

VICINITY MAP

COMARCH DATA CENTER

LOCATED IN THE MESA ELLIOT ROAD TECHNOLOGY PARK APPROXIMATELY 1/4 MILE EAST OF THE 202 FREEWAY, THE SINGLE-STORY PROJECT IS APPROXIMATELY 32,400 SF. THE PRIMARY FUNCTION OF THE BUILDING WILL BE A DATA CENTER. THE PROJECT ALSO INCLUDES SITE IMPROVEMENTS SUCH AS VISITOR + SECURED EMPLOYEE PARKING, DELIVERY AREA + SERVICE YARD, AND IMPROVED LANDSCAPING.

PROGRAM

THE BUILDING CONSISTS OF MULTIPLE PRIMARY DATA CENTER HALLS, BACK OF HOUSE SUPPORT SPACE, AND ADMINISTRATIVE AREAS INCLUDING WORKPLACE, MEETING AND SUPPORT AREAS FOR EMPLOYEES. THE BUILDING HAS A SINGLE PUBLIC ENTRY, REINFORCED WITH AN ARCHITECTURAL ENTRY PAVILION TO GREET VISITORS.

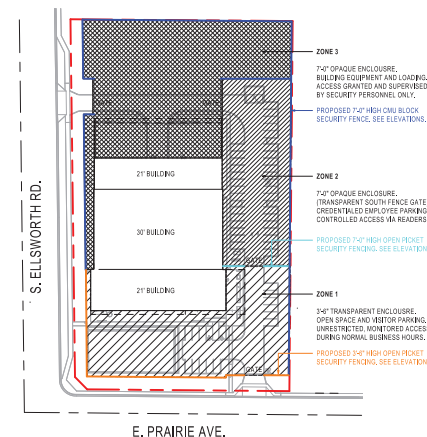
BUILDING DESIGN

THROUGH SIMPLE, ELEMENTAL BUILDING FORMS, THE MASSING IS CLEAN AND CONTEMPORARY. THIS APPROACH FOLLOWS THE MESA ELLIOT ROAD TECHNOLOGY PARK DESIGN GUIDELINES IN CREATING A FOUNDATION OF DESIGN ENSURING AN ATTRACTIVE, HIGH QUALITY PROJECT. THE ARCHITECTURE CREATES A STRONG IDENTITY AND UNIQUE VISUAL CHARACTER HARMONIOUS WITH THE ARID DESERT CONTEXT. THROUGH THE USE OF NATURAL MATERIALS, LIGHT EARTH-TONE COLORS, WARM COLOR PALETTES AND TEXTURES, RECESSED + SHADED ENTRY FEATURES, ALONG WITH OVERHANGS TO SHADE GLAZING BRINGS A SENSE OF COHESIVENESS AND CONNECTION TO THE CONTEXT. THE USE OF STRIATED AND TEXTURED TILT-UP CONCRETE PANELS, NATURAL FINISHED ARCHITECTURAL METAL PANELS, AND STACKED MASONRY UNITS REINFORCE A MODERN LOOK. THE INDIVIDUAL PROGRAM ELEMENTS ARE MASSES SPECIFICALLY TO BRING INDIVIDUAL ROOF LINES AND FEATURES COMPATIBLE TO THE BUILDINGS USE.

LANDSCAPE + HARDSCAPE DESIGN

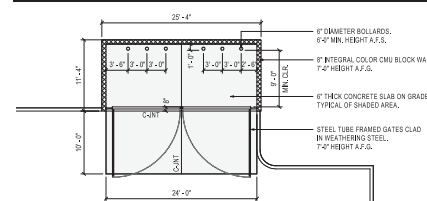
THE LANDSCAPE APPROACH WILL ENHANCE AND COMPLIMENT THE BUILDING ARCHITECTURE. THE LANDSCAPE DESIGN IS BASED ON A MODERN DESERT APPROACH, WITH LOW WATER-USE PLANTS MIXED NATURALLY INTO MASSES OF GRASSES, AGAVES, YUCCAS, CACTI AND SHRUBS. THE DESERT TREES ARE NATURALLY ORIENTED WITH AN UNDERSTORY OF BOLD GROUPINGS OF PLANT MATERIALS. THE MASSES OF PLANTS ARE IN ALIGNMENT WITH BUILDING LINES AT THE WINDOW BUILDING, AND THEN BEGIN TO BREAK FROM THE GRID AND BECOME MORE FLUID, TOWARDS BOTH STREET SIDEWALKS. THE DENSITY DECREASES, SO THAT THE DENSITY OF PLANTINGS MATCH THE EXISTING LANDSCAPE ALONG SOUTH ELLSWORTH ROAD. THE MAJORITY OF MATURE TREES ALONG ELLSWORTH ROAD WITHIN THE PROPERTY (LINE) WILL BE SALVAGED AND REPLANTED ALONG THE PUBLIC, SIDEWALK AND IN HIGH VISIBILITY AREAS. ALL PLANTS MEET THE MESA ELLIOT ROAD TECHNOLOGY PARK APPROVED PLANT PALETTE. THE IRRIGATION SYSTEM WILL BE A LOW FLOW AUTOMATIC DRIP SYSTEM.

PROJECT DESCRIPTION



03 SITE SECURITY ZONES

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



SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN)
304.04.918

ZONING
PEP - PLANNED EMPLOYMENT PARK

PLANNING SUB AREAS
ELLIOT ROAD TECH CORRIDOR

MESA GATEWAY STRATEGIC DEVELOPMENT PLAN

AIRPORT OVERFLIGHT AREA
A0A3 - MESA-PHOENIX GATEWAY AIRPORT

GROSS SITE AREA
130,646 SF / 3.00 ACRES

NET SITE ACREAGE
2.77 ACRES

PROPOSED BUILDING SQUARE FOOTAGE
32,400 SF

LOT COVERAGE
32,400 / 130,646 SF = 248 OR 25%

PROPOSED BUILDING HEIGHT
30'-0" MAXIMUM

PARKING REQUIRED
OFFICE USE: 8,335 NSF

1 STALL PER 375 SF = 22.23 STALLS
23 STALLS

INDUSTRIAL USE: 21,867 NSF

1 STALL PER 900 SF = 24.28 STALLS
25 STALLS

23 + 25 = 48 STALLS REQUIRED

PARKING PROVIDED
50 STALLS, INCLUDING 2 ADA ACCESSIBLE
(1 STANDARD AND 1 VAN ACCESSIBLE)

BEYOND PARKING
1 PER 10 VEHICLE SPACES
50 / 10 = 5 SPACES PROVIDED

COMMON OPEN SPACE
[1% X GSF] 32,400 X .01 = 324 SF

SHEET NOTES

- 01 EXISTING CONCRETE CURB AND GUTTER WITHIN R.O.W.
- 02 EXISTING SIDEWALK WITHIN R.O.W. TYPICAL BETWEEN AND BEYOND NEW CURB CUTS
- 03 NEW CURB CUT AT SITE DRIVE, REFER TO CIVIL DRAWINGS
- 04 INTEGRAL COLOR 8" CMU REFUSE ENCLOSURE WITH STEEL FRAMED ACCESS GATES CLAD IN WEATHERING STEEL, 7'-0" HEIGHT A.F.S. CONCRETE FLOOR AND APRON PER CITY OF MESA DETAILS
- 05 INTEGRAL COLOR BROWN SCORED CMU SITE WALL, TO APPROXIMATELY 7'-0" A.F.S. TYPICAL OF NORTH SITE ENCLOSURE
- 06 INTEGRAL COLOR BROWN SCORED CMU SITE WALL, TO APPROXIMATELY 7'-0" A.F.S. TYPICAL OF EAST SECURE PARKING ENCLOSURE ALONG PROPERTY LINE
- 07 STEEL PICKET SITE FENCING TO NO GREATER THICKNESS A.F.S. TYPICAL OF SOUTHWARD ENCLOSURE
- 08 GARDEN RETAINING WALLS AT RETENTION BASIN PERIMETER, REFER TO LANDSCAPE DRAWINGS
- 09 BICYCLE PARKING AREA WITH 4 GROUND MOUNTED HOOP RACKS, SEE ALSO LANDSCAPE
- 10 SOLID SCREEN WALL, FENCING TO NO GREATER THICKNESS A.F.S. OCCURS ONLY WHERE ADJACENT TO VISITOR PARKING
- 11 LINE OF BUILDING CANOPY OVERHEAD
- 12 CONCRETE SITE BENCH, TYPICAL OF SIMILAR INDICATORS, REFER TO LANDSCAPE DRAWINGS
- 13 STORMWATER COLLECTOR ON GRADE BELOW ROOF SLOPPER, REFER TO LANDSCAPE DRAWINGS
- 14 PEDESTRIAN SIDEWALK CONNECTION TO PUBLIC WAY
- 15 7'-0" HIGH STEEL FRAMED ROLLING GATE CLAD IN WEATHERING STEEL
- 16 GENERATOR OIL/FUEL TANK ON CONCRETE PAD, TYPICAL
- 17 TRANSFORMER CABINET ON CONCRETE PAD, TYPICAL
- 18 VERTICAL LOUVERED ENCLOSURE OF EQUIPMENT YARD, EXTENDING FROM GRADE TO ROOF LINE
- 19 3'-0" HIGH STEEL FRAMED BIPARTING GATE CLAD IN STEEL PICKETS PER ENCLOSURE FENCE, GATES OPERATED BY REMOTE CARD READER, FOR ACCESS BY ORIENTED/BLIND EMPLOYEES ONLY
- 20 ELECTRICAL SWITCH GEAR ON CONCRETE PAD
- 21 MAIN HOLE TO SPECIAL SYSTEM INFRASTRUCTURE, TYPICAL OF 3 THROUGHOUT SITE
- 22 DASHED LINE OF HIGH WATER ELEVATION AT RETENTION BASINS, SEE CIVIL DRAWINGS
- 23 VAN ACCESSIBLE PARKING STALLS WITH BENCH PER M-20.6
- 24 COMMON OPEN SPACE, PROVIDED AT 124 SF PER 1000-1100 SITE PLANNING AND DESIGN STANDARDS, DASHED PERIMETER IS 15' WIDE BY 21'-0" LONG
- 25 1300 SF ENTRY PLAZA BENEATH LOUVERED SHADE CANOPY, (800 SF REQUIRED PER M-20)
- 26 30" TALL ROLL-UP 4" STEEL PIPE W/ CONCRETE TALL 4' FOOTING
- 27 ILLUMINATED ROLL-UP AT FOOTPATH, TYPICAL OF 4
- 28 TYPICAL SITE LIGHTING POLE

12/15/2020 CITY OF MESA
DESIGN REVIEW SUBMITTAL

Date Description

Seal Signature



Project Name
COMARCH DATA CENTER

Project Number
057.7326.000

Description
ARCHITECTURAL SITE PLAN

Scale
As Indicated

Ref North

A0.01

© 2015 Gensler