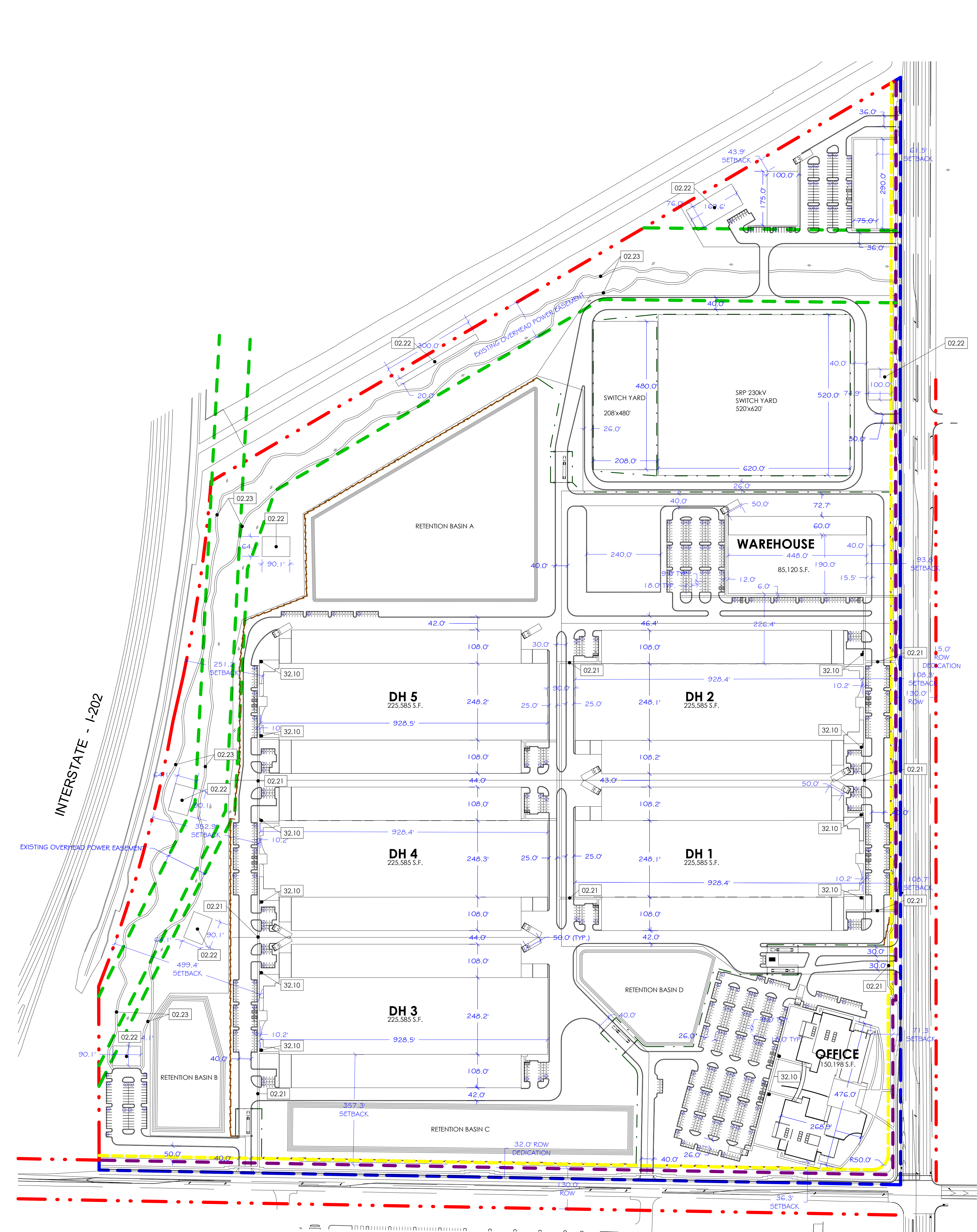


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KEYNOTE LEGEND	
02.21	TYPICAL AT ALL PEDESTRIAN CROSSINGS, - GRAY W/ EXPOSED AGG. CONC. FINISH FWD WALKWAY
02.22	PUBLIC AMENITY GATHERING SPACE
02.23	PUBLIC AMENITY BIKE PARK & TRAIL
32.10	BIKE RACK

**PROJECT DATA**

PROPOSED ZONING:	LI
APN#:	304-31-141
GROSS SITE AREA:	6,933,336 SF (159.17 AC)
TOTAL BUILDING AREA:	1,329,026 SF
BUILDING COVERAGE:	19.2%
LOT COVERAGE:	51.8%
(IMPERVIOUS SURFACES)	
<b>COMMON OPEN SPACE REQUIRED:</b>	
OFFICE:	150,198 SF @ 1%: 1,502 SF
WAREHOUSE:	85,120 SF @ 1%: 852 SF
DATA HALL 1:	225,585 SF @ 1%: 2,256 SF
DATA HALL 2:	225,585 SF @ 1%: 2,256 SF
DATA HALL 3:	225,585 SF @ 1%: 2,256 SF
DATA HALL 4:	225,585 SF @ 1%: 2,256 SF
DATA HALL 5:	225,585 SF @ 1%: 2,256 SF
RETAIL:	39,250 SF @ 1%: 218 SF
TOTAL COMMON OPEN SPACE REQUIRED:	13,852 SF
TOTAL COMMON OPEN SPACE PROVIDED:	40,332 SF

<b>OFFICE</b>	
BUILDING AREA:	LEVEL 1 76,731 SF
	LEVEL 2 73,467 SF
TOTAL:	(150,198 SF) @ 1/375 SF: 401 SPACES

<b>PARKING REQUIRED</b>	
TOTAL PARKING REQUIRED:	401
PROVIDED:	405
ACCESSIBLE PARKING REQUIRED:	9
PROVIDED:	9

<b>WAREHOUSE</b>	
BUILDING AREA:	(85,120 SF) @ 1/900 SF: 227 SPACES
<b>PARKING REQUIRED</b>	
CODE REQUIRED: 227	PARKING STUDY REQ'D: 10
PROVIDED:	184
ACCESSIBLE PARKING REQUIRED:	6
PROVIDED:	6

<b>DATA HALL 1</b>	
OFFICE AREA:	(10,104 SF) @ 1/375 SF: 27 SPACES
WAREHOUSE:	(215,525 SF) @ 1/900 SF: 240 SPACES
TOTAL BUILDING AREA:	225,585 SF
<b>PARKING REQUIRED</b>	
CODE REQUIRED: 267	PARKING STUDY REQ'D: 55
PROVIDED:	87
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

<b>DATA HALL 2</b>	
OFFICE AREA:	(10,104 SF) @ 1/375 SF: 27 SPACES
WAREHOUSE:	(215,525 SF) @ 1/900 SF: 240 SPACES
TOTAL BUILDING AREA:	225,585 SF
<b>PARKING REQUIRED</b>	
CODE REQUIRED: 267	PARKING STUDY REQ'D: 55
PROVIDED:	87
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

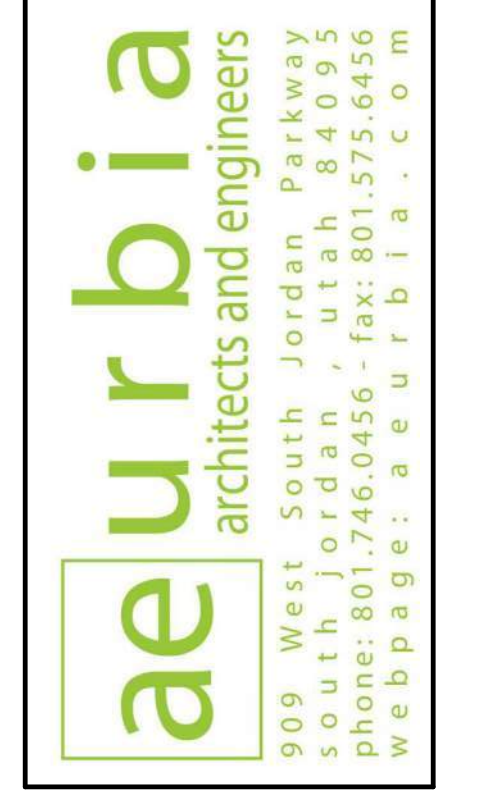
<b>DATA HALL 3</b>	
OFFICE AREA:	(10,104 SF) @ 1/375 SF: 27 SPACES
WAREHOUSE:	(215,525 SF) @ 1/900 SF: 240 SPACES
TOTAL BUILDING AREA:	225,585 SF
<b>PARKING REQUIRED</b>	
CODE REQUIRED: 267	PARKING STUDY REQ'D: 55
PROVIDED:	87
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

<b>DATA HALL 4</b>	
OFFICE AREA:	(10,104 SF) @ 1/375 SF: 27 SPACES
WAREHOUSE:	(215,525 SF) @ 1/900 SF: 240 SPACES
TOTAL BUILDING AREA:	225,585 SF
<b>PARKING REQUIRED</b>	
CODE REQUIRED: 267	PARKING STUDY REQ'D: 55
PROVIDED:	87
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

<b>DATA HALL 5</b>	
OFFICE AREA:	(10,104 SF) @ 1/375 SF: 27 SPACES
WAREHOUSE:	(215,525 SF) @ 1/900 SF: 240 SPACES
TOTAL BUILDING AREA:	225,585 SF
<b>PARKING REQUIRED</b>	
CODE REQUIRED: 267	PARKING STUDY REQ'D: 55
PROVIDED:	85
ACCESSIBLE PARKING REQUIRED:	4
PROVIDED:	4

<b>RETAIL</b>	
BUILDING AREA (RETAIL 1) 21,750 SF + (RETAIL 2) 17,500 SF	
TOTAL:	39,250 @ 1/375 SF: 105 SPACES
<b>PARKING REQUIRED</b>	
TOTAL PARKING REQUIRED:	105
PROVIDED:	132
ACCESSIBLE PARKING REQUIRED:	5
PROVIDED:	6

<b>SITE LEGEND</b>	
<span style="color: red;">- - -</span>	PROPERTY LINE
<span style="color: blue;">- - -</span>	PROPERTY LINE - RIGHT-OF-WAY ADJUSTED
<span style="color: yellow;">- - -</span>	SETBACK
<span style="color: green;">- - -</span>	RIGHT-OF-WAY
<span style="color: red;">- - -</span>	ELECTRICAL EASEMENT



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

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CONFIDENTIAL  
 NOVVA Holdings, LLC  
 MESA, ARIZONA

MARK	DESCRIPTION	Revision Date

**AE2023.073**  
**SITE PLAN - OVERALL**

DATE: **06.04.2024**  
 SHEET #:

PRO01

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