

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 Lākahi 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 Lākahi 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 Lākahi 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 Lākahi Group's Parking Study

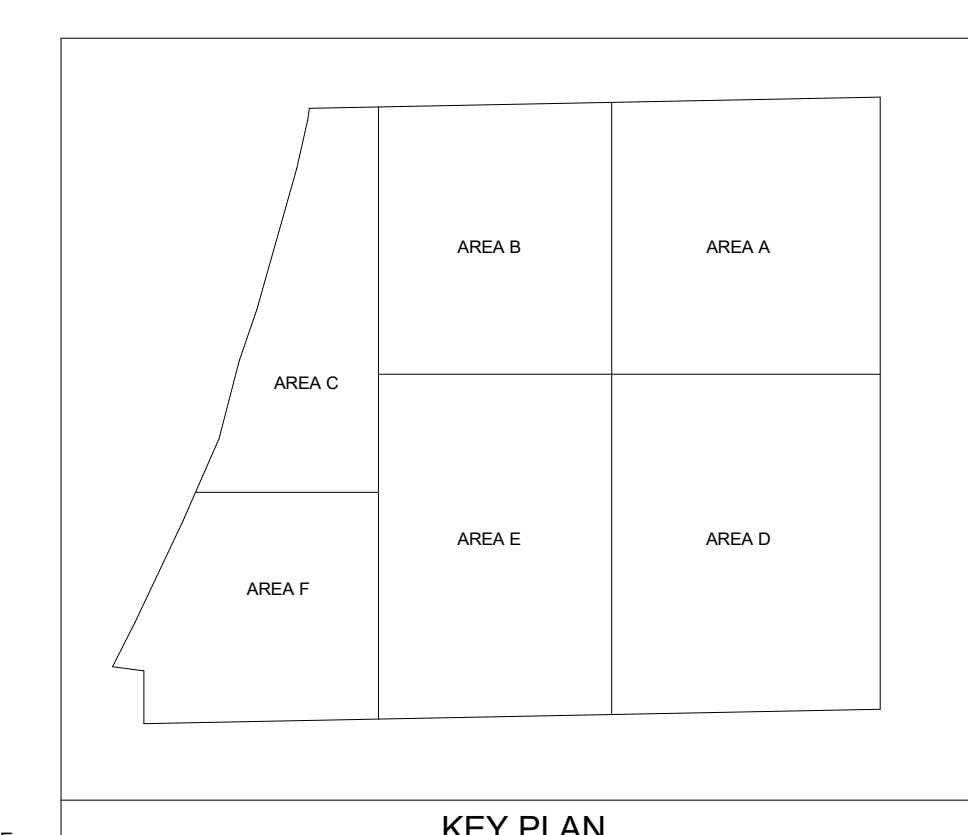
DATA HALL 5
 OFFICE AREA: (17,226 SF) @ 1/375 SF: 46 SPACES
 WAREHOUSE: (225,411 SF) @ 0.2/1000 SF: 45 SPACES*
 TOTAL BUILDING AREA: 242,637 SF
 PARKING REQUIRED: 297
 PARKING PROVIDED: 92*
 ACCESSIBLE PARKING REQUIRED: 4
 PROVIDED: 4
 *Parking provided per the 2024 Lākahi Group's Parking Study

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 Lākahi 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 Lākahi Group's Parking Study

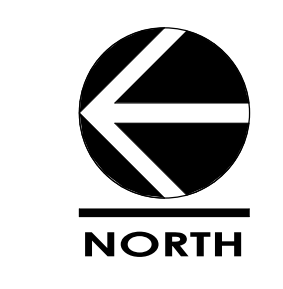
BIKE PARKING
 CODE REQUIRED: 1/10 (1,419 VEHICLE STALLS)
 PROVIDED: 1,104/10 = 111

KEYNOTE LEGEND



SITE LEGEND

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



1 SITE PLAN - OVERALL
 A001 1" = 120'-0"

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PRELIMINARY
 NOT FOR
 CONSTRUCTION

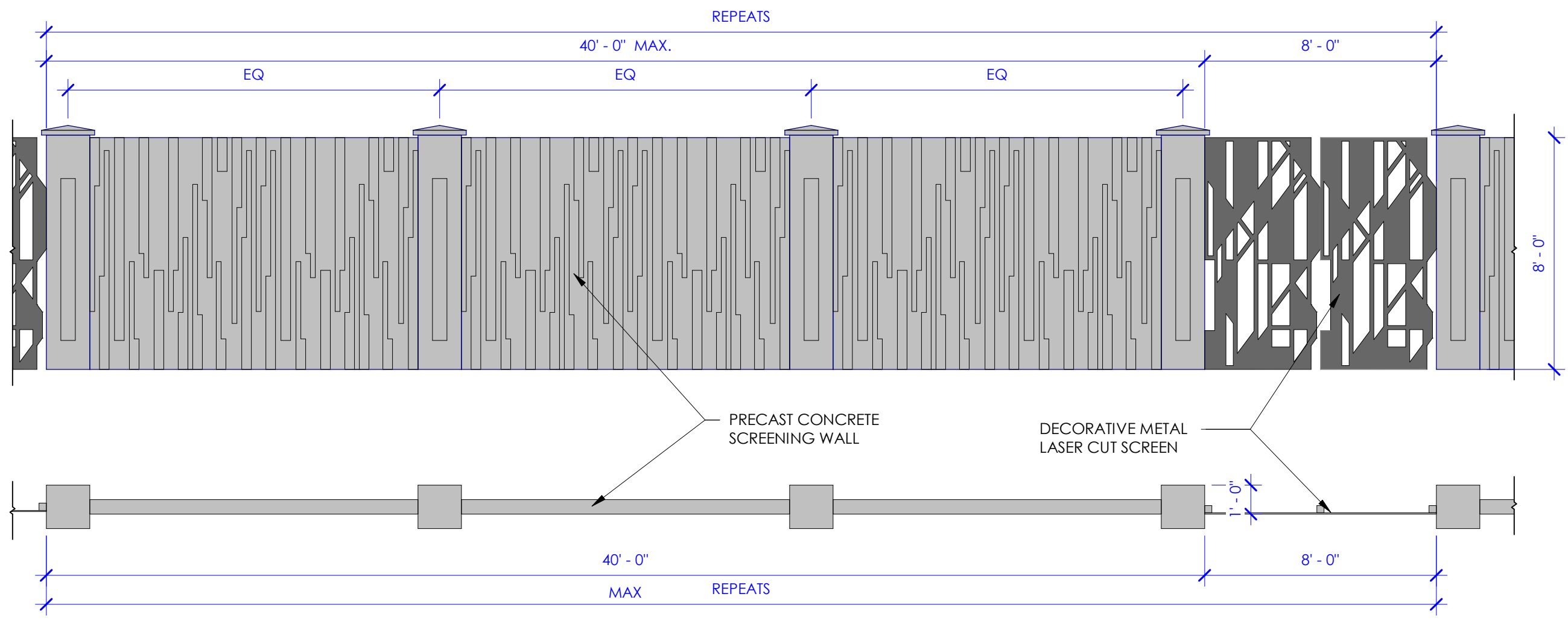
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PROJECT #	2023.371
ISSUE DATE	4/8/2024
CURRENT REVISION	

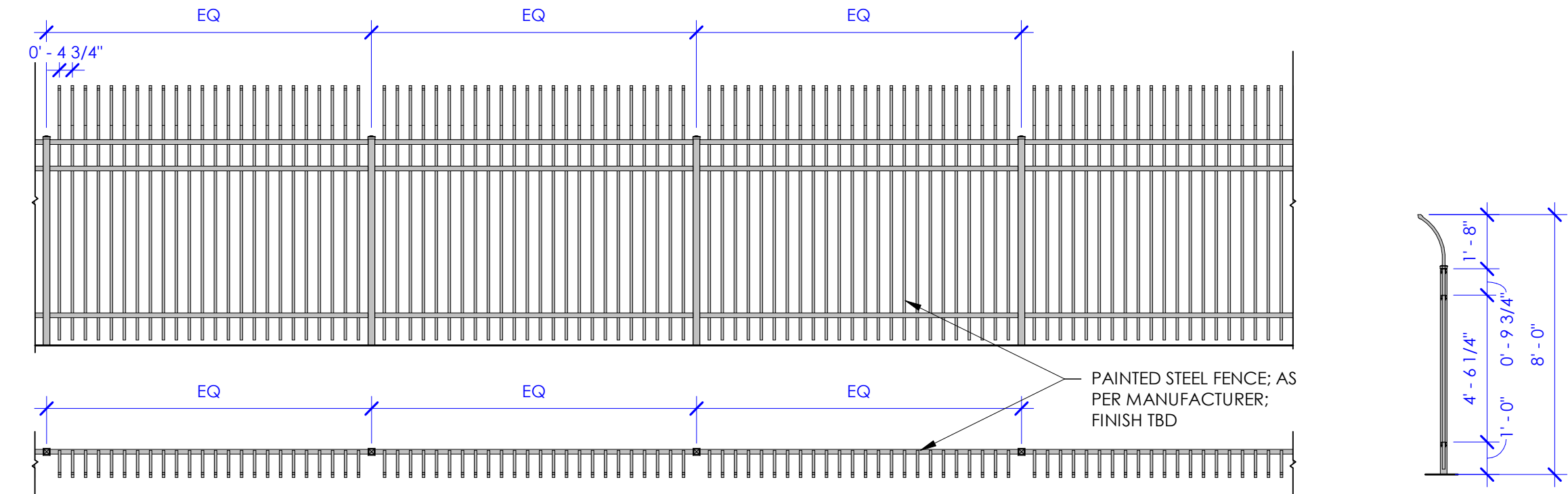
SITE PLAN - OVERALL

A001

Revision List
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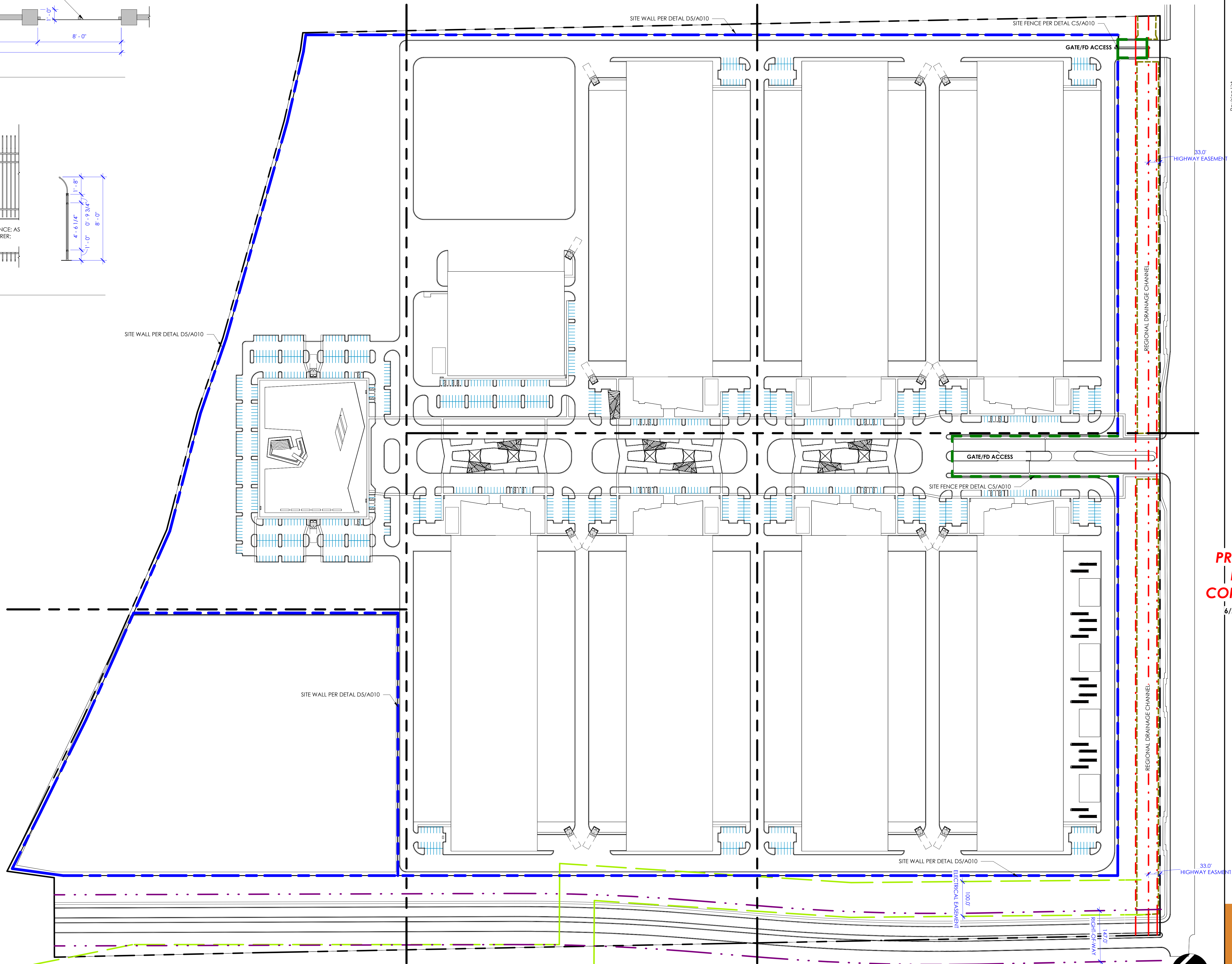


D5
A010 CONCRETE / METAL WALL DETAIL
1/4" = 1'-0"

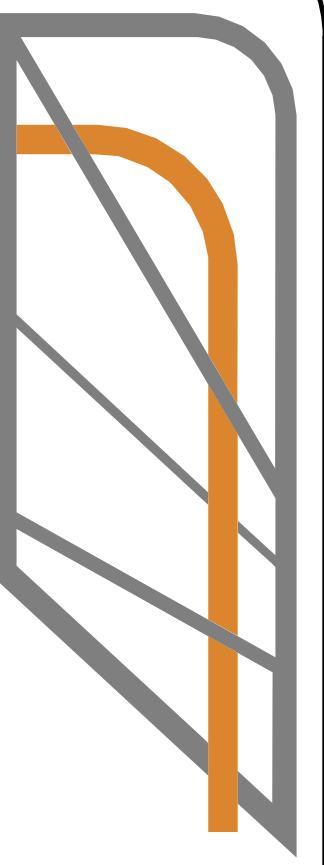


C5
A010 METAL FENCE DETAIL
1/4" = 1'-0"

- 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"



Rev	Description	Date

222ND PECOS RD, MESA, ARIZONA
CONFIDENTIAL

PRELIMINARY
NOT FOR
CONSTRUCTION

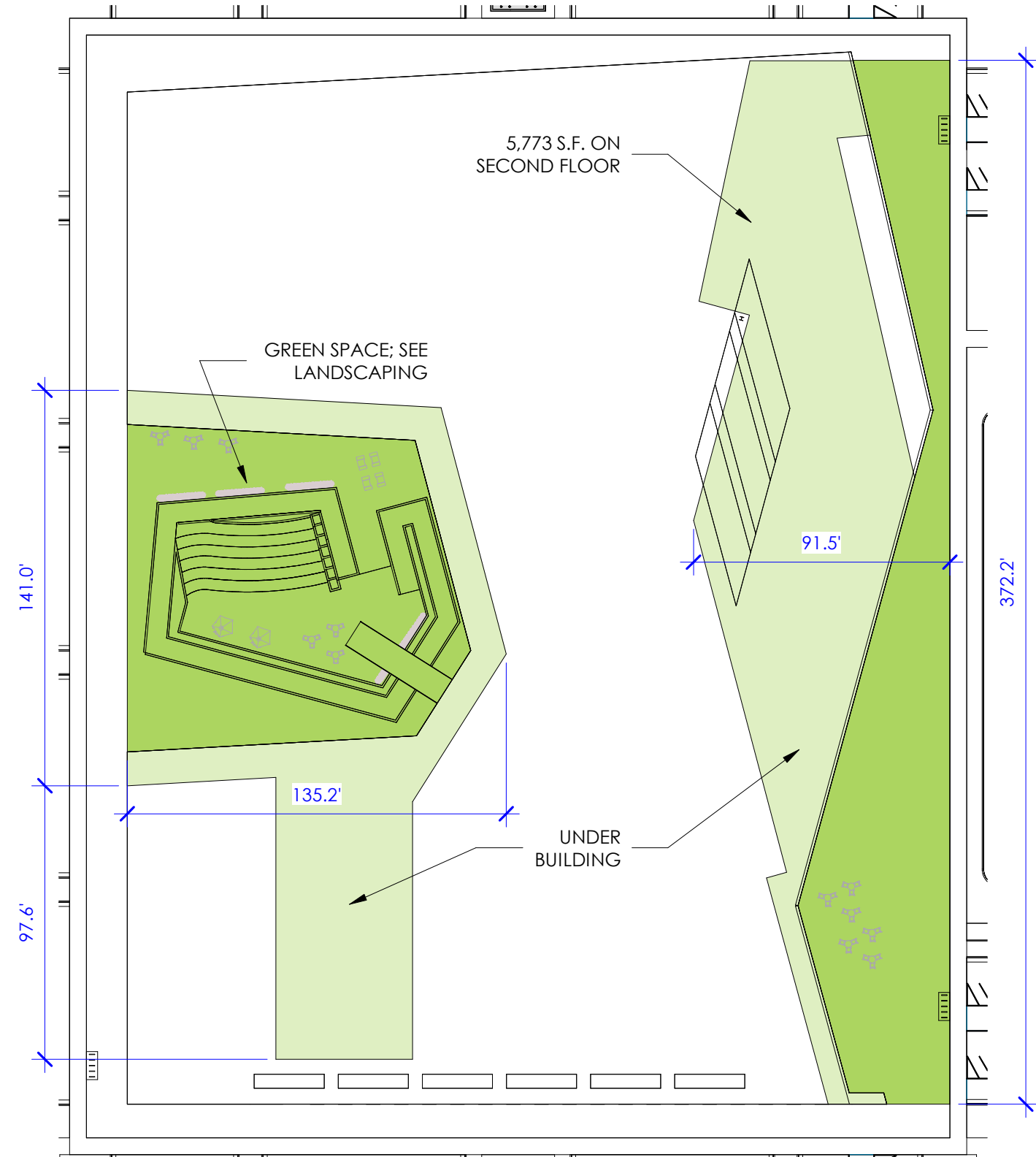
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ISSUE DATE	4/8/2024
CURRENT REVISION	

SITE WALL PLAN

A010





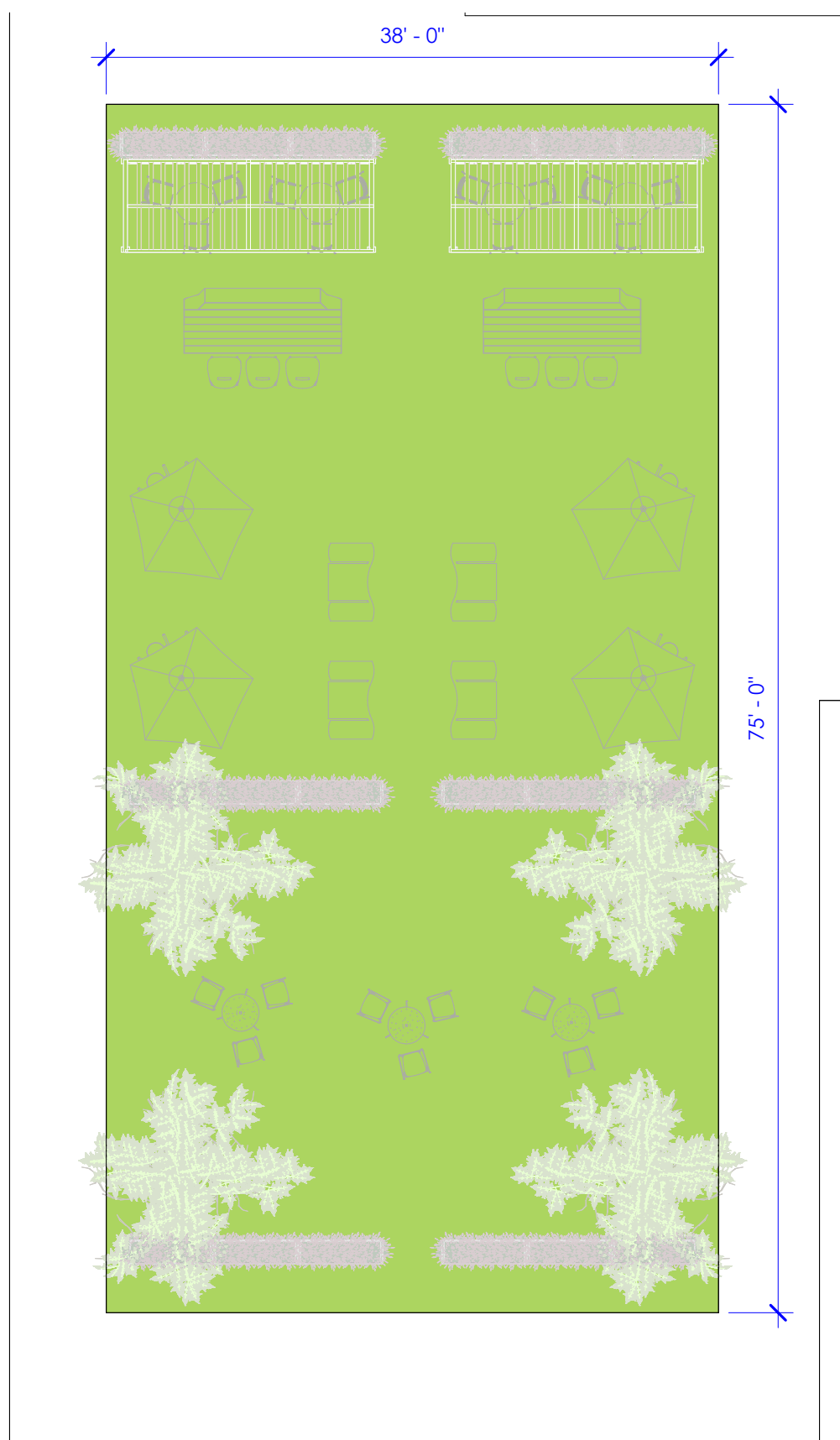
C5 ENLARGED AMENITY SPACE @ OFFICE
1" = 50'-0"

PROJECT DATA

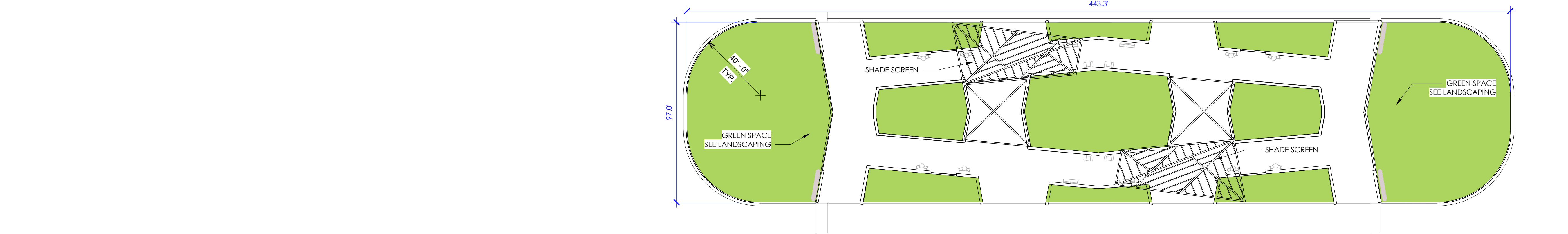
PROPOSED ZONING:	LI
APN#:	313-25-859Y
ORIGINAL GROSS SITE AREA:	7,733,470 SF (177.536 AC)
GROSS SITE AREA (AFTER DEDICATION):	7,561,330 SF (173.584 AC)
TOTAL BUILDING AREA:	1,849,615 SF
BUILDING COVERAGE:	24.3%
LOT COVERAGE (IMPERVIOUS SURFACES):	60.7%
COMMON OPEN SPACE REQUIRED:	
OFFICE -	105,859 SF @ 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
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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"



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



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

222ND PECOS RD, MESA, ARIZONA

CONFIDENTIAL

PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT #
2023.371

ISSUE DATE
4/8/2024

CURRENT REVISION

Revision List

Mark	Description	Date

SITE AMENITY PLAN

A011