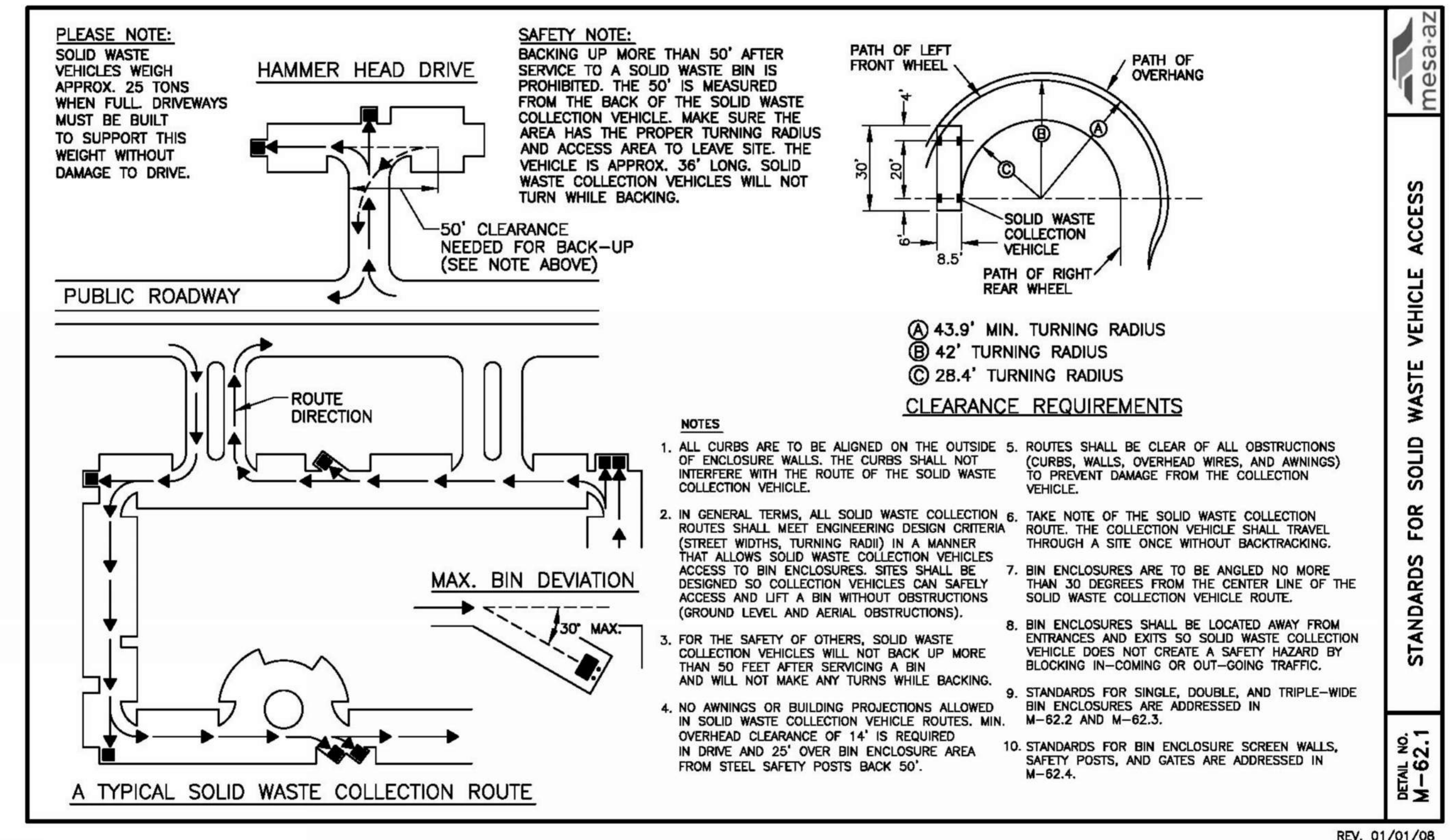
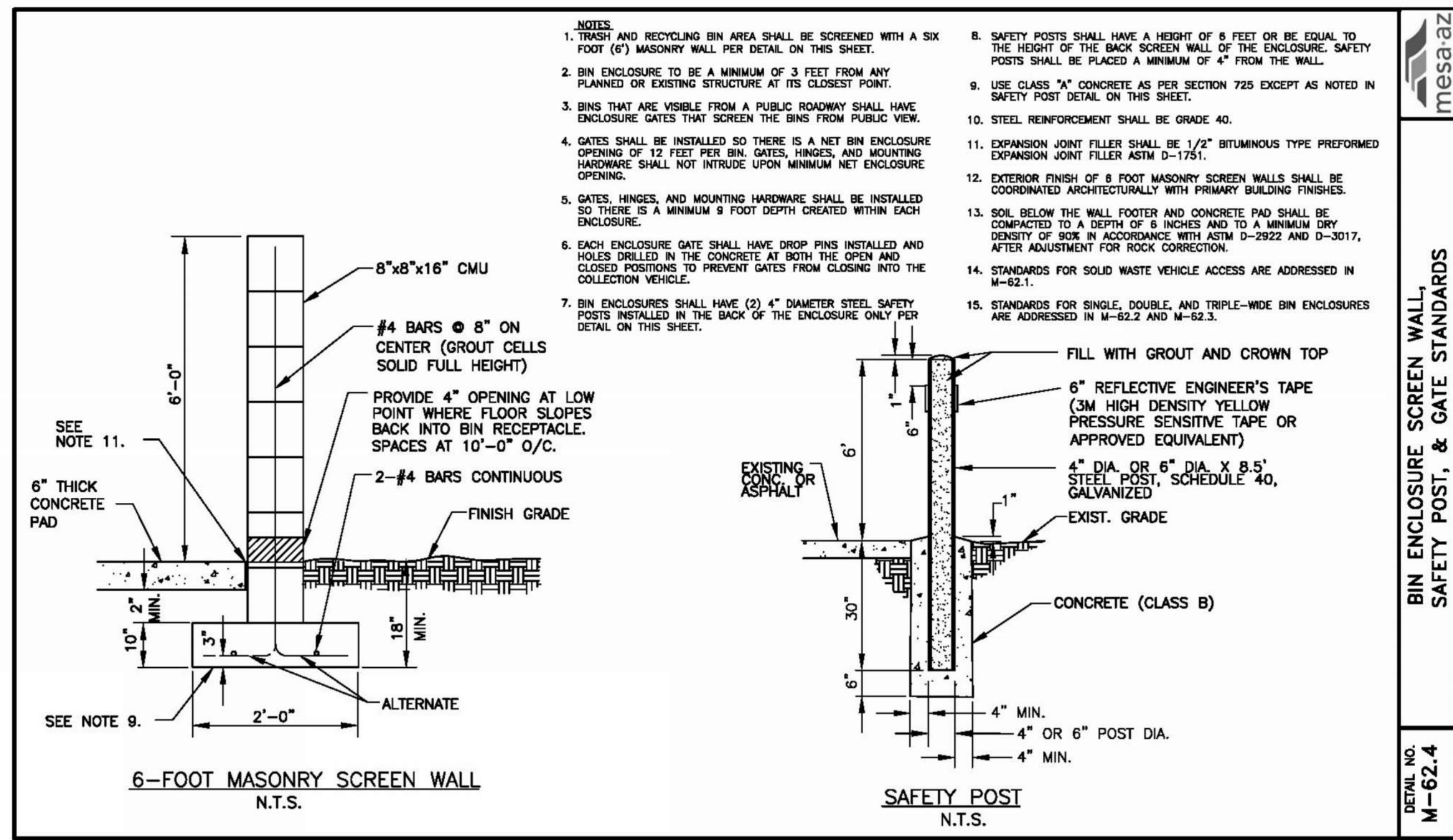
PROJECT #	2023.371	ISSUE DATE	4/8/2024	CURRENT REVISION
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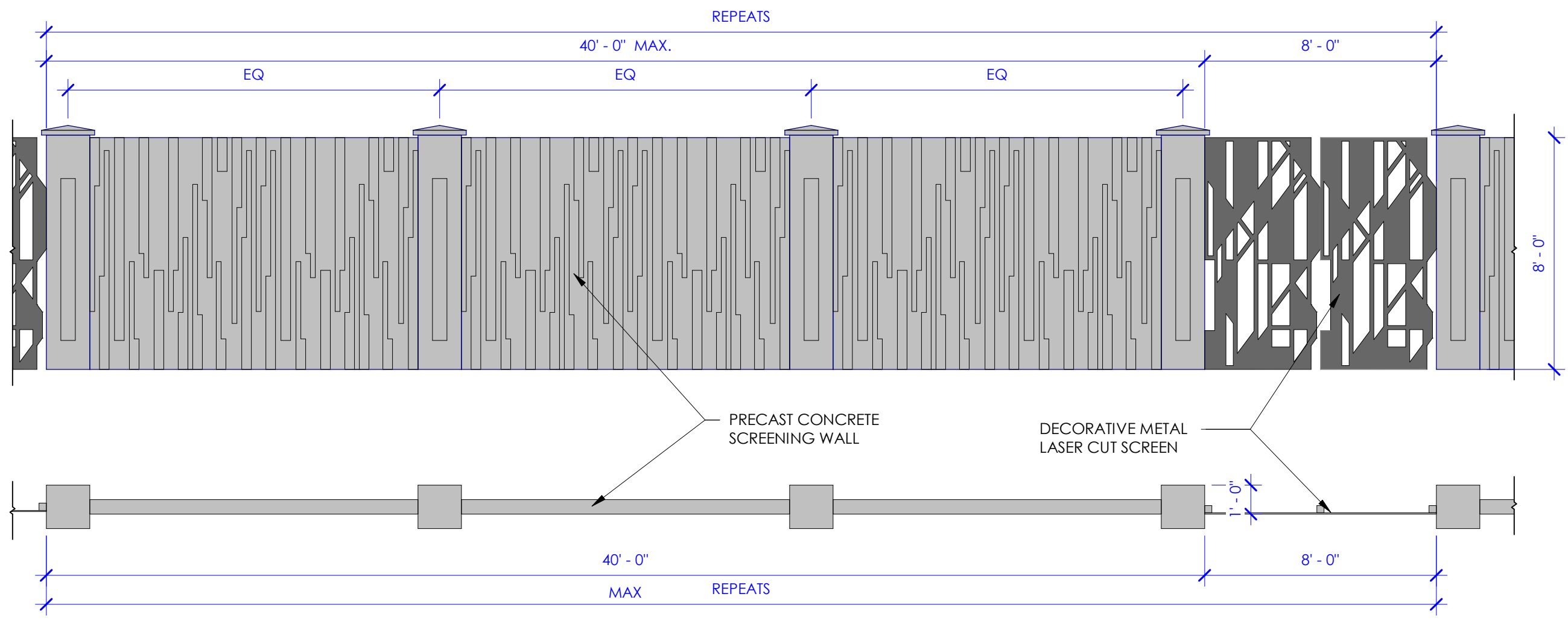
SITE PLAN - SOILD
WASTE ROUTE

A008

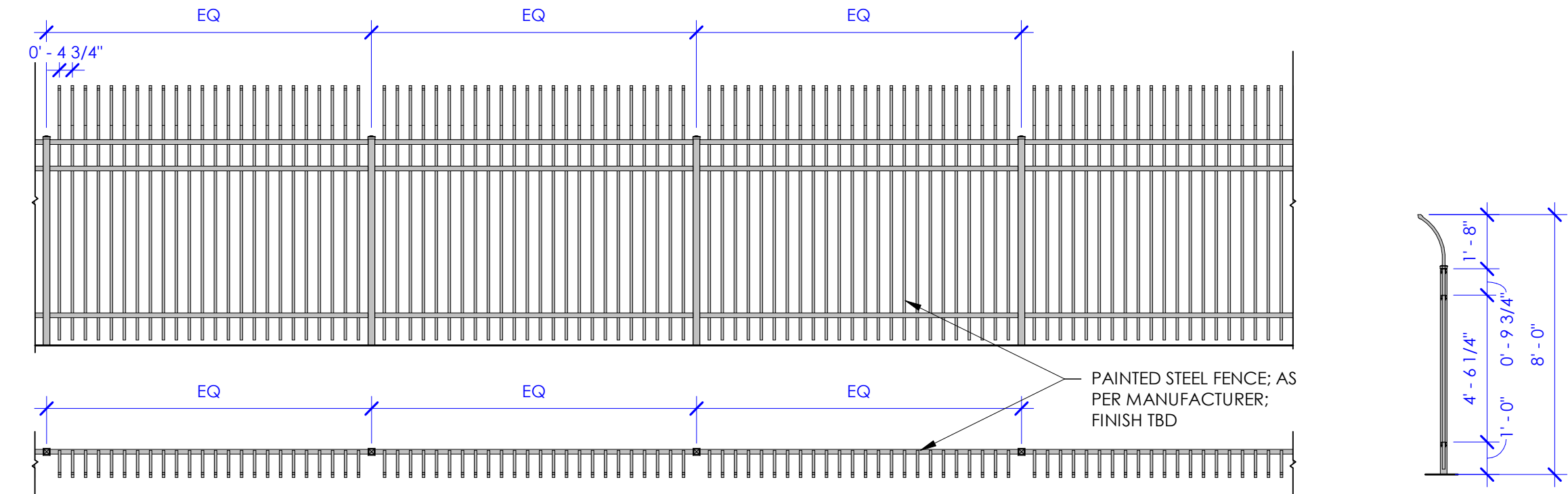


Mark	Description	Date



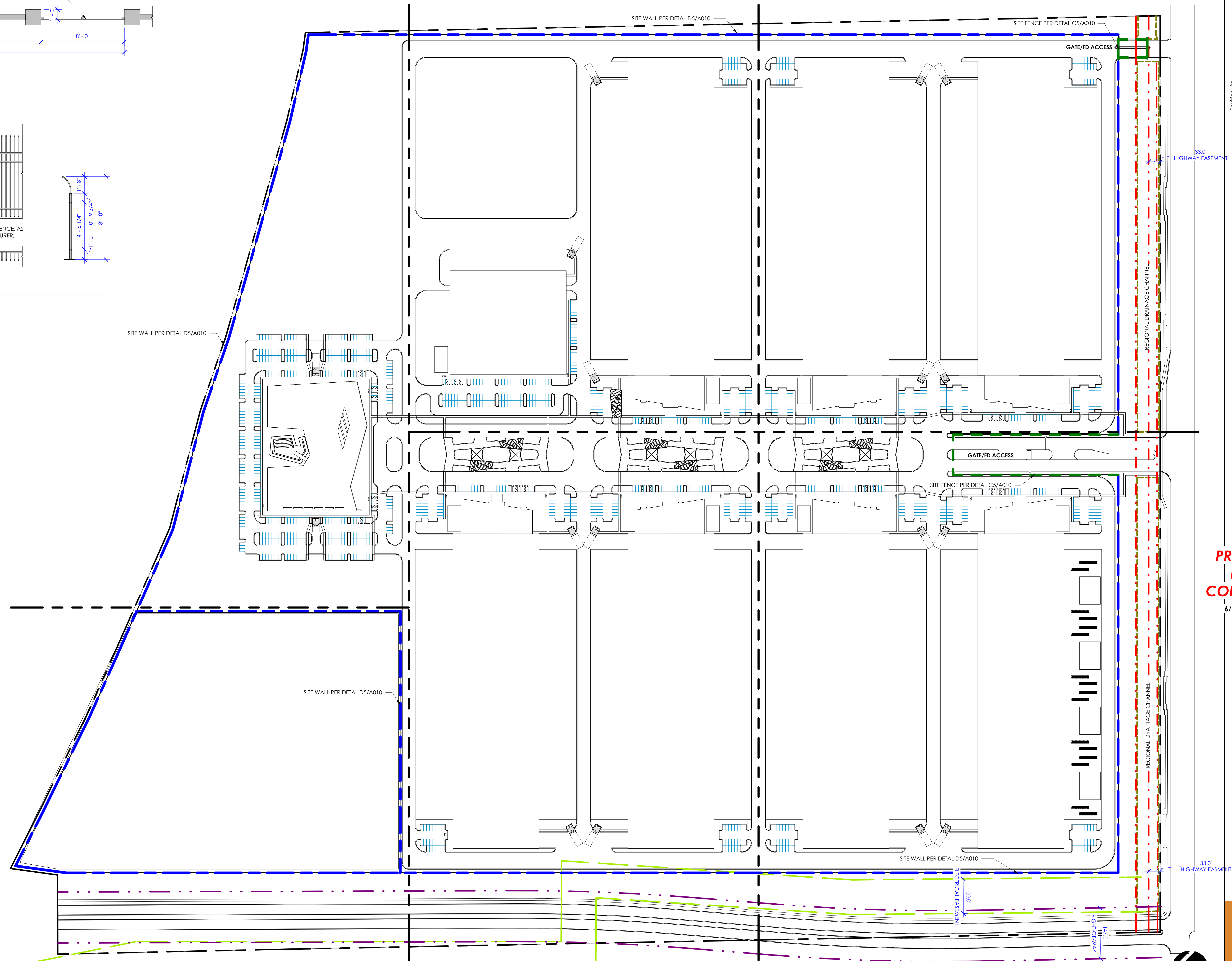


D5
A010 CONCRETE / METAL WALL DETAIL
1/4" = 1'-0"

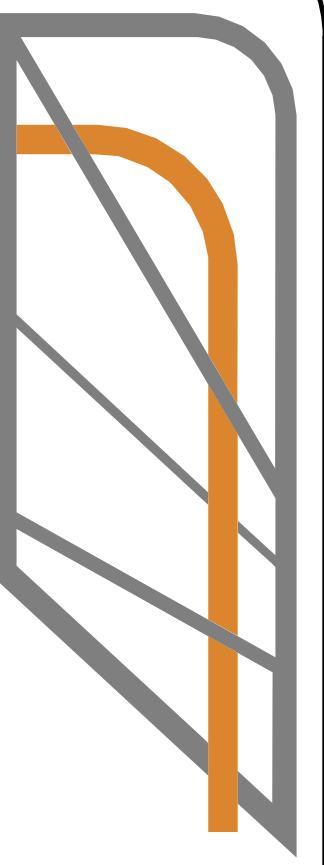


C5
A010 METAL FENCE DETAIL
1/4" = 1'-0"

- SITE WALL LEGEND**
- CONCRETE WALL
 - METAL FENCING
- SITE LEGEND**
- PROPERTY LINE
 - EASEMENT
 - RIGHT-OF-WAY
 - POWER EASEMENT
 - REGIONAL DRAINAGE



A5
A010 SITE WALL PLAN
1" = 120'-0"



Mark	Description	Date

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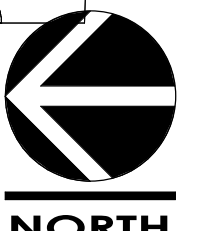
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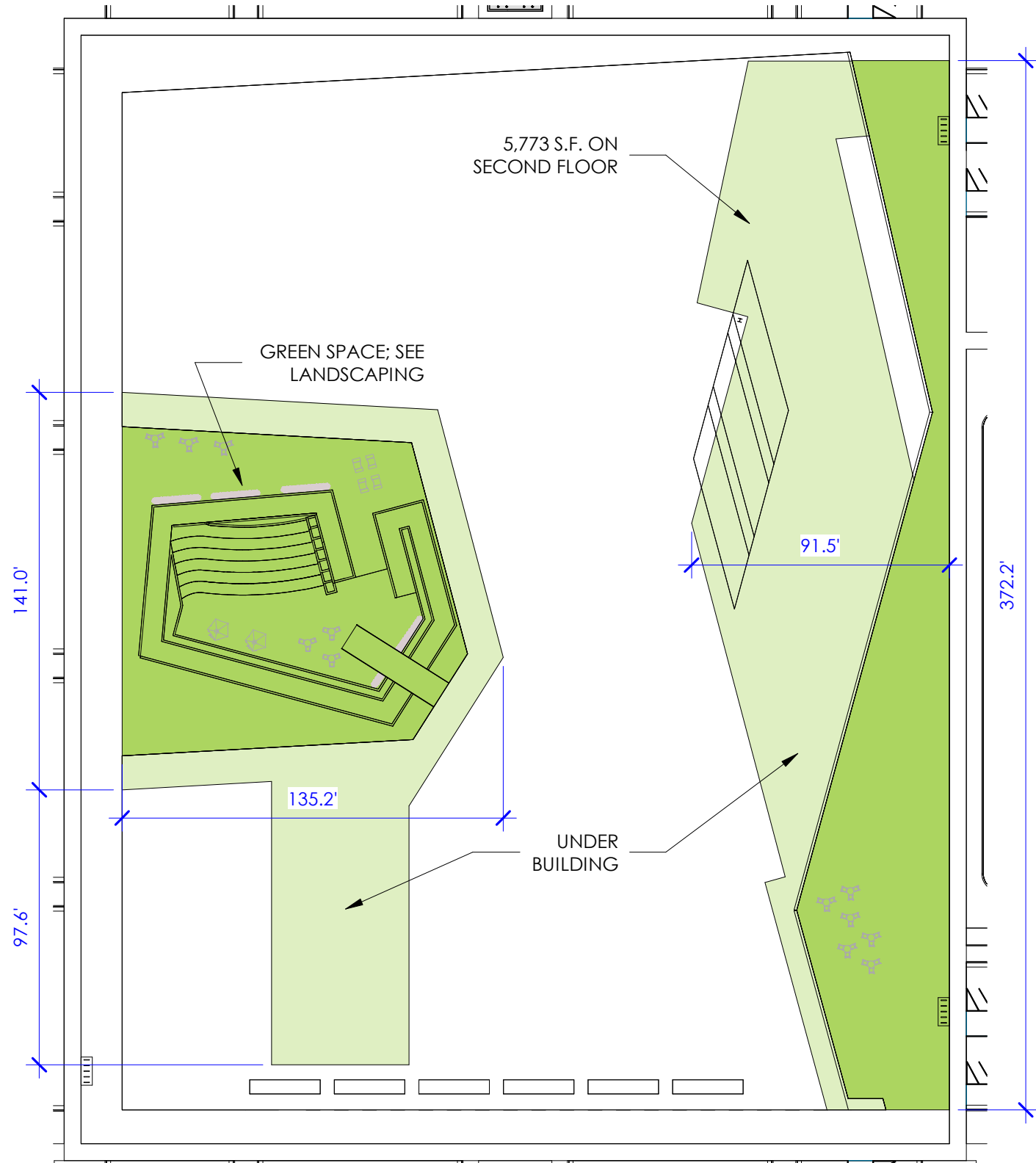
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CURRENT REVISION	

SITE WALL PLAN

A010





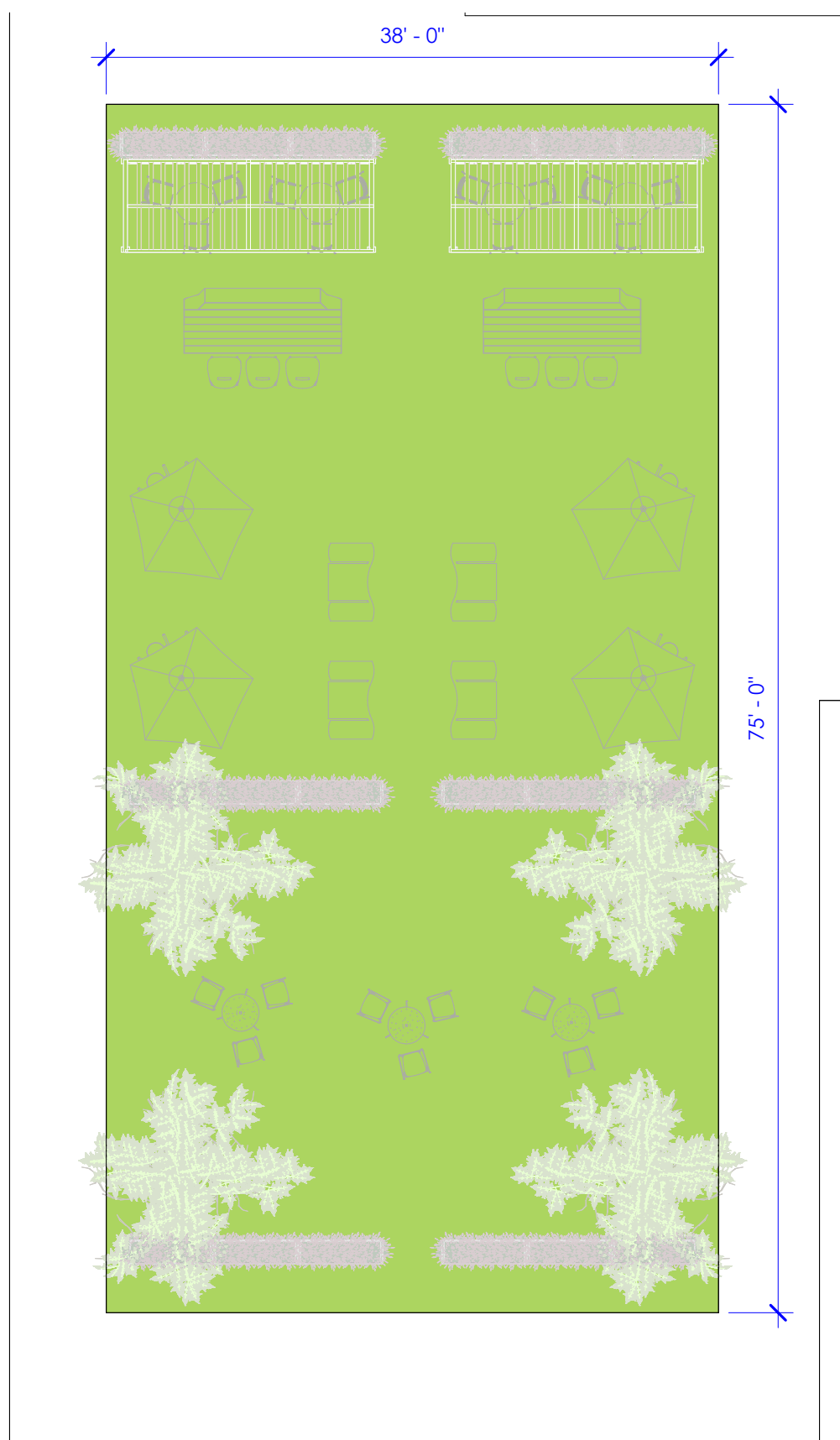
C5 ENLARGED AMENITY SPACE @ OFFICE
1" = 50'-0"

PROJECT DATA

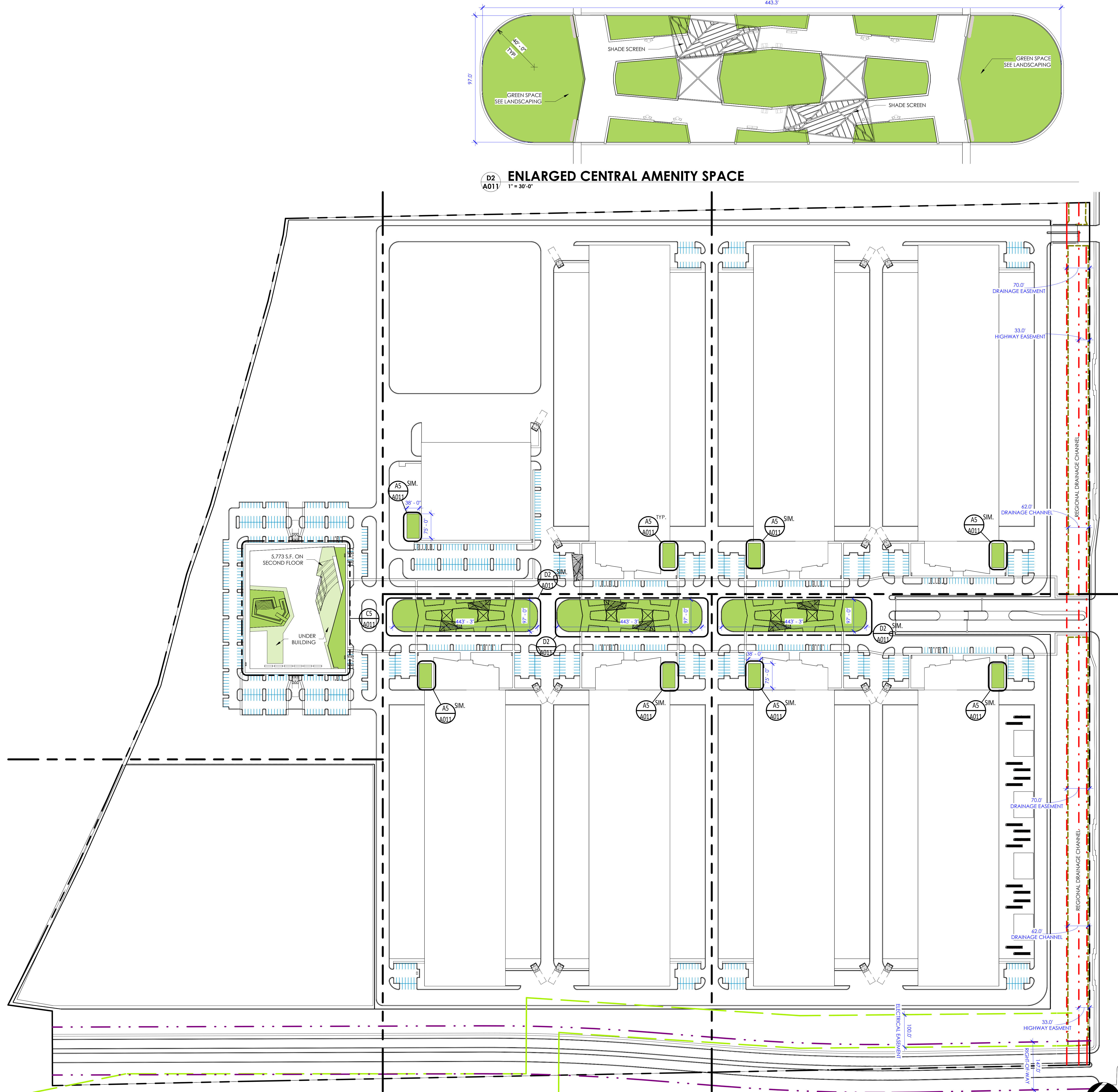
PROPOSED ZONING:	LI
APN#:	313-25-859Y
ORIGINAL GROSS SITE AREA:	7,733,470 SF (177.536 AC)
GROSS SITE AREA (AFTER DEDICATION):	7,561,330 SF (173.584 AC)
TOTAL BUILDING AREA:	1,849,615 SF
BUILDING COVERAGE:	24.3%
LOT COVERAGE (IMPERVIOUS SURFACES):	60.7%
COMMON OPEN SPACE REQUIRED:	
OFFICE -	105,859 SF @ 1%: 1,059 SF
WAREHOUSE -	100,800 SF @ 1%: 1,008 SF
DATA HALL 1 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 2 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 3 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 4 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 5 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 6 -	242,637 SF @ 1%: 2,426 SF
DATA HALL 7 -	242,637 SF @ 1%: 2,426 SF
TOTAL COMMON OPEN SPACE REQUIRED:	19,049 SF
TOTAL COMMON OPEN SPACE PROVIDED:	200,912 SF

SITE LEGEND

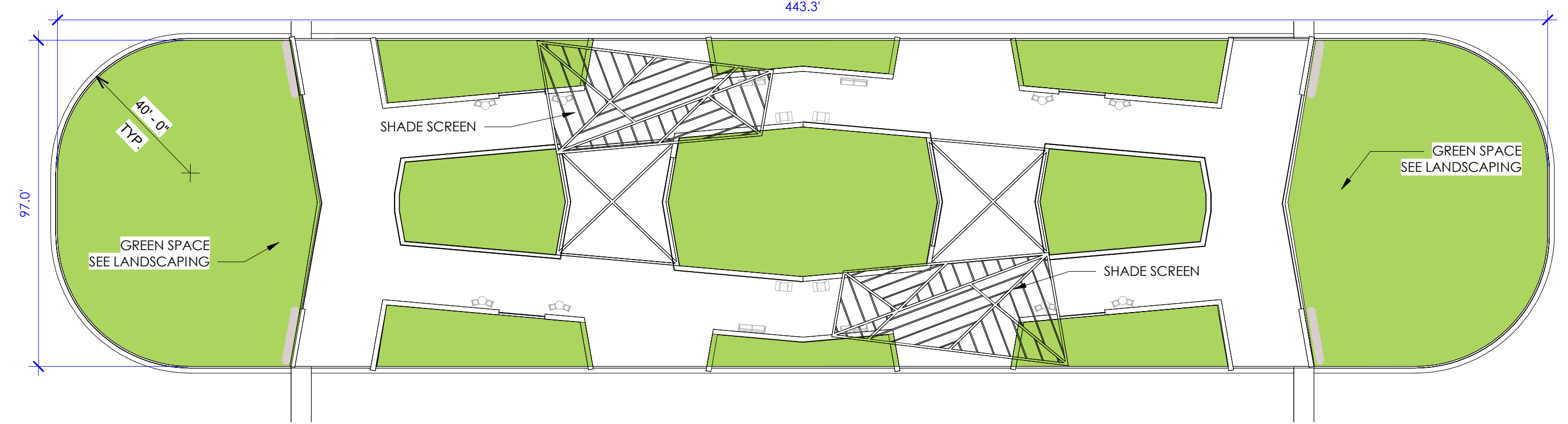
- PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- POWER EASEMENT
- REGIONAL DRAINAGE



A5 ENLARGED AMENITY SPACE @ DATA HALL
1" = 10'-0"



A4 SITE AMENITY PLAN
1" = 120'-0"



D2 ENLARGED CENTRAL AMENITY SPACE
1" = 30'-0"

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CURRENT REVISION

Revision List

Mark	Description	Date

SITE AMENITY PLAN

A011