

Price Road Innovation Campus

Rezoning, Mid-Rise Overlay, and Preliminary
Development Plan Request

Case No. PLH24-0046

2nd Submittal: August 2025

1st Submittal: December 2024



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I. PLANNED AREA DEVELOPMENT

A. Introduction and Project Overview

This application requests approval of a rezoning for the approximately 40-acre property located at 3380 South Price Road (the “Property”) to Planned Area Development (“PAD”) with a Mid-rise Overlay and an associated Preliminary Development Plan (“PDP”). This proposed PAD will allow for a mix of advanced technology driven uses, including artificial intelligence, advanced computing, tech, research and development business park, healthcare and bioscience, aviation and aerospace, office, information technology, and data center. **See Tab A, Aerial Map.** The Price Road Innovation Campus PAD/PDP is intended to provide a framework for development of the Property as a state-of-the-art critical infrastructure hub that fosters innovation by supporting emerging industries. Positioned within one of Chandler’s premier employment corridors, this technology-focused campus is anticipated to ignite new opportunities for technological advancement and economic growth.

The Property was originally developed in the 1990’s as a 330,000 square foot industrial tech development, which included and still includes dedicated data center space. Subsequently, an approximately 40,000 square foot addition was added to the Property around 1998. The Property was entitled as a user-driven manufacturing/industrial test facility for Space Data Corporation, which later became known as Orbital Sciences Corporation. Orbital Sciences Corporation ultimately relocated its campus to a different site along the Price Road corridor in 2019 after being acquired by Northrop Grumman in 2018. Since Orbital’s relocation to a different campus along the Price Road corridor, the Property—which consists of an irregular geometry and a unique building layout that cannot be repurposed—has continued to deteriorate as it failed to attract any qualified tenants or quality users, despite a nationwide marketing campaign. This has resulted in the buildings not only aging without appropriate maintenance, but mechanical system failures and aging facilities that are inefficient and unsustainable.

Fortunately, the Property is ideally situated for meaningful redevelopment opportunities that are consistent with the City’s economic development strategy and advance the City’s position as a community of innovation.

AI Data Center and Tech Campus

AI will enable a wide range of new innovations in the physical world: autonomous drones, self-driving cars, robotics, and other inventions for which terminology does not yet exist. AI, robotics, and related technologies

create opportunities for novel capabilities in manufacturing and logistics, including ones with applications to defense and national security. This is consistent with “America’s Action Plan” authored by the White House to promote and achieve international dominance in artificial intelligence.

Chandler is uniquely positioned to experience a new wave of economic growth through AI data centers, much like it became hub for high-tech manufacturing. Low energy costs, a favorable regulatory environment, and strategic infrastructure investments will allow the East Valley to become a magnet for hyperscale data centers and AI computing facilities. With growing demand for cloud services, artificial intelligence, and digital infrastructure, Chandler’s combination of near-term power capacity, renewable energy potential, and access to fiber networks makes it a prime destination for next-generation digital industry growth. Beyond direct employment, these facilities drive demand for skilled labor, construction, renewable energy development, and ancillary services which will create a ripple effect across Chandler and East Valley communities.

AI Data centers are needed to support Arizona’s leading industries that generate and support thousands of quality jobs that depend on this infrastructure. Arizona is poised to be a leader in tech and innovation growth as the AI revolution continues. By example, SoftBank’s founder Masayoshi Son is exploring a \$1 trillion industrial complex in Arizona to build robots and artificial intelligence. Recently Hadrian, an advanced manufacturing company building AI-powered factories for America, announced a large-scale manufacturing and software hub in the East Valley, representing a minimum \$200 million investment that will create 350 new jobs in the region. Due to the sheer amount of data required to efficiently operate these highly automated factories, proximity to scalable data centers that meet a project’s timeline is paramount in the site selection process. During the planning stage, fiber infrastructure is designed to the shortest distance (often scrutinized to eliminate extra feet) in order to maximize bandwidth to efficiently run rapid computations, AI automation for fabrication, manufacturing, and quality control, and other AI-dependent operations.

These types of facilities bolster domestic manufacturing for critical aerospace and defense systems, strengthening U.S. supply chains in support of national security. However, they desire co-location near data center facilities to support proprietary software platform, production autonomy and highly automated factories. This rapid, automation-driven approach enables resiliency, improves latency, and delivers mission-critical AI data storage and computation faster than traditional systems, while creating high-skill jobs for American workers.

This proposed redevelopment of the Property will attract new uses focusing on artificial intelligence, research and development, office, flex industrial, healthcare and bioscience, and information technology.

This PAD/PDP request is consistent with the established land development pattern in the area and is an appropriate land use for this vicinity. Further, this request will support the development of employment-related industries—either through a mix of users or under a single campus user model. Both scenarios ensure that future employment opportunities are provided, which is consistent with the City’s vision for this area. The Price Road Innovation Campus PAD will contribute to the orderly growth of the City.

B. Relationship to Adjacent Properties

The area surrounding the Property consists of office condos and a sports court amenity to the north (across Price Road); single-family and multi-family residential to the east (across Dobson Road); the Chandler Public Safety Training Center and two City of Chandler potable water tanks to the south; and the Chandler Ocotillo Water Reclamation Plant to the west.

C. General Plan and Zoning

This request conforms to the City of Chandler General Plan which designates the Property for employment uses and within the South Price Road Corridor Growth Area. The Ocotillo Master Plan also designates the Property as “Employment”, which conforms to the proposed use. As noted above, the Property is currently zoned Planned Area Development (“PAD”) for an industrial campus use.

D. Permitted Uses

All uses permitted in the Planned Industrial (I-1) District of the Chandler Zoning Code; all general offices, including professional and administrative (but excluding medical/dental offices); research and development; tech-related business; manufacturing, fabrication and processing, entertainment and media production/post-production facilities, and data center. Restaurant uses may be permitted in buildings located adjacent to the lake.

II. Preliminary Development Plan

The PDP will establish the site and building standards for the Property. This document will set forth and establish a PDP and development standards for all future development within the Price Road Innovation Campus PAD.

A. Development Standards

All development standards in the I-1 zoning district of the Chandler Zoning Ordinance shall apply to the Property, except as provided herein. In the event of a conflict between a provision of this application and a provision of the Chandler Zoning Ordinance, the provisions of this PAD shall apply. Refer to **Table 1** for a summary of development standards for this proposal.

Table 1 – Development Standards	
Development Standard	PAD
Building Height (Maximum)	90'
Building Setbacks (Minimum)	
Adjacent to Arterial Streets	50'
Side (South)	12'
Rear (West)	25'
Landscape Setbacks (Minimum)	
Arterial Intersection	50' for First 250' from Intersection
Adjacent to Arterial Streets	20'
Side (South)	12'
Rear (West)	12'
Parking	1,115 Spaces Provided, Including 12 EV Spaces

B. Site Layout and Design

Price Road Innovation Campus intends to provide opportunities for a wide and diverse spectrum of employment uses and high-quality jobs. Development and uses in this PAD will support research & development, technical, creative, data, advanced manufacturing, fabrication and processing, entertainment and media production/post-production and other technology-forward businesses. Low to moderate intensity industrial flex and office uses are also permissible. The requested development standards are intended to allow this Property the ability to bring together various types of uses in a cohesively planned campus setting.

The conceptual site plan (**Tab B**) for the Price Road Innovation Campus outlines a well-balanced development featuring six (6) buildings totaling nearly 696,874 square-feet of total building area on 40 acres. Building A, which is adjacent to the City's wastewater treatment facility along the western site boundary, has a ground level building footprint of approximately 140,959 square feet—occupying just 8% of the total site area—while delivering 422,877 square feet of building area across three stories. The verticality of Building A strategically facilitates a more efficient land use strategy over the balance of the Property by preserving the majority of the Property for additional high-value employment-generating development while also accommodating a switch station and utility area at the southwest corner of the Property, which is also adjacent to the City's wastewater treatment plant. The remaining campus square footage is distributed across five (5) flex buildings, offering versatility to accommodate a variety of users.

Building A, which is dedicated to a data center use, is purpose-built for the next generation of AI-driven compute workloads—marking a significant departure from traditional hyperscale designs like those used by legacy colocation operations. This campus is not a retrofit of older infrastructure but an engineered solution for high-density, high-efficiency AI computing from day one. Key differentiators include:

- Direct to chip cooling versus ambient environment cooling – historically, data halls have been cooled by forcing cold air through the server racks and then exhausting the hot air into the environment. Building A is designed to support direct to chip cooling where each server has coolant piping looped throughout the server, which improves heat rejection and maintains the processors at an acceptable temperature.
- Electrical distribution equipment throughout the building is designed to support a materially higher electrical demand per square foot than historical data centers
- Oversized structural design to provide increased floor, column and roof loads required to support additional equipment, plumbing and electrical and low voltage wiring. Additional structural upgrades may be utilized to support immersive cooling servers involving a dielectric solution that absorbs the heat from the equipment allowing denser racks.

In addition to the buildings, the Price Road Innovation Campus site plan maintains an established Ocotillo Community Association (“OCA”) lake at the northeast corner of the Property, which is a part of a multi-faceted reclaimed-water-based system intended to primarily provide irrigation across the master-planned Ocotillo community. While the Property is obligated by the OCA to maintain the lake in accordance with its private agreements, the applicant is proposing to reduce the total surface area of the lake by approximately 5,274 square

feet in order to accommodate efficient site design and support the City's sustainability measures (See **Tab J**). OCA has provided its approval and a letter of support for this design and request.

The conceptual site plan is intended to show a possible configuration and building orientation of the total site area to be developed and does not represent specific future tenant(s), which may include a larger single user who desires a different building configuration. Additionally, second floor mezzanines may be offered inside buildings B-F to the extent parking is available on site. If additional parking is needed because of a larger employment use or expanding building size, a parking structure may be constructed in lieu of an interior building.

Circulation

Primary access will be provided from Price Road and Dobson Road utilizing the existing access drives where appropriate. The internal circulation of the site is designed to provide flexibility to support automotive, light truck, and tractor-trailer traffic to the parking and loading areas. The entire site allows for cross access to create a unified and flexible campus.

Pedestrian access will include all required walkways connecting to public streets, along with internal pathways to support connectivity for business users. Additional internal circulation routes have been incorporated to serve employee amenity spaces and enhance connectivity between campus buildings.

C. Architectural Design and Theme

The architecture for Price Road Innovation Campus will reflect a contemporary modern character. This is established through the use of clean edges and forms, with architectural accents that create an underlying common connection between the buildings while allowing opportunities for individual uses and identity. Styles may vary while maintaining some common threads, which create compatibility between buildings and land uses. The representative images are for illustration purposes only, intended to communicate a general level of quality and design vocabulary for future buildings within the Price Road Innovation Campus PAD. **See Tab C, Perspective Renderings.** Buildings will incorporate the following approved exterior façade materials:

- Architectural metal panels
- Architectural storefront and spandrel glazing
- Projecting metal window shades with painted finish
- Poured in place, tilt-up or precast concrete provided that surfaces be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process).



- Integrally colored concrete block, smooth face and/or split-face block units.
- Any roof access ladders shall be located inside the building.

The conceptual building elevations include four-sided architecture and distinct design elements, such as strong architectural forms, colors and accent shading features, variations in building height, and building envelope articulation, which collectively provide for an enhanced visual interest and varied building massing and create distinctive points of entry for users. **See Tab E, Elevations.** Roof and ground mounted equipment, service areas, and utility terminations and devices will be screened from public view by building parapets, screen walls and other similar features. No portion of any roof mounted equipment shall be visible from the public right of way above the lowest wall's parapet. Grade level doors are provided on buildings C through F to provide direct vehicle access into the buildings, consistent with typical expectations for flex spaces.

Buildings shall incorporate architectural elements such as tinted storefront glass entries, elevated metal tenant entrance canopies, projecting painted metal window shades and concrete tilt panel construction with varying widths of architectural reveals and contrasting colors.

This PDP sets forth the architectural expectations for the project; however, future tenant-driven building elevations, landscape/civil drawings, site plans and other corresponding plans shall be required to be reviewed and approved by Staff and will not require a formal approval process.

Colors and Materials

The buildings will be constructed from site finished/painted concrete tilt walls with formed reveals and form-liner texture, aluminum storefronts with insulated glazing, and architectural metal siding for accent. At a minimum, a three (3) tier-colorization of the building facades, combined with accent color banding, will emphasize the various elements of the building façade, sites will have complementary color palettes to tie project developments together while maintaining their individual identity. Colors and light materials should be used to create visual harmony. **See Tab F, Colors and Materials Palette.**

D. Landscaping and Walls

Landscaping will be provided in accordance with the Zoning Ordinance, unless otherwise modified herein. **See Tab D, Conceptual Landscape Plan.** A major objective of the landscaping is to provide a well-planned landscape area along Price Road and at key project entryways. Landscaping along the project's street frontages

will be preserved where healthy trees exist. To the extent existing trees cannot be salvaged and/or maintained, then frontage landscaping will be replaced to address damaged/missing trees. Landscaping will ultimately be maintained per the attached landscape plan. The landscape design for the project includes strong masses of shrubs and groundcovers. The main project entry includes the retention of existing date palms to provide for an enhanced entry to the project.

The entries into the site shall be clearly identified as project entry points. The site entrances shall include increased and cohesive plant massing, themed plant species. Examples of landscape treatment in these areas may include palms, with shrub accent and groundcover plantings that add to site walls and directional signage.

“Soldier rows” of trees, and the massing of shrub material in the background will provide for a streetscape that emulates a formal streetscape design. Color, texture and massings will create visual interest for people and cars passing by. The plant palette along the streetscape is limited to only a "handful" of plant varieties to provide continuity with the streetscape. Yellow Bells, Winter Blaze, Baccharis Starn, Medicinal Aloe, Rosemary, Baja Ruellia and Yellow Dot groundcover are the prominent shrub and groundcover plantings in the landscape setback. Arterial tree sizes have been increased so that 50% of trees are 36" box size and 50% are 48" box size, creating an enhanced streetscape with more mature trees.

A 3-foot-tall decorative screen wall with bermed landscaping will screen the front parking area and vehicles. A formal and repetitive landscape will embellish the wall and provide the same design repetition and continuity provided in the wall design. The horizontal design of the wall allows landscaping on both sides so that the wall can be well integrated into the landscape.

The balance of the on-site landscape will consist of mature Evergreen Elm and Sissoo Trees in the parking lot planting areas to provide shade for cars and pedestrians. Islands are placed every twenty (20) parking spaces and planted with mature shade trees. Elm, Cascalote, Texas Mountain Laurel, Eucalyptus and Pine trees accent and soften building masses; and fast-growing Pistache and colorful Cascalote trees are placed along the entire perimeter. A pallet of flowering, low water use shrubs and groundcovers will complete the landscape.

Screen Walls, Theme Walls and Entry Monuments

A 3-foot-tall decorative masonry parking screen wall along Price Road shall be permitted within the required landscape setback. Screen walls along Price Road will complement the building architecture by incorporating similar details and material accents and providing appropriate articulation to the public street frontages. The

service area has been strategically located behind buildings, so that it is screened from view from Price Road. The design, materials and colors for all walls visible from public view will be uniform in appearance. The screen walls will be broken up by landscaping berms with shrubs and trees. **See Tab G, Site Details.**

E. Lighting

Decorative and custom color architectural lighting will be provided at each building entrance. General site light poles, building area lighting, and ingress/egress lighting will be finished similar to adjacent buildings/wall finishes.

F. Parking

Approximately 1,115 parking spaces, including programming for future EV Spaces and 38 ADA spaces are provided. This equates to a parking ratio of roughly four (4) parking spaces per 1,000 square feet of building area for the R&D/Flex/Office buildings, and 1 parking space per 9,000 square feet of building area for the data center use. The proposed parking exceeds the required flex parking ratio by almost double, which is intended to support higher levels of employment on-site. Second floor mezzanines may be offered inside buildings B-F, to the extent parking is available on site. If additional parking is needed because of a larger employment use or expanding building size, a parking structure may be constructed in lieu of an interior building.

G. Signage

Signage is conceptually proposed herein. Specifically, the envisioned signage may include two (2) tenant identification monument signs, and a project identification monument sign and/or public art feature. The tenant identification monument signs are proposed in existing locations, as depicted on the site plan. The proposed tenant monument signs are nine (9) feet tall from the bottom of the sign base to the top of the sign, and approximately 160 square feet in area inclusive of the raised planters that are engaged with the sign base. The tenant monument signs feature the project logo, which represents a globe with interconnectedness at the project intersection. The tenant monument signs have been thoughtfully designed to enhance site identity while complementing the overall architectural character of the development. The tenant monument signs are constructed primarily from concrete masonry units (CMU) that match the project's material palette, in order to convey a cohesive and durable aesthetic. The monument sign structure is topped with clean-lined break metal

caps, providing a refined finish and weather resistance. A key feature of the tenant monument sign design is its integration with the project's landscaping. Steel plate raised planters are incorporated at the base, flanked by symmetrical raised planters on each side, which contribute to a softened visual impact.

A project monument sign is also proposed at the northeast corner of the project, where Price Road and Dobson Road intersect. The project monument sign establishes a strong visual and project identity for the Property, as well as a sense of arrival. Constructed with concrete and integrated LED lighting, the monument sign is framed by a dynamic band of backlit linear elements that evoke the appearance of circuit paths or data flows—symbolizing innovation, technology, and forward-thinking design. The lighting is embedded directly into the wall structure, enhancing visibility and creating an engaging visual experience for both pedestrians and motorists. Set within a thoughtfully landscaped setting, including planter boxes that flank either side of the sign, the sign is surrounded by native and drought-tolerant plantings, offering a sustainable and welcoming environment. The integration of hardscape, softscape, and lighting underscores the site's commitment to design excellence and innovation. The project monument sign is 12-feet-tall from the top of the sign to the sign base, and consists of approximately 4,000 square feet of area.

Wall mounted project and tenant identification signage are also contemplated. Except as modified herein, all future tenant signage will comply with City of Chandler standards. The signage proposed herein complements the project architecture and provides for a sense of continuity through the use of colors and materials.

H. Phasing

As illustrated in Figure 2, the project will be executed in a phased manner to ensure orderly progress and create initial opportunities for a single-tenant user prior to constructing future speculative buildings. Following demolition of the existing on-site structures, it is anticipated that construction will commence with Building A and Building B in Phase 1 (**See Sheet SP-1A**). Delivering these buildings concurrently ensures a coordinated approach that supports the functional and operational integrity of the overall development. The balance of the site will be marketed to attract a single-tenant user who could occupy all (or a portion of) the

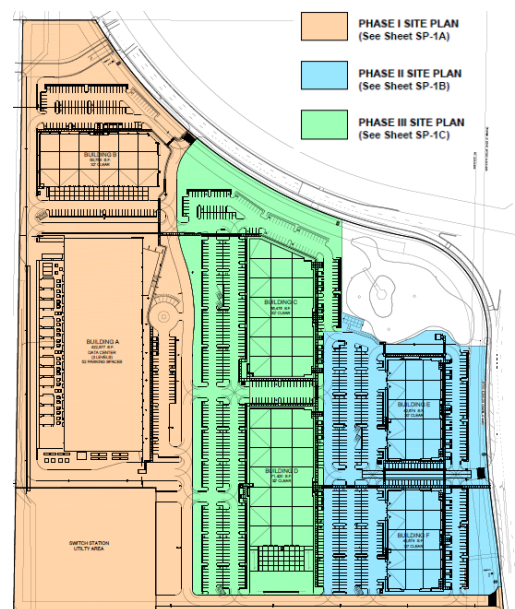


Figure 2 – Phasing Plan

remaining 19+/- acres. However, to encourage development of future buildings, the PAD sets forth an expectation that, at a minimum, Buildings E and F will obtain building permits within 12 months of the Certificate of Occupancy of the data center building (**See Sheet SP-1B**), and either Building C or D will obtain a building permit within 36 months of the Certificate of Occupancy of the data center (**See Sheet SP-1C**).

These milestones are intended to encourage steady advancement of the entire development and to maintain the project's momentum through successive phases. This phasing strategy reflects the applicant's commitment to delivering the project in a timely and coordinated manner while supporting the long-term planning goals of the City.

Notwithstanding the above phasing plan, the development sequence may be modified to respond to market demand if a single employment-based user seeks modifications to support its intended use. All needed off-site and on-site improvements will be constructed at the time each phase is developed. When a phase is developed, it will include necessary street improvements to provide proper access to a street/frontage road, water and sewer connections into the city system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel.

III. Engineering

A. Grading and Drainage

Existing drainage on the site generally flows from north and east to the southwest corner of the site. The site will provide the required 100-yr, 2-hour retention via underground storage. The site will dissipate the retention storage volume within the required 36 hours via approved drywells. **See Tab H, Preliminary Grading and Drainage Plan.**

B. Water and Sewer

The Property is immediately bounded by public rights-of-way with existing public utilities within Price Road and Dobson Road. Preliminary water and sewer reports have been included that provide preliminary pipe sizes and connection locations for the buildings. Final water and sewer reports will determine the final pipe sizes and connection locations for all buildings during the permit process.

The fire system will be designed in accordance with City standards. The system will be looped with onsite private hydrants connected to a private hydrant line loop and a hydraulically separated onsite private fire line loop feeding to risers as needed for fire code for each building. The FDCs will be located at the backflow connection to the public water system along the adjacent rights of ways. Fire hydrants will be spaced in accordance with City standards.

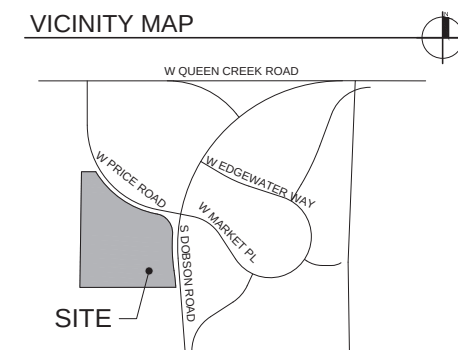
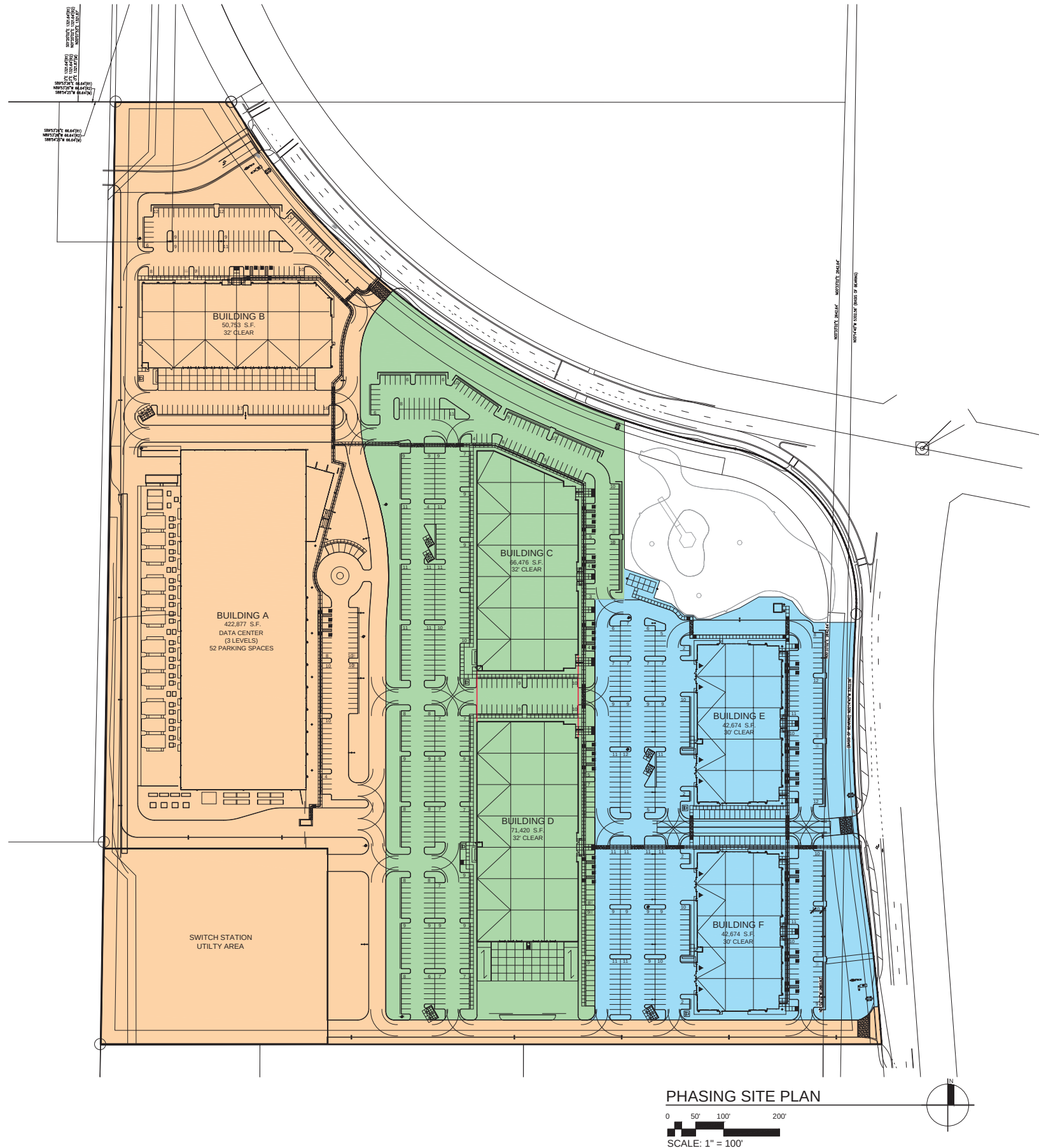
IV. Summary

Price Road Innovation Campus PAD will redevelop an antiquated campus that has sat empty for over seven years. This PAD spurs new development for a mix of advanced technology driven uses, including artificial intelligence, advanced computing, tech research and business park, medical tech, flex industrial office space, and data center. This modern high-quality development will attract employers to the area and provide new building inventory for businesses and employers who will contribute to the economic vitality of the City. The project will generate a significant increase in incremental tax revenue to Chandler while creating hundreds of well-compensated job opportunities in a variety of in-demand industry sectors. This flexible project with a variety of building sizes and potential tenant spaces will accommodate a variety of businesses sizes and types to locate or expand their operations in this employment area. The proposed PAD/PDP conforms with and promotes the goals and objectives of the City of Chandler General Plan and South Price Road Corridor Growth Area. Price Road Innovation Campus PAD complements the Price Road Corridor and will provide significant employment opportunities for business and the City of Chandler.



Site Aerial Map





PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

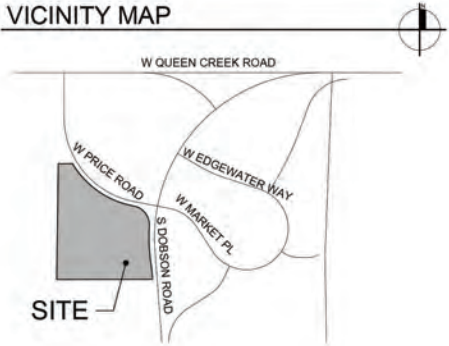
Chandler, Arizona



Project No.: 24065_ST13
Issue Date: 07-21-2025
Title:

PHSP-1





PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD	
ZONING:	PAD	
APN#:	303-37-001U	
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)	
EXISTING BUILDING AREA:	+/- 369,000 S.F.	
NEW BUILDING AREA:		
A - DATA CENTER (3 LEVELS)	422,877 S.F.	
B - R&D / FLEX / OFFICE	50,753 S.F.	
TOTAL NEW BUILDING AREA:	473,630 S.F.	
* WITH AN ADDITIONAL 41 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 10,250 S.F. OF MEZZANINE AREA. THE 10,250 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT BOTH BUILDINGS OR BE LOCATED ENTIRELY IN ONE BUILDING. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY ADDING A PARKING STRUCTURE.		
BUILDING SETBACKS:		
FRONT:	50'-0" (ALONG ARTERIAL STREETS)	
SIDE:	12'-0"	
BACK:	25'-0"	
LANDSCAPE SETBACKS:		
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)	
SIDE:	12'-0"	
BACK:	12'-0"	
BUILDING COVERAGE:	191,712 SF / 1,742,414 SF = 11.0%	
PROPOSED BUILDING PARAPET HEIGHT:		
A - DATA CENTER (3 LEVELS)	85'-0"	
B - R&D / FLEX / OFFICE	47'-0"	
PARKING REQUIRED:		
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF	47 SPACES
B - R&D / FLEX / OFFICE 4/1000 SF:	50,753 SF/250 SF	203 SPACES
TOTAL PARKING REQUIRED:		250 SPACES
PARKING PROVIDED:		
DATA CENTER:		52 SPACES
B - R&D / FLEX / OFFICE:		175 SPACES
TOTAL PARKING PROVIDED:		227 SPACES
ADA PARKING REQUIRED: (201 to 300 SPACES)		7 SPACES
ADA PARKING PROVIDED:		8 SPACES
EV PARKING PROVIDED:		4 SPACES
PARKING STALL DIMENSIONS:		
STANDARD:		9'X19' W/ 2.5' OH
ACCESSIBLE:		11'X19' W/ 2.5' OH

PROJECT TEAM

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PRICE ROAD INNOVATION CAMPUS
3380 South Price Road
Chandler, Arizona

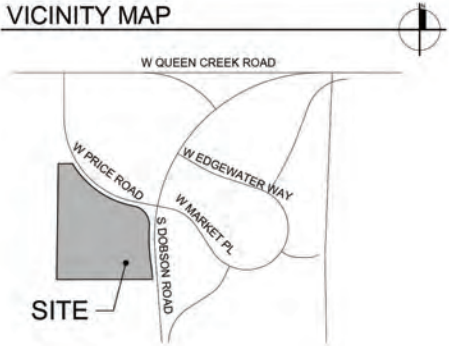


Project No.: 24065_ST12
Issue Date: 07-14-2025

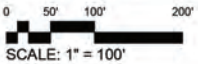
SP-1A



Butler Design Group, Inc
architects & planners



SITE PLAN



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZONING:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXISTING BUILDING AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BUILDING AREA: 558,978 S.F.

* WITH AN ADDITIONAL 250 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 125,000 S.F. OF MEZZANINE AREA. THE 125,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULTIPLE BUILDINGS. ADDITIONAL MEZZAN NE/2ND FLOOR CAN BE CONTEMPLATED BY ADD NG A PARK NG STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE: 226,307 SF / 1,742,414 SF = 13.0%

PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF 47 SPACES
R&D / FLEX / OFFICE 4/1000 SF:	136,101 SF/250 SF 545 SPACES
TOTAL PARKING REQUIRED:	592 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	556 SPACES
TOTAL PARKING PROVIDED:	608 SPACES

ADA PARKING REQUIRED: 2% of Total Required (.02 x 1,103)	14 SPACES
ADA PARKING PROVIDED:	20 SPACES
EV PARKING PROVIDED:	8 SPACES

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2.5' OH
ACCESSIBLE:	11'X19' W/ 2.5' OH

PROJECT TEAM

DEVELOPER
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PRICE ROAD INNOVATION CAMPUS
3380 South Price Road
Chandler, Arizona

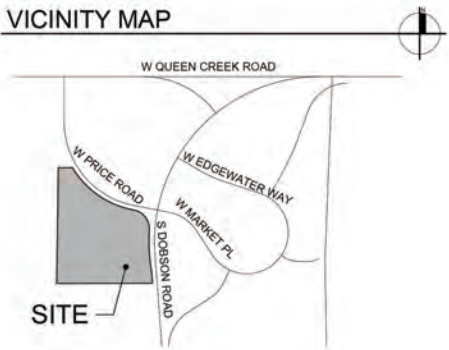


Project No.: 24065_ST12
Issue Date: 07-14-2025
Title:

SP-1B



Butler Design Group, Inc
architects & planners



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZONING:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXISTING BUILDING AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
C - R&D / FLEX / OFFICE	66,476 S.F.
D - R&D / FLEX / OFFICE	71,420 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BUILDING AREA: 696,874 S.F.
* WITH AN ADDITIONAL 520 PARK NG SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 260,000 S.F. OF MEZZAN NE AREA. THE 260,000 S.F. OF MEZZAN NE AREA CAN BE DISPERSED THROUGHOUT MULTIPLE BUILDINGS. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY REPLACING BUILDING D WITH A PARKING STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE:	414,956 SF / 1,742,414 SF = 23.8%
--------------------	-----------------------------------

PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
C - R&D / FLEX / OFFICE	45'-0"
D - R&D / FLEX / OFFICE	45'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF 47 SPACES
R&D / FLEX / OFFICE 4/1000 SF:	273,997 SF/250 SF 1,096 SPACES
TOTAL PARKING REQUIRED:	1,143 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	1,100 SPACES
TOTAL PARKING PROVIDED:	1,152 SPACES

ADA PARKING REQUIRED: 20 + 1 for each 100	32 SPACES
ADA PARKING PROVIDED:	36 SPACES

EV PARKING PROVIDED:	12 SPACES
----------------------	-----------

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2.5' OH
ACCESSIBLE:	11'X19' W/ 2.5' OH

PROJECT TEAM

DEVELOPER
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PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona

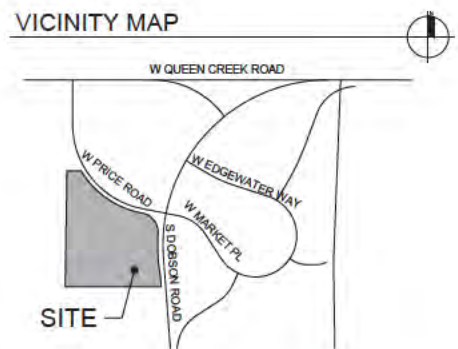
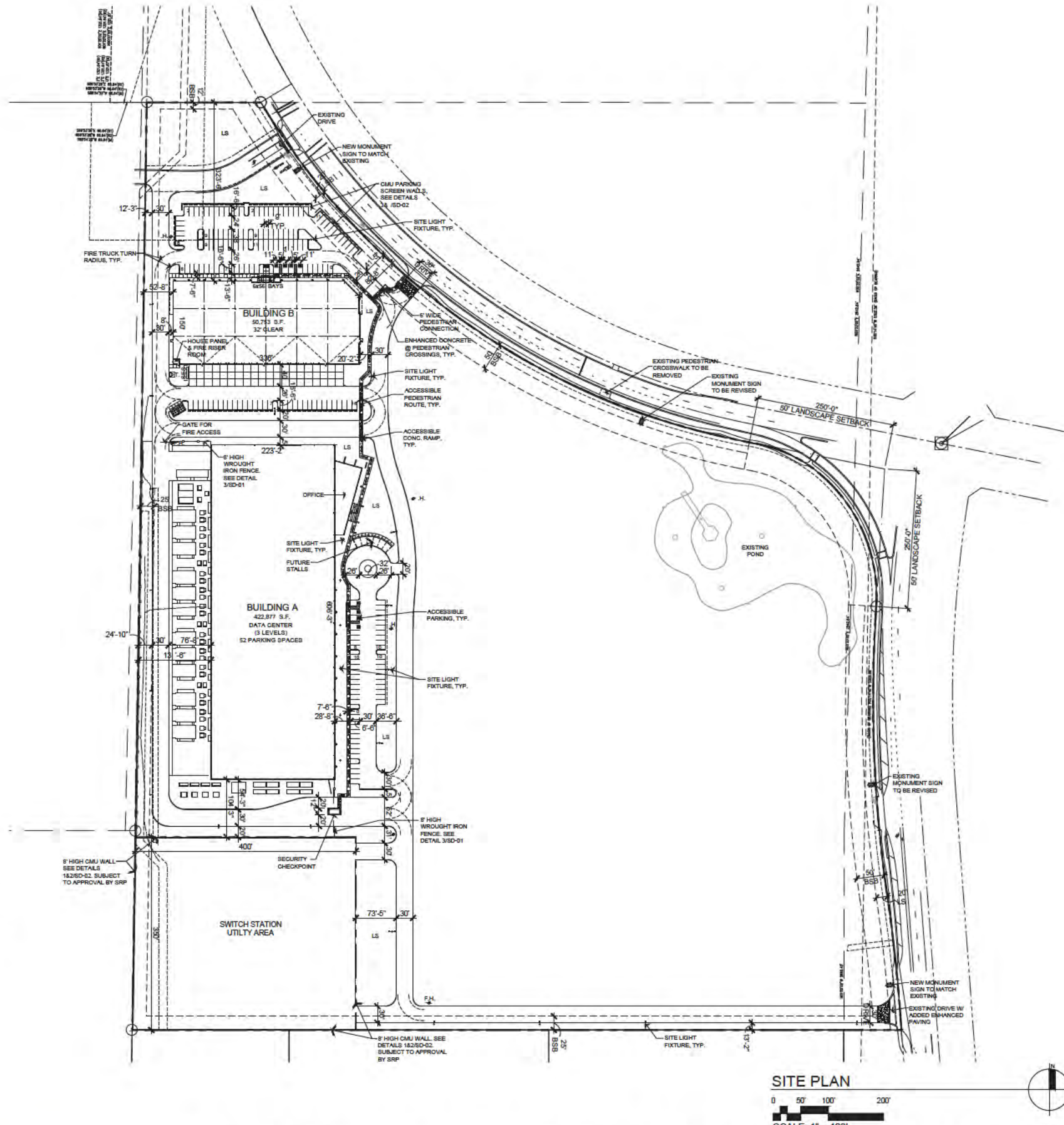


Project No.: 24065_ST13
Issue Date: 07-14-2025
Title:

SP-1C



Butler Design Group, Inc
architects & planners



PROJECT DATA	
ADDRESS:	3380 S. PRICE ROAD
ZONING:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST'NG BUILDING AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
TOTAL NEW BUILDING AREA:	473,630 S.F.
* WITH AN ADDITIONAL 40 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 20,000 S.F. OF MEZZANINE AREA. THE 20,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT BOTH BUILDINGS OR BE LOCATED ENTIRELY IN ONE BUILDING. ADDITIONAL MEZZANINE 2ND FLOOR CAN BE CONTEMPLATED BY ADDING A PARKING STRUCTURE.	
BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"
LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR FIRST 250' FROM INTERSECTION)
	20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"
BUILDING COVERAGE:	191,712 SF / 1,742,414 SF = 11.0%
PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
B - R&D / FLEX / OFFICE 2/1000 SF:	50,753 SF/500 SF
TOTAL PARKING REQUIRED:	149 SPACES
PARKING PROVIDED:	
DATA CENTER:	52 SPACES
B - R&D / FLEX / OFFICE:	137 SPACES
TOTAL PARKING PROVIDED:	189 SPACES
ADA PARKING REQUIRED: (151 to 200 SPACES)	
ADA PARKING PROVIDED:	6 SPACES
EV PARKING PROVIDED:	8 SPACES
PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2 5' OH
ACCESSIBLE:	11'X19' W/ 2 5' OH

PROJECT TEAM	
DEVELOPER	ARCHITECT
Active Infrastructure	Butler Design Group
487 E. Main Street, Suite 168	5013 E. Washington St. #100
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CIVIL	LANDSCAPE
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PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

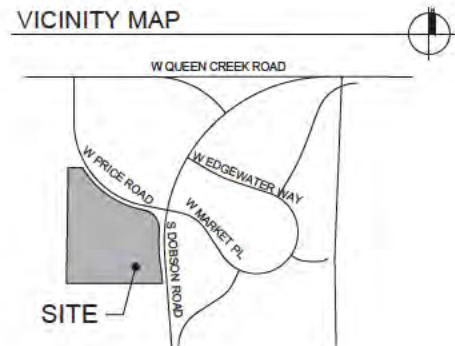
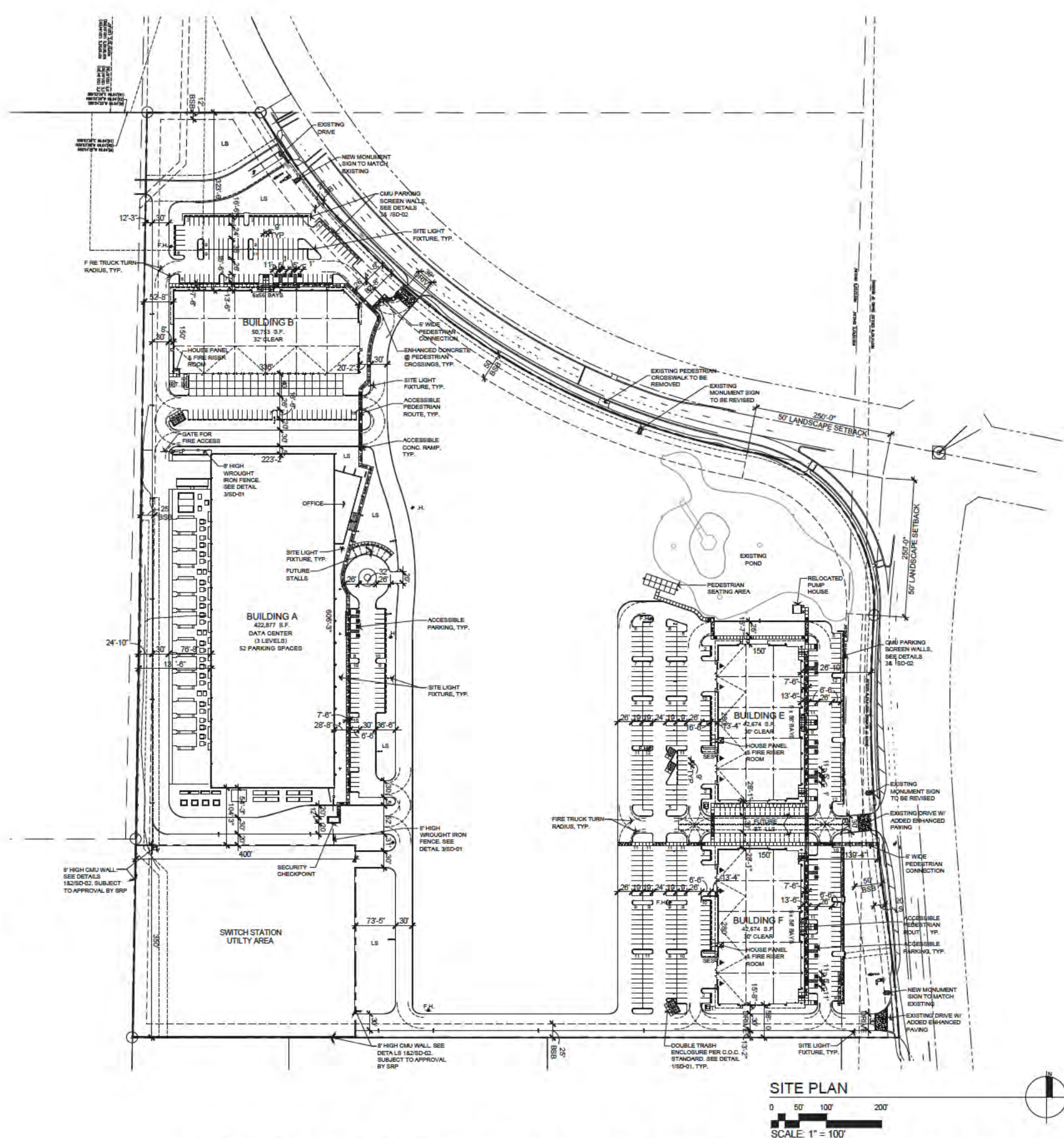
Chandler, Arizona



Project No.: 24065_ST13
Issue Date: 07-21-2025
Title:

SP-1A





PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

Chandler, Arizona



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZON NG:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST NG BU LD NG AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.
TOTAL NEW BU LD NG AREA:	558,978 S.F.

* WITH AN ADDITIONAL 250 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 125,000 S.F. OF MEZZANINE AREA. THE 125,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULT PLE BU LD NGS. ADDITIONAL MEZZAN NE/2ND FLOOR CAN BE CONTEMPLATED BY ADD NG A PARK NG STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR F RST 250' FROM INTERSECTION)
	20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE:	226,307 SF / 1,742,414 SF = 13.0%
--------------------	-----------------------------------

PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQU RED:		
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF	47 SPACES
R&D / FLEX / OFFICE 2/1000 SF:	136,101 SF/500 SF	273 SPACES
TOTAL PARKING REQU RED:		320 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	518 SPACES
TOTAL PARKING PROVIDED:	570 SPACES

ADA PARKING REQU RED: 2% of Total Required (.02 x 608)	12 SPACES
ADA PARKING PROV DED:	20 SPACES

EV PARK NG PROVIDED:	8 SPACES
----------------------	----------

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2' 5" OH
ACCESS BLE:	11'X19' W/ 2' 5" OH

PROJECT TEAM

DEVELOPER
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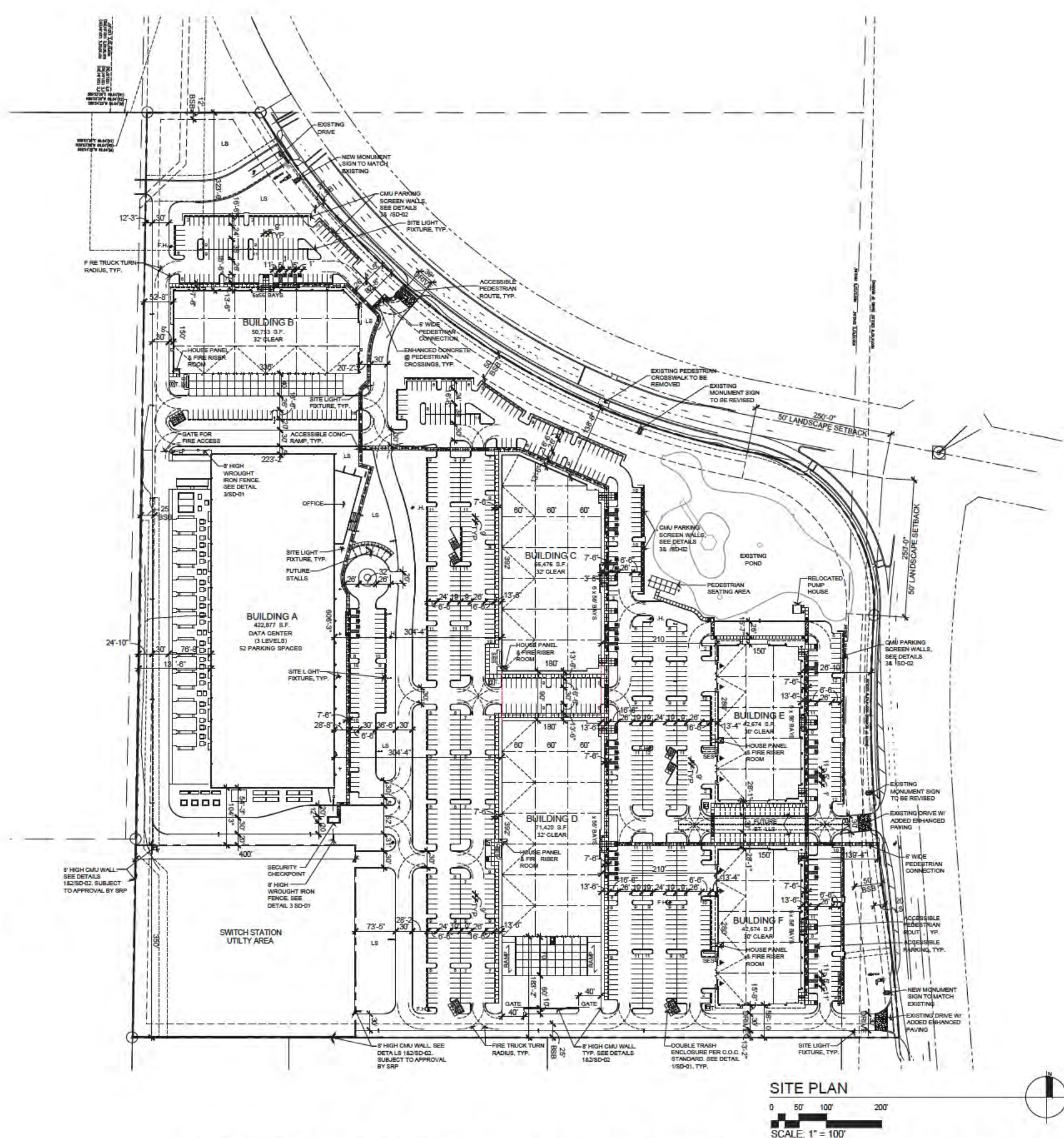


Project No.: 24065_ST13
Issue Date: 07-21-2025
Title:

SP-1B



Butler Design Group, Inc.
architects & planners



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZON NG:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST NG BU LD NG AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
C - R&D / FLEX / OFFICE	66,476 S.F.
D - R&D / FLEX / OFFICE	71,420 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BU LD NG AREA: 696,874 S.F.

* WITH AN ADDITIONAL 520 PARKING SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 260,000 S.F. OF MEZZANINE AREA. THE 260,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULT PLE BU LD NGS. ADDITIONAL MEZZAN NE/2ND FLOOR CAN BE CONTEMPLATED BY REPLAC NG BU LD NG D WITH A PARK NG STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR F RST 250' FROM INTERSECTION)
	20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE: 414,956 SF / 1,742,414 SF = 23.8%

PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
C - R&D / FLEX / OFFICE	45'-0"
D - R&D / FLEX / OFFICE	45'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQU RED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
R&D / FLEX / OFFICE 2/1000 SF:	273,997 SF/500 SF
TOTAL PARKING REQU RED:	595 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	1,063 SPACES
TOTAL PARK NG PROV DED:	1,115 SPACES

ADA PARKING REQU RED: 20 + 1 for each 100	32 SPACES
ADA PARKING PROV DED:	38 SPACES
EV PARK NG PROVIDED:	12 SPACES

PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2'5" OH
ACCESS BLE:	11'X19' W/ 2'5" OH

PROJECT TEAM

DEVELOPER

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PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

Chandler, Arizona



Project No.: 24065_ST13
Issue Date: 07-21-2025
Title:

SP-1C



Butler Design Group, Inc
architects & planners





PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona



Project No.: 24065

Issue Date: 07/21/2025

Title:

3D VIEWS



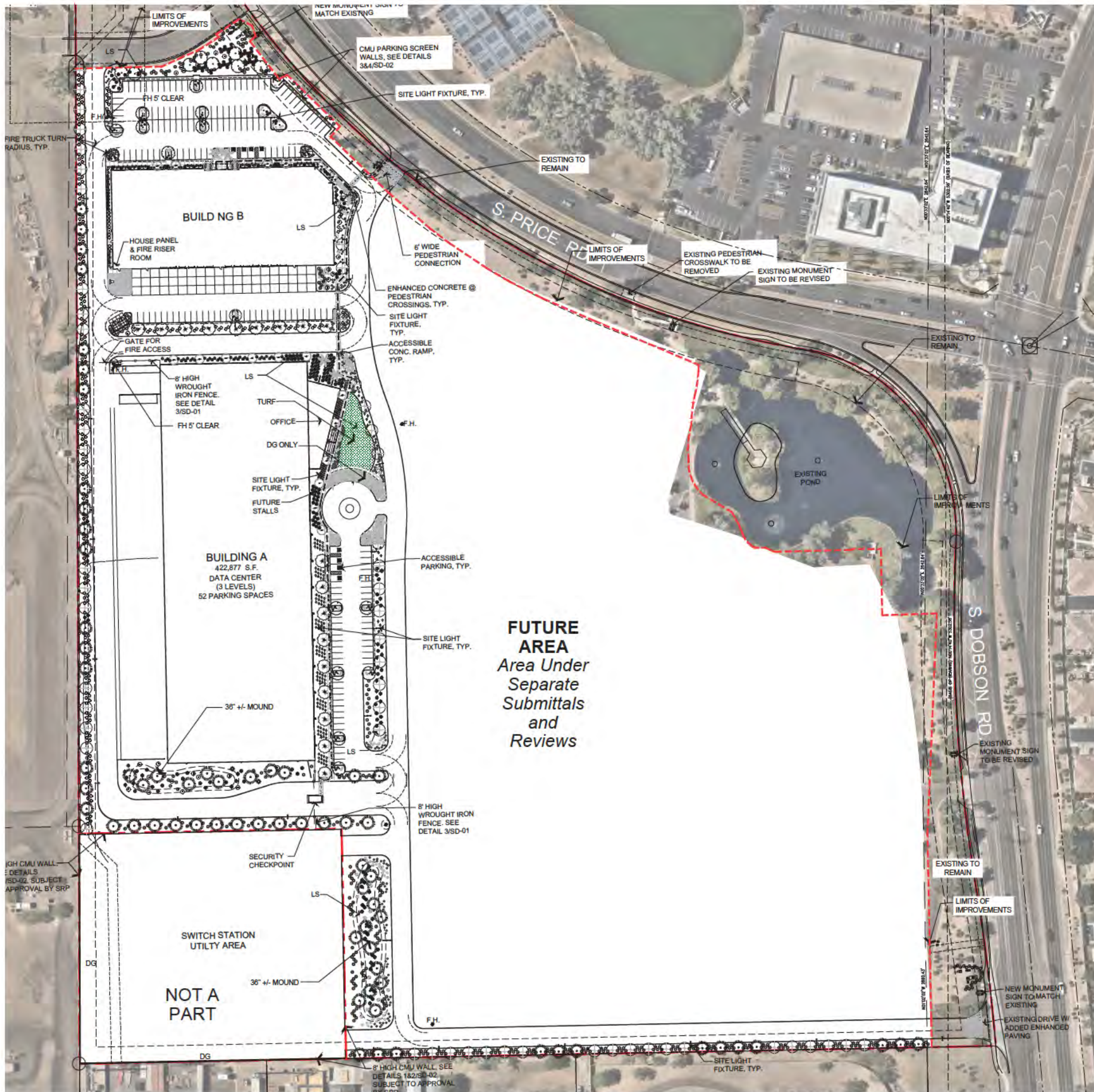
PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona



Project No.: 24065
Issue Date: 07/21/2025

Title:
3D VIEWS



PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZON NG:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST NG BU LD NG AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
TOTAL NEW BU LD NG AREA:	473,630 S.F.
* WITH AN ADDITIONAL 40 PARKING SPACES, MORE THAN REQU RED, THIS SITE SUPPORTS UP TO 20,000 S.F. OF MEZZANINE AREA. THE 20,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT BOTH BUILDINGS OR BE LOCATED ENT RELY IN ONE BU LD NG. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY ADDING A PARKING STRUCTURE.	
BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"
LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR F RST 250' FROM INTERSECTION)
	20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"
BUILDING COVERAGE:	191,712 SF / 1,742,414 SF = 11.0%
PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
PARKING REQU RED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
	47 SPACES
B - R&D / FLEX / OFFICE 2/1000 SF:	50,753 SF/500 SF
	102 SPACES
TOTAL PARKING REQU RED:	149 SPACES
PARKING PROVIDED:	
DATA CENTER:	52 SPACES
B - R&D / FLEX / OFFICE:	137 SPACES
TOTAL PARKING PROVIDED:	189 SPACES
ADA PARKING REQU RED: (151 TO 200 SPACES)	6 SPACES
ADA PARKING PROV DED:	8 SPACES
EV PARK NG PROVIDED:	4 SPACES
PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2' 5" OH
ACCESS BLE:	11'X19' W/ 2' 5" OH

PROJECT TEAM

DEVELOPER

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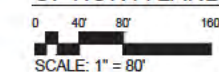
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OPTION A LANDSCAPE PLAN



TYPE:

CONCRETE POT SCHEDULE
COLOR - TAN

ID# C018

PLANT MATERIAL PER POT:
1 - MED FAN PALM - 15 GALLON
3 - ELEPHANT FOOD - 5 GALLON / EVENLY SPACED
TOP DRESS WITH DG

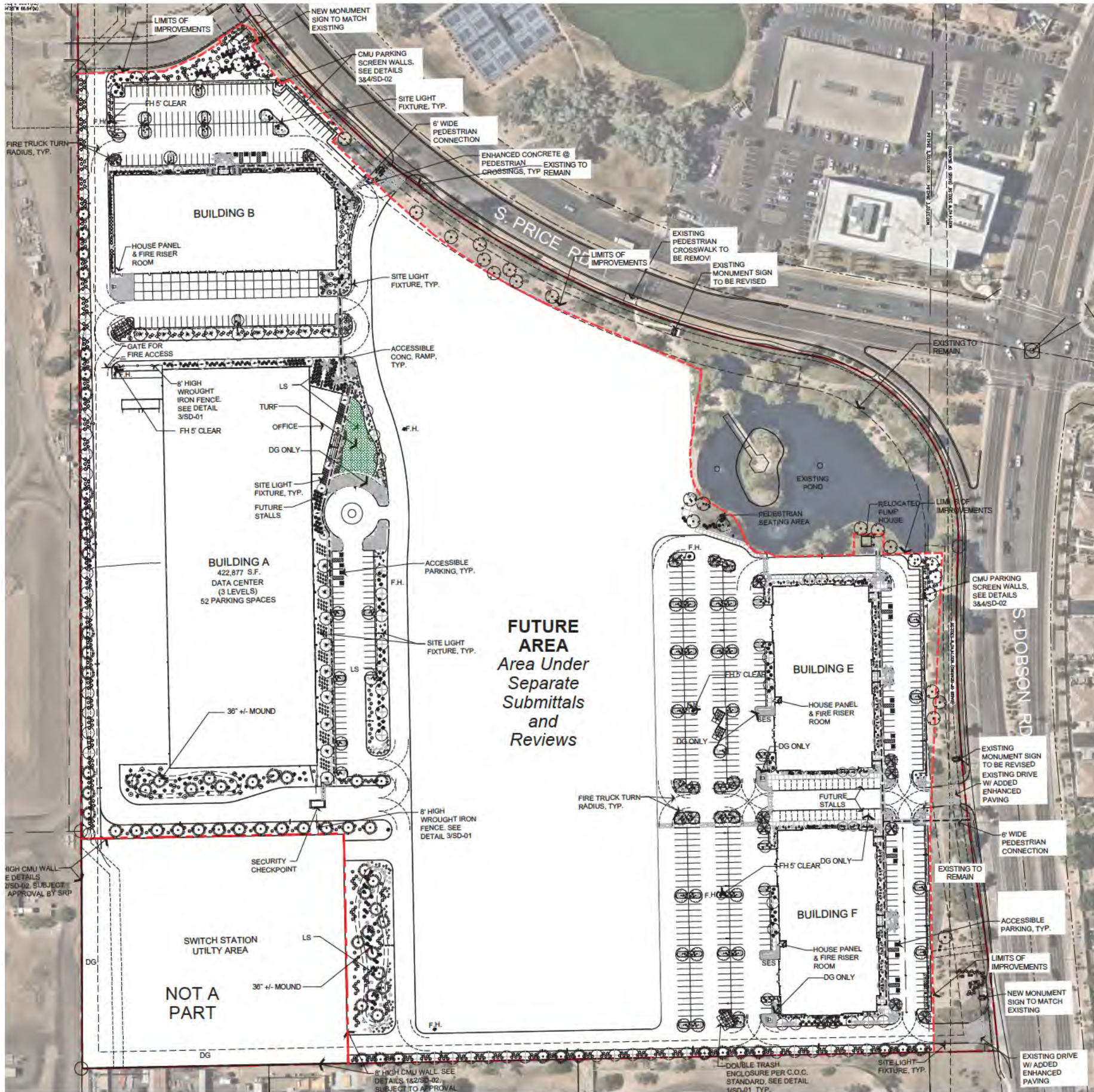
LANDSCAPE LEGEND

ALL TREES TO EXCEED ARIZONA NURSERYMAN ASSOCIATION SPECIFICATIONS FOR MINIMUM RECOMMENDED SIZE
U.O.N. INDICATES UNLESS OTHERWISE NOTED

TREES	Size
Brahea armata Mexican Blue Palm	15 Gallon
Ulmus parviflora Evergreen Elm	Standard 24" box
Washingtonia filifera Hybrid Fan Palm	14" TR FT Straight, Skinned, Matching
Olea europaea "Wilsoni" Wilson's Fruitless Olive	Mu S-Trunk 36" Box
Thevetia peruviana Yellow Oleander Standard	Standard 24" box
Pistache atlantica "Red Push" Red Push Pistache	Standard 24" box
Quercus virginiana Live Oak	Standard 24" box
Eucalyptus papuana Ghost Gum	Standard 24" box
Pinus edulis Mondel Pine	Standard 24" box
Dalbergia sissoo Sissoo	Standard 24" box
SHRUBS	Size
Tecoma stans Yellow Bells	5 Gallon
Tecoma stans Orange Jubilee	5 Gallon
Cassia nemophila Green Cassia	5 Gallon
Eremophila species Valentine Bush	5 Gallon
Leucophyllum frutescens 'compacta' Compact Texas Ranger	5 Gallon
Ruellia brittoniana Ruellia	5 Gallon
Carissa macrocarpa Natal Plum	5 Gallon
Carissa grandiflora "Tuttie" Tuttie's Natal Plum	5 Gallon
Muhlenbergia capillaris Regal Mist	5 Gallon
Callistemon citrinus "Little John"	5 Gallon
Eremophila hygrophana Blue Bells	5 Gallon
Nerium oleander "Pettie Pink" Pettie Pink	5 Gallon
Tecoma x Sparky	5 Gallon
GROUNDCOVERS	Size
Rosmarinus officinalis Trailing Rosemary	1 Gallon
Lantana x New Gold / Dallas Red	1 Gallon Used at Building Entries
Ruellia simplex Mexican Blue Bells	5 Gallon
Turf Mid-Iron Hybrid Bermuda Sod	
4" x 6" Concrete Header	
Decomposed Granite: Rock Pros Autumn", 3/4" Screened 2" min thickness in all non turf areas. Match existing, submit sample Granite rip rap - Hand placed 6" to 2" color to match D.G. submit sample to L.A. (place at all curb cuts to control erosion, see Civil plans) NOTE: 2/3 of each stone must be embedded in grout material. max. of 5% visible grout area	

VICINITY MAP





PROJECT DATA

ADDRESS:	3380 S. PRICE ROAD
ZON NG:	PAD
APN#:	303-37-001U
NET SITE AREA:	±1,742,414 S.F. (40.0 AC.)
EXIST NG BU LD NG AREA:	+/- 369,000 S.F.
NEW BUILDING AREA:	
A - DATA CENTER (3 LEVELS)	422,877 S.F.
B - R&D / FLEX / OFFICE	50,753 S.F.
E - R&D / FLEX / OFFICE	42,674 S.F.
F - R&D / FLEX / OFFICE	42,674 S.F.

TOTAL NEW BU LD NG AREA: 558,978 S.F.
* WITH AN ADDITIONAL 250 PARK NG SPACES, MORE THAN REQUIRED, THIS SITE SUPPORTS UP TO 125,000 S.F. OF MEZZANINE AREA. THE 125,000 S.F. OF MEZZANINE AREA CAN BE DISPERSED THROUGHOUT MULTIPLE BUILDINGS. ADDITIONAL MEZZANINE/2ND FLOOR CAN BE CONTEMPLATED BY ADDING A PARKING STRUCTURE.

BUILDING SETBACKS:	
FRONT:	50'-0" (ALONG ARTERIAL STREETS)
SIDE:	12'-0"
BACK:	25'-0"

LANDSCAPE SETBACKS:	
FRONT:	50'-0" (FOR F RST 250' FROM INTERSECTION) 20'-0" (ALONG REST OF STREETS)
SIDE:	12'-0"
BACK:	12'-0"

BUILDING COVERAGE:	226,307 SF / 1,742,414 SF = 13.0%
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PROPOSED BUILDING PARAPET HEIGHT:	
A - DATA CENTER (3 LEVELS)	85'-0"
B - R&D / FLEX / OFFICE	47'-0"
E - R&D / FLEX / OFFICE	45'-0"
F - R&D / FLEX / OFFICE	45'-0"

PARKING REQUIRED:	
DATA CENTER 1/9000 SF:	422,877 SF/9000 SF
R&D / FLEX / OFFICE 2/1000 SF:	136,101 SF/500 SF
TOTAL PARKING REQUIRED:	47 SPACES 273 SPACES 320 SPACES

PARKING PROVIDED:	
DATA CENTER:	52 SPACES
R&D / FLEX / OFFICE:	518 SPACES
TOTAL PARKING PROVIDED:	570 SPACES

ADA PARKING REQUIRED: 2% of Total Required (02 x 608)	12 SPACES
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ADA PARKING PROVIDED:	20 SPACES
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EV PARK NG PROVIDED:	8 SPACES
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PARKING STALL DIMENSIONS:	
STANDARD:	9'X19' W/ 2.5' OH
ACCESSIBLE:	11'X19' W/ 2.5' OH

PROJECT TEAM

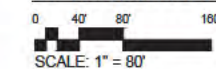
DEVELOPER
Active Infrastructure
487 E Main Street, Suite 168
Mt Kisco, NY 10549
Contact: Jeffrey A. Zygler
Phone: 917-435-9865
Email: jeff@activeinfra.com

CIVIL
Hubbard Engineering
1201 S. Alma School Rd, Suite 12000
Mesa, AZ 85210
Contact: Teagun Wolf
Phone: 480-892-3313
Email: TWolf@hubbardengineering.com

ARCHITECT
Butler Design Group
5013 E. Washington St. #100
Phoenix, AZ 85034
Contact: Corey Wilkes
Phone: 602-316-6307
Email: kwilkes@butlerdesigngroup.com

LANDSCAPE
Laskin & Associates, Inc.
5013 E. Washington St. #110
Phoenix, AZ 85034
Contact: Daniel Dodson
Phone: 602-840-7771
Email: daniel@laskindesign.com

OPTION B LANDSCAPE PLAN



CONCRETE POT SCHEDULE

TYPE:
ARIZONA POTTERY
WS 4818 DEEP WOK POT
COLOR - TAN
ID# C018

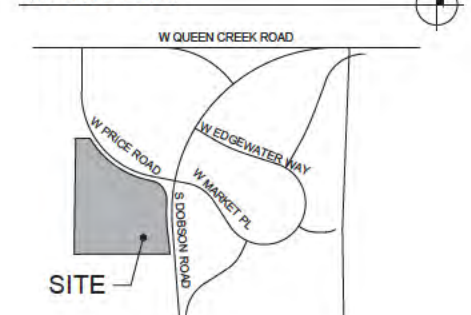
PLANT MATERIAL PER POT:
1 - MED FAN PALM - 15 GALLON
3 - ELEPHANT FOOD - 5 GALLON / EVENLY SPACED
TOP DRESS WITH DG

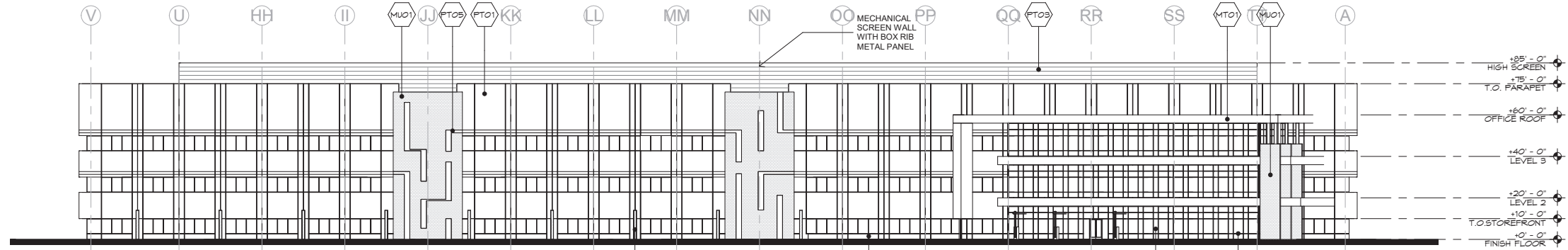
LANDSCAPE LEGEND

ALL TREES TO EXCEED ARIZONA NURSERYMAN ASSOCIATION SPECIFICATIONS FOR MINIMUM RECOMMENDED SIZE
U.O.N. INDICATES UNLESS OTHERWISE NOTED

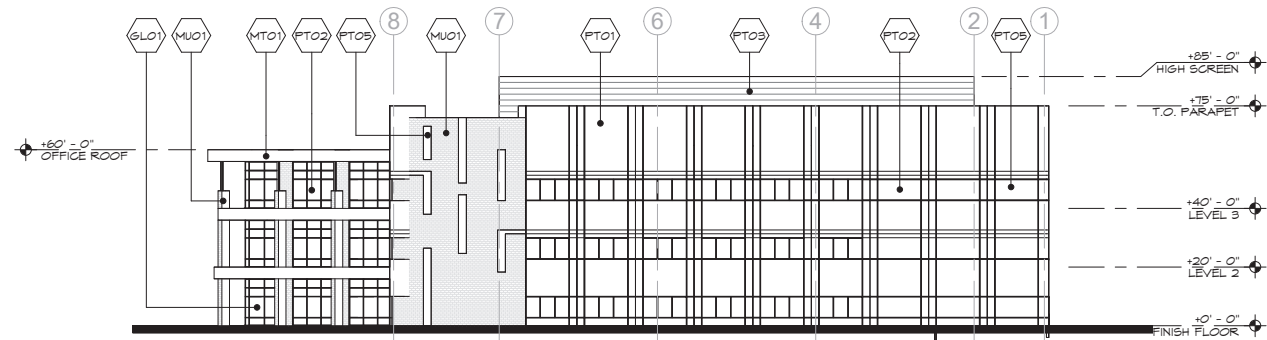
TREES	Size
Brahea armata Mexican Blue Palm	15 Gallon
Ulmus Parviflora Evergreen Elm	Standard 24" box
Washingtonia filifera Hybrid Fan Palm	14" TR FT Straight, Skinned, Matting
Olea europaea "Wilsoni" Wilson's Fruitless Olive	Mu 5-Trunk 36" box
Thevetia peruviana Yellow Oleander Standard	Standard 24" box
Pistache atlantica "Red Push" Red Push Pistache	Standard 24" box
Quercus virginiana Live Oak	Standard 24" box
Eucalyptus papuana Ghost Gum	Standard 24" box
Pinus edulis Mondel Pine	Standard 24" box
Dalbergia sissoo Sissoo	Standard 24" box
SHRUBS	Size
Tecoma stans Yellow Bells	5 Gallon
Tecoma stans Orange Jubilee	5 Gallon
Cassia nemophila Green Cassia	5 Gallon
Eremophila species Valentine Bush	5 Gallon
Leucophyllum frutescens 'compacta' Compact Texas Ranger	5 Gallon
Ruellia brittoniana Ruellia	5 Gallon
Carissa macrocarpa Natal Plum	5 Gallon
Carissa grandiflora "Tuttie" Tuttie's Natal Plum	5 Gallon
Muhlenbergia capillaris Regal Mist	5 Gallon
Callistemon citrinus "Little John"	5 Gallon
Eremophila hygrophana Blue Bell	5 Gallon
Nerium oleander "Pettie Pink" Pettie Pink	5 Gallon
Tecoma x Sparky	5 Gallon
GROUNDCOVERS	Size
Rosmarinus officinalis Trailing Rosemary	1 Gallon
Lantana x New Gold / Dallas Red	1 Gallon Used at Building Entries
Ruellia simplex Mexican Blue Bells	5 Gallon
Turf Mid-Iron Hybrid Bermuda Sod	
4" x 6" Concrete Header	
Decomposed Granite: Rock Pros Autumn", 3/4" Screened 2" min thickness in all non turf areas. Match existing, submit sample Granite rip rap - Hand placed 6" to 2" color to match D.G. submit sample to L.A. (place at all curb cuts to control erosion, see civil plans) NOTE: 2/3 of each stone must be embedded in grout material. max. of 5% visible grout area	

VICINITY MAP

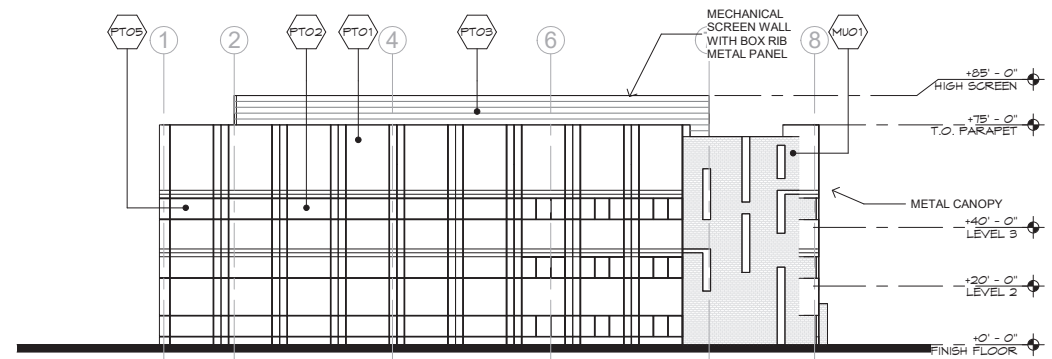




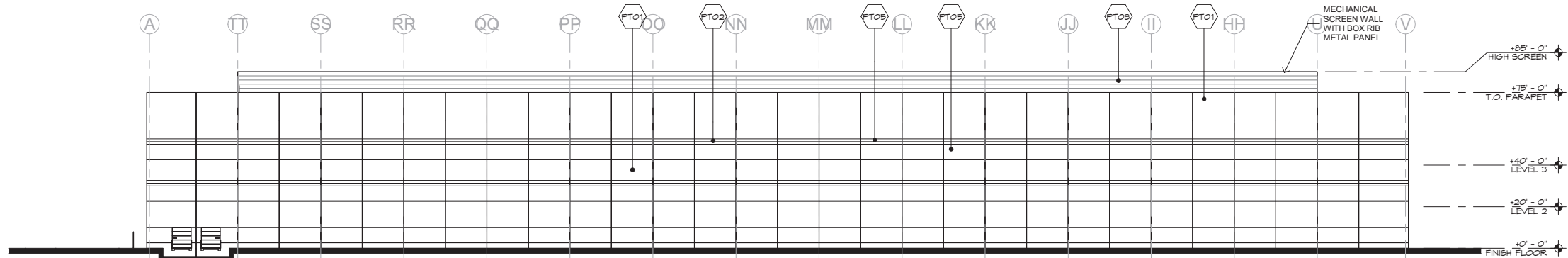
1 EAST ELEVATION
SCALE: 1" = 30'-0"



2 NORTH ELEVATION
SCALE: 1" = 30'-0"



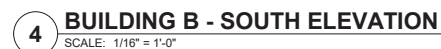
3 SOUTH ELEVATION
SCALE: 1" = 30'-0"



4 WEST ELEVATION
SCALE: 1" = 30'-0"

MATERIAL FINISH SCHEDULE

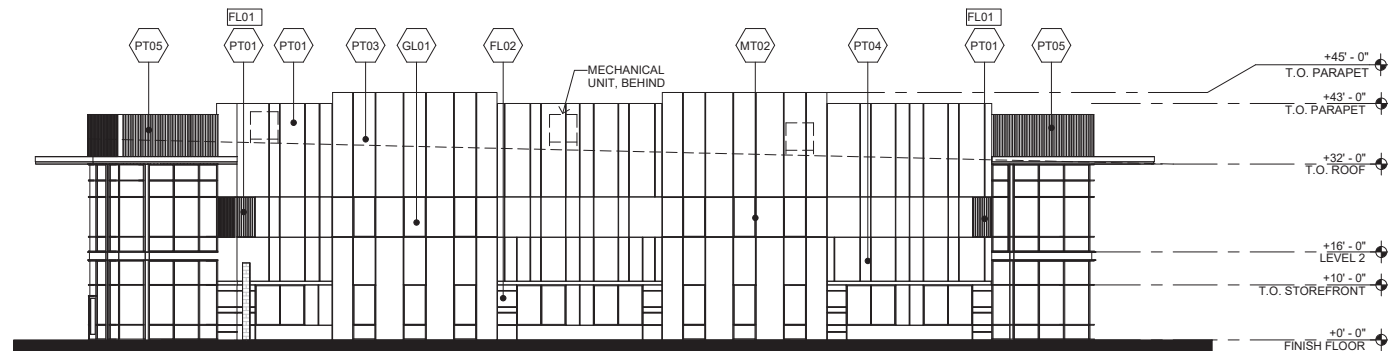
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT01	ACM METAL PANEL	BMX METALLIC SILVER STOCK		ALPOLIG	
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-1	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6219	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC160	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



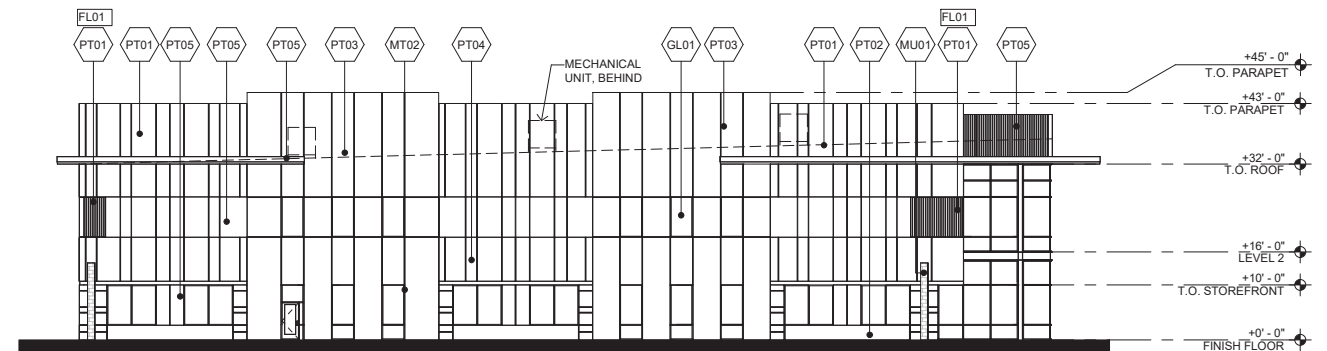
MATERIAL FINISH SCHEDULE						
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS	
GLAZING						
GL01	INSULATED GLASS	GLAZING_BLUE	TBD	TBD		
MASONRY						
MJ01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY		
METAL						
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS	
PAINT						
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	PAINTED TILT UP CONCRETE	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC760	DUNN EDWARDS	PAINTED TILT UP CONCRETE	
PT05	EXTERIOR PAINT	IRON FIXTURE	DEC634	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS	



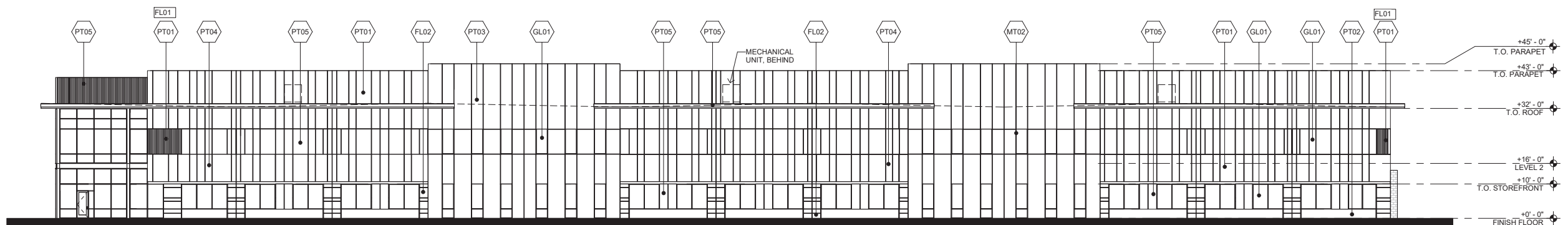
1 BUILDING C - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

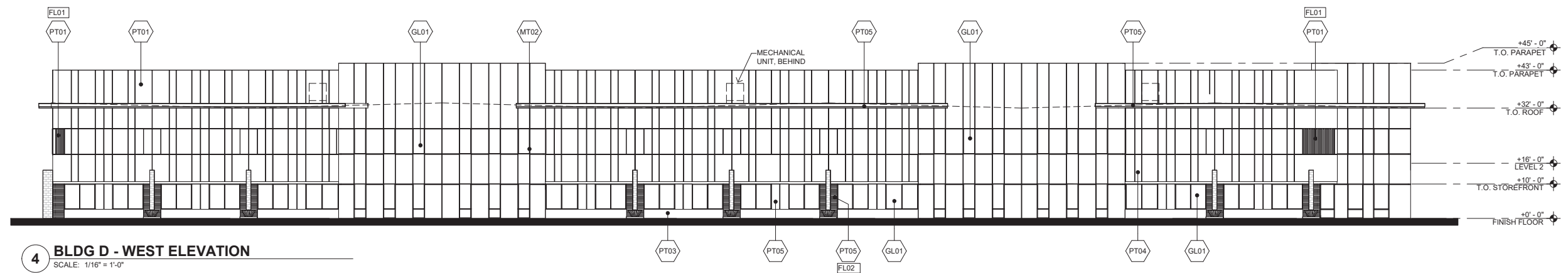
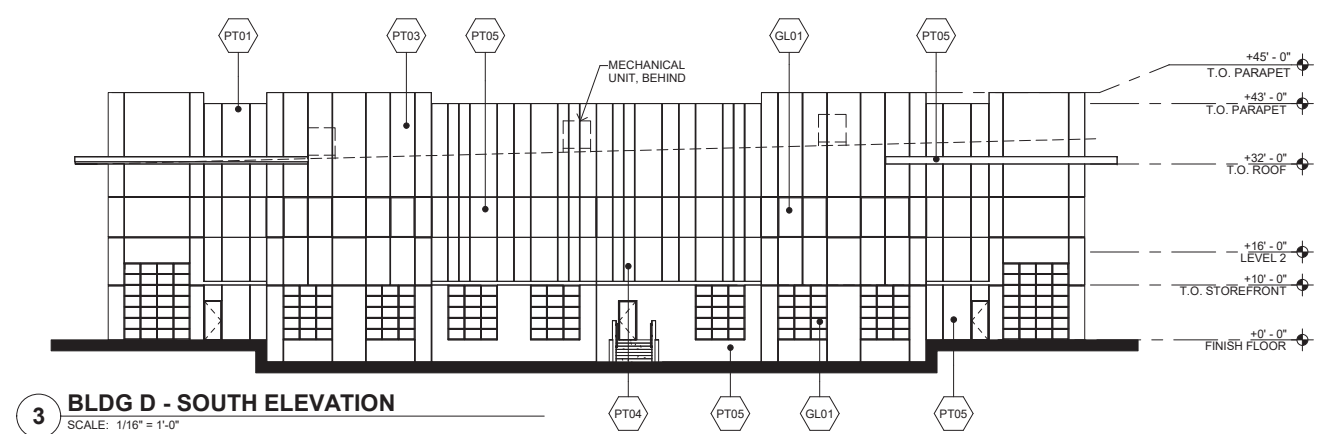
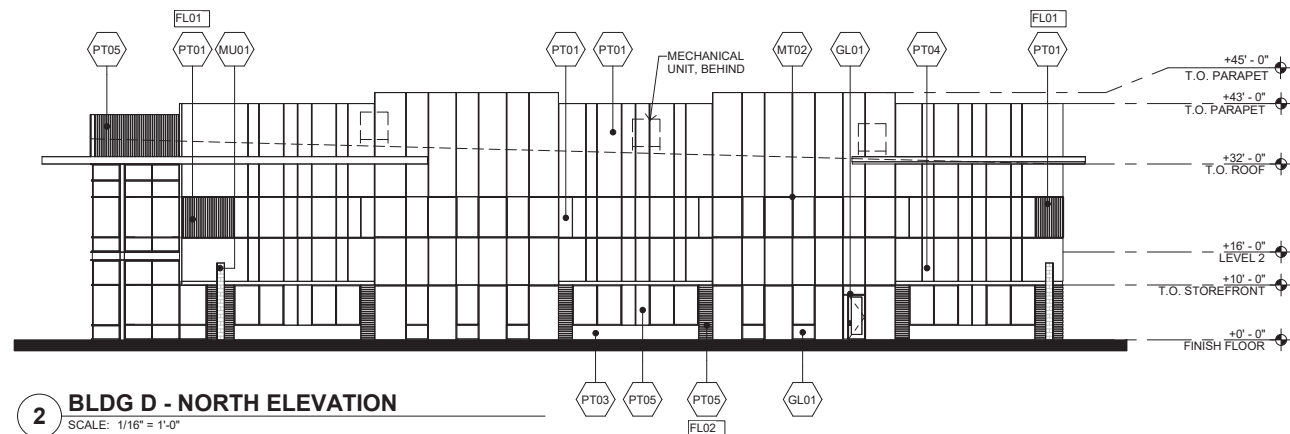
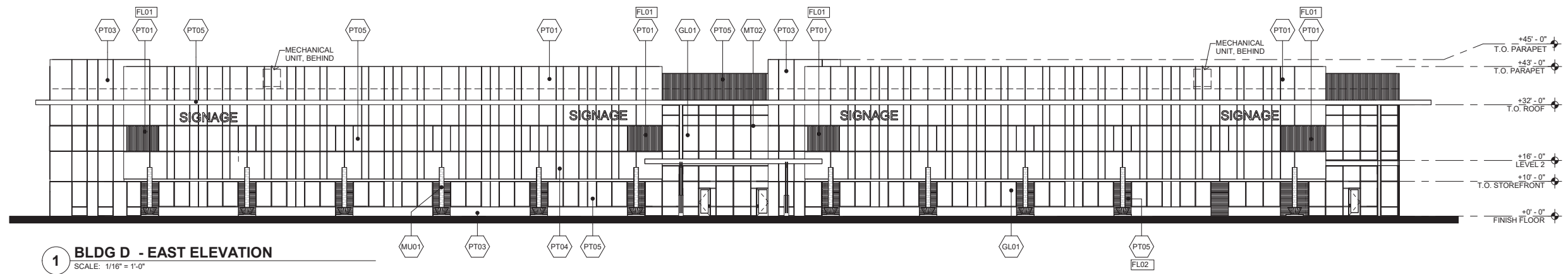


3 BUILDING C - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

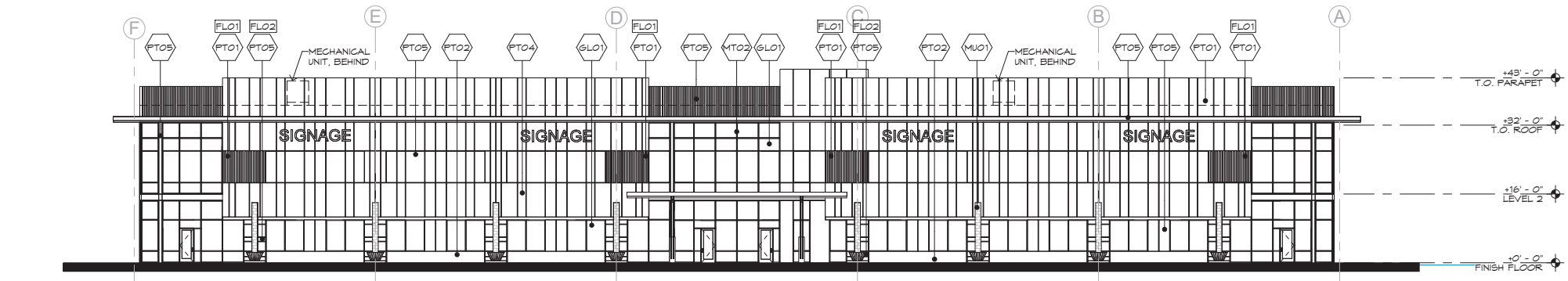


4 BUILDING C - WEST ELEVATION
SCALE: 1/16" = 1'-0"

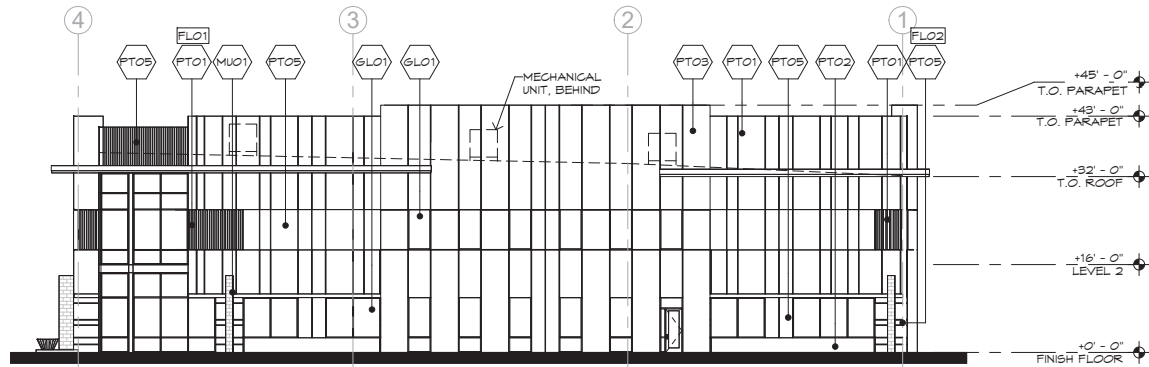
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FL01	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP.
FL02	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP.
GLAZING					
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHOLON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	---	---	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC760	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGED WHISKY	DET686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



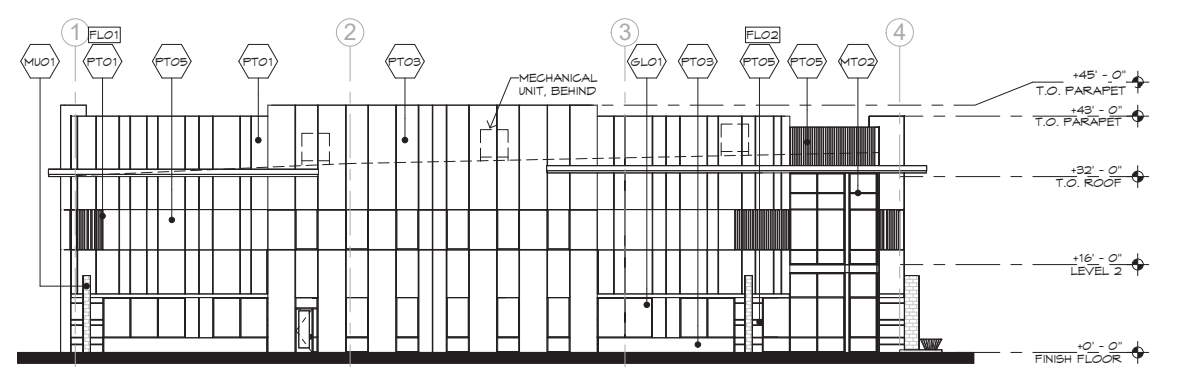
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FL01	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FL02	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT03	EXTERIOR PAINT	DESERT GRAY	DEC760	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT04	EXTERIOR PAINT	AGED WHISKEY	DET886	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



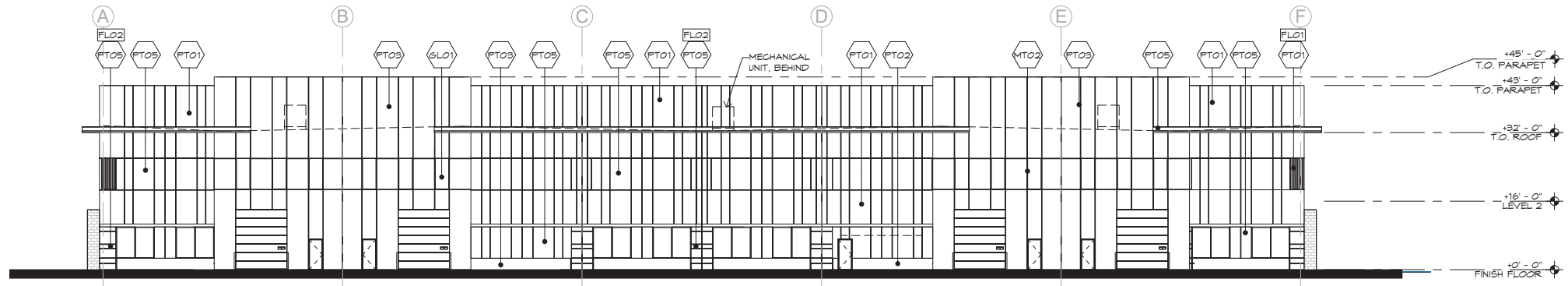
1 BLDG E - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG E - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

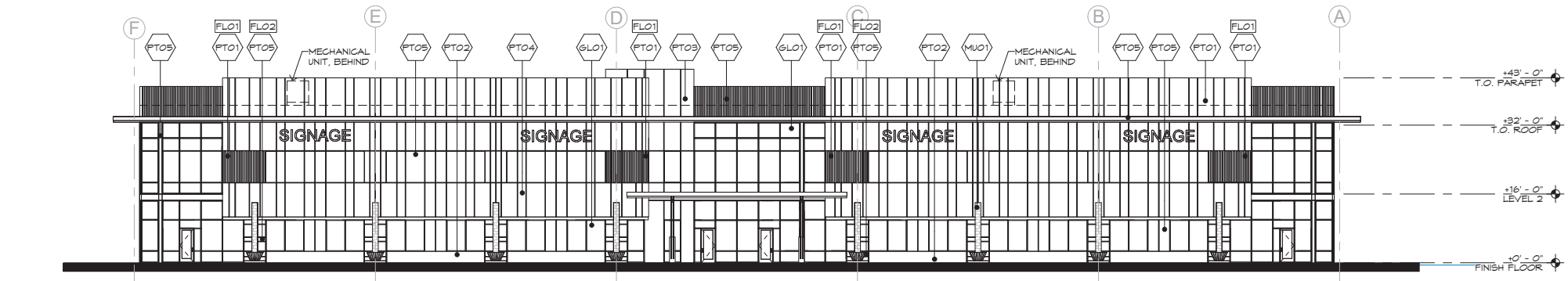


3 BLDG E - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

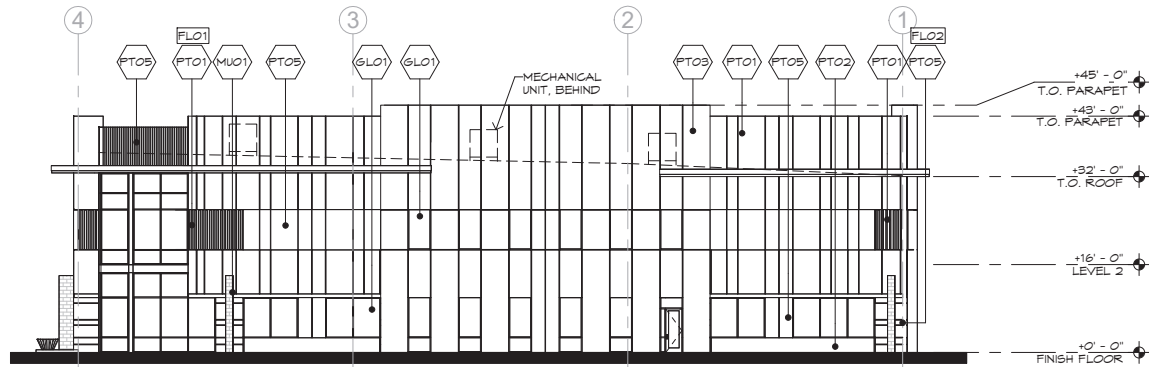


4 BLDG E - WEST ELEVATION
SCALE: 1/16" = 1'-0"

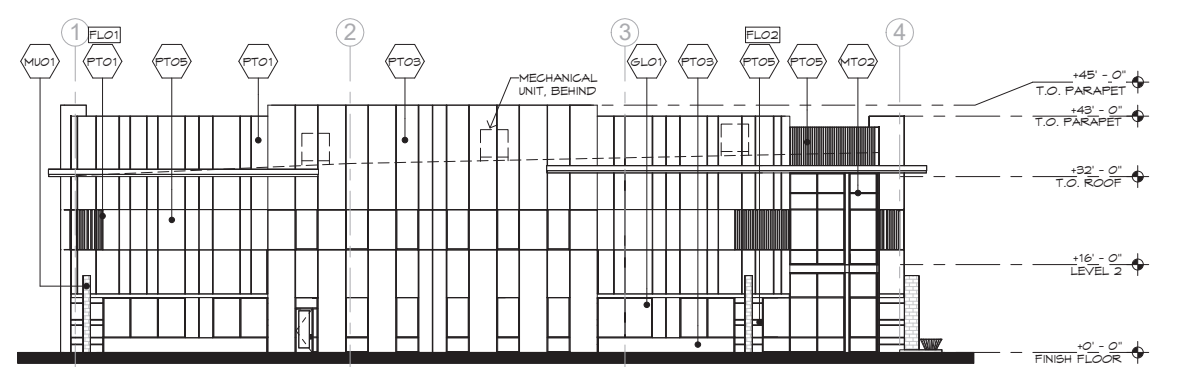
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DE6760	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGED WHISKY	DET686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



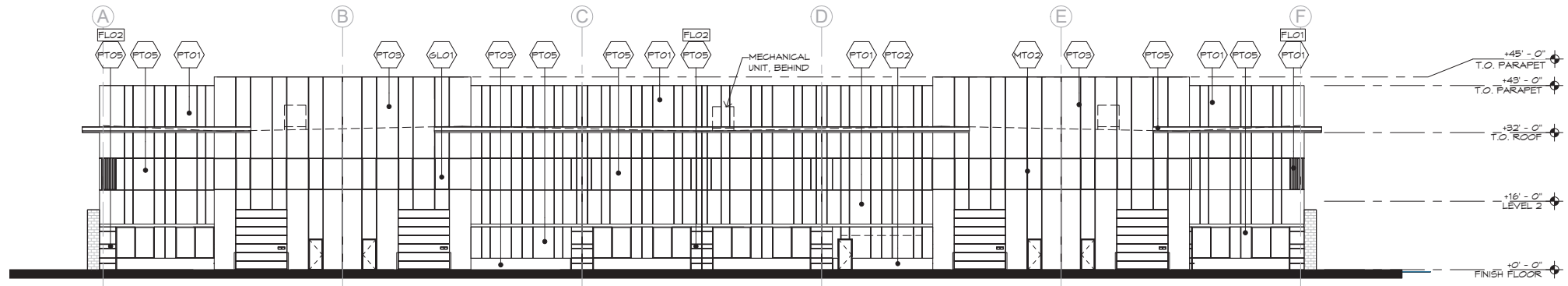
1 BLDG F - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG F - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

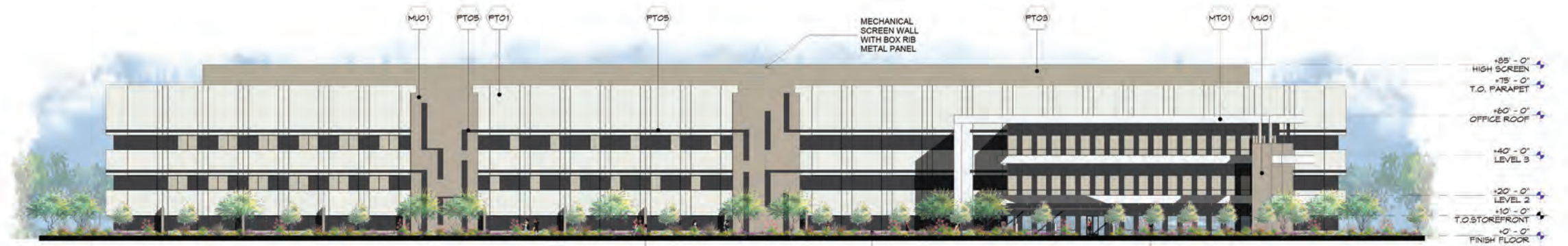


3 BLDG F - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG F - WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DE6760	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGED WHISKY	DET686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



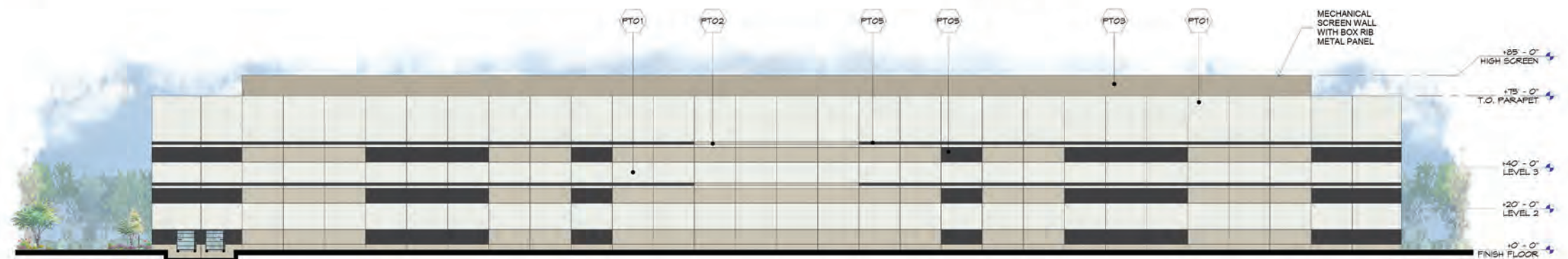
1 EAST ELEVATION
SCALE: 1" = 30'-0"



2 NORTH ELEVATION
SCALE: 1" = 30'-0"



3 SOUTH ELEVATION
SCALE: 1" = 30'-0"

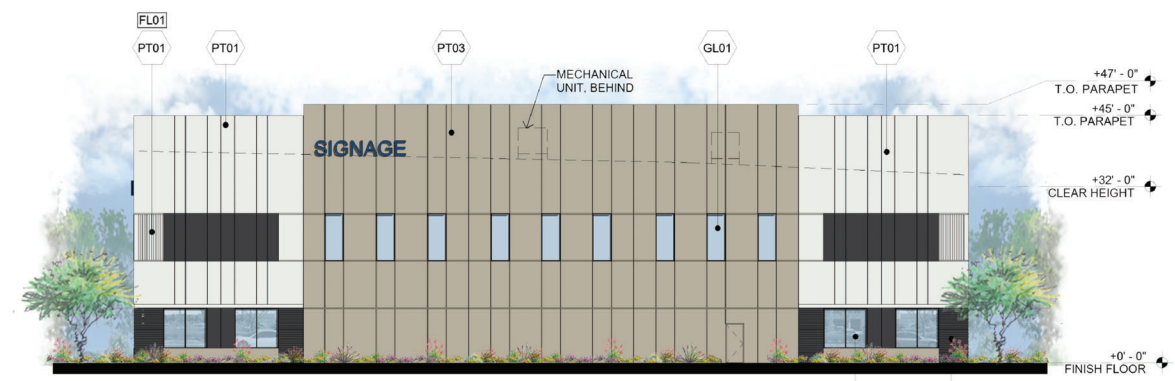


4 WEST ELEVATION
SCALE: 1" = 30'-0"

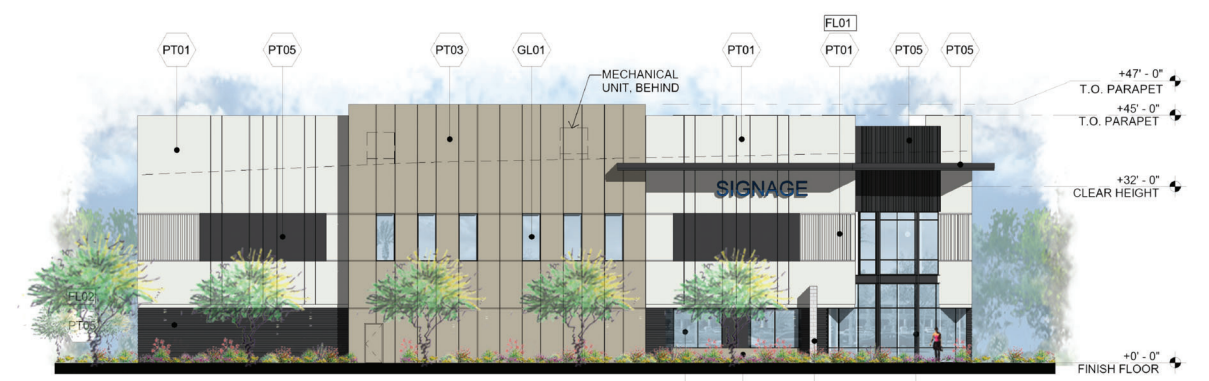
MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT01	ACM METAL PANEL	SMX METALLIC SILVER STOCK		ALPOLIG	
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-T	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DANN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DANN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC160	DANN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6984	DANN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



1 BUILDING B - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING B - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING B - EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING B - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
GLAZING					
GL01	INSULATED GLASS	GLAZING_BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINIUM	BLACK ANODIZED	AB-7	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT03	EXTERIOR PAINT	DESERT GRAY	DEC760	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



1 BUILDING C - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING C - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING C - WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL FINISH SCHEDULE					
MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP.
FLO2	75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP.
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	---	---	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DEC160	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGED WHISKY	DET686	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	1.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	1.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING	8'x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
GL01	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8'x8'x16" CMU, RUNNING BOND	BLACK ANODIZED	AB-T	ARGADIA	WINDOW AND DOOR SYSTEMS
MU02	8'x8'x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT02	EXTERIOR PAINT	BLACK/ANODIZED	DE6218	ARGADIA	WINDOW AND DOOR SYSTEMS
PT03	EXTERIOR PAINT	AGED WHISKEY	DET606	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT04	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS
PT05	EXTERIOR PAINT	DESERT GRAY	DEC160	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT06	EXTERIOR PAINT	AGED WHISKEY	DET606	DUNN EDWARDS	PAINTED TILT UP CONCRETE
PT07	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



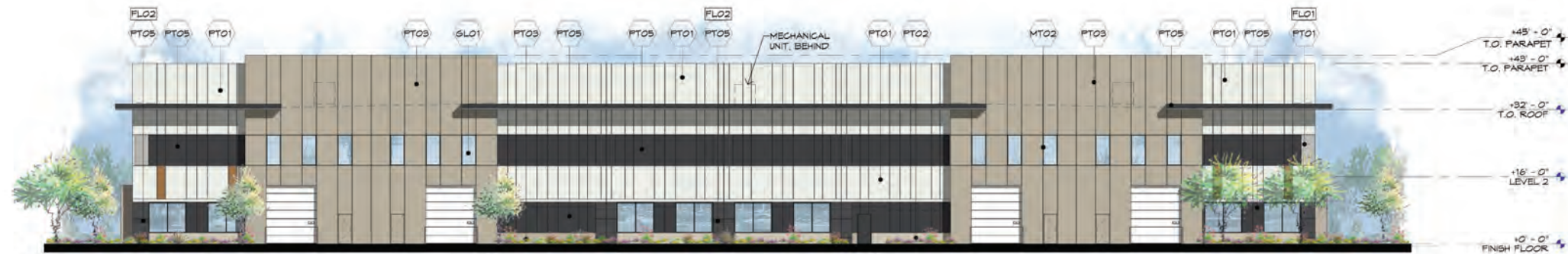
1 BLDG E - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG E - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BLDG E - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG E - WEST ELEVATION
SCALE: 1/16" = 1'-0"

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-1	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DE6160	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGE WHISKY	DE6666	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS



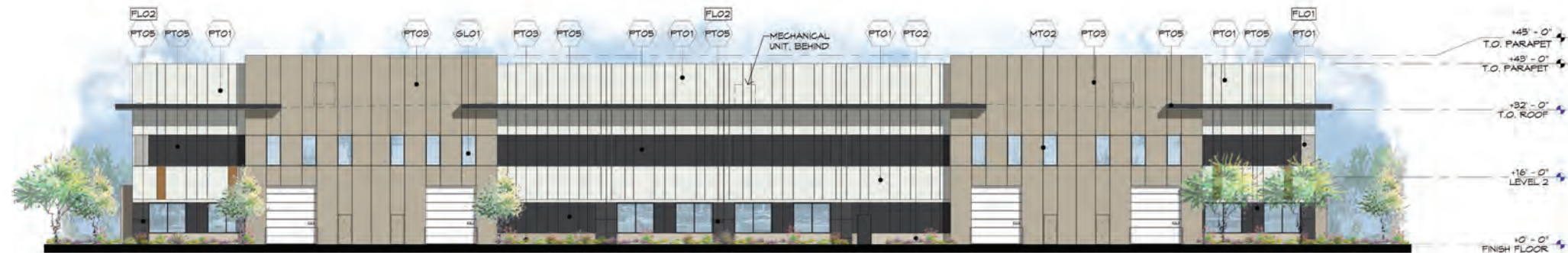
1 BLDG F - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG F - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



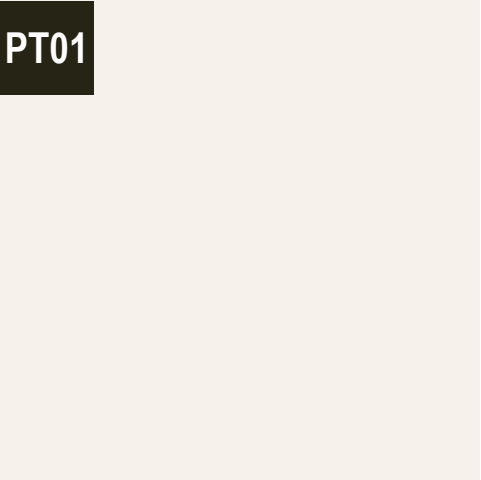
3 BLDG F - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG F - WEST ELEVATION
SCALE: 1/16" = 1'-0"

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CONCRETE					
FLO1	.75" DEPTH FORMLINER	FORMLINER 01	14310	FITZGERALD	PAINTED TILT UP CONCRETE (PT01) TYP
FLO2	.75" DEPTH FORMLINER	FORMLINER 02	14662	FITZGERALD	PAINTED TILT UP CONCRETE (PT04) TYP
GLAZING					
GLO1	INSULATED GLASS	GLAZING BLUE	TBD	TBD	
MASONRY					
MU01	8"x8"x16" CMU, RUNNING BOND	MALIBU SAND	TRENDSTONE	ECHELON MASONRY	
METAL					
MT02	BLACK ANODIZED ALUMINUM	BLACK ANODIZED	AB-1	ARCADIA	WINDOW AND DOOR SYSTEMS
PAINT					
PT01	EXTERIOR PAINT	ANTIQUE PAPER	DE6218	DUNN EDWARDS	
PT02	EXTERIOR PAINT	POROUS STONE	DE6220	DUNN EDWARDS	
PT03	EXTERIOR PAINT	DESERT GRAY	DE6160	DUNN EDWARDS	
PT04	EXTERIOR PAINT	AGE WHISKY	DE6666	DUNN EDWARDS	
PT05	EXTERIOR PAINT	IRON FIXTURE	DE6384	DUNN EDWARDS	PAINTED TILT UP CONCRETE, PAINTED METALS

PAINT COLOR PALETTE
by Dunn Edwards



PT01
ANTIQUE PAPER
DE6218
MASONRY
by Echelon Masonry



MU01
MALIBU SAND
TRENDSTONE - GROUNDFACE



PT02
POROUS STONE
DE6220
GLASS
by TBD



GL01
TINTED BLUE



PT03
DESERT GRAY
DEC760
METAL
by Alpolic



MT01
SMX METALLIC SILVER STOCK



PT04
AGED WHISKY
DET686
METAL
by Arcadia



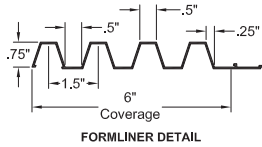
MT02
BLACK ANODIZED
AB-7



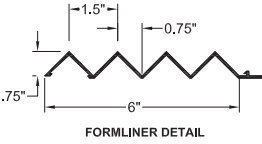
PT05
IRON FIXTURE
DE6384
FORMLINER
by Fitzgerald



FL01
PATTERN 14310



FL02
PATTERN 14662



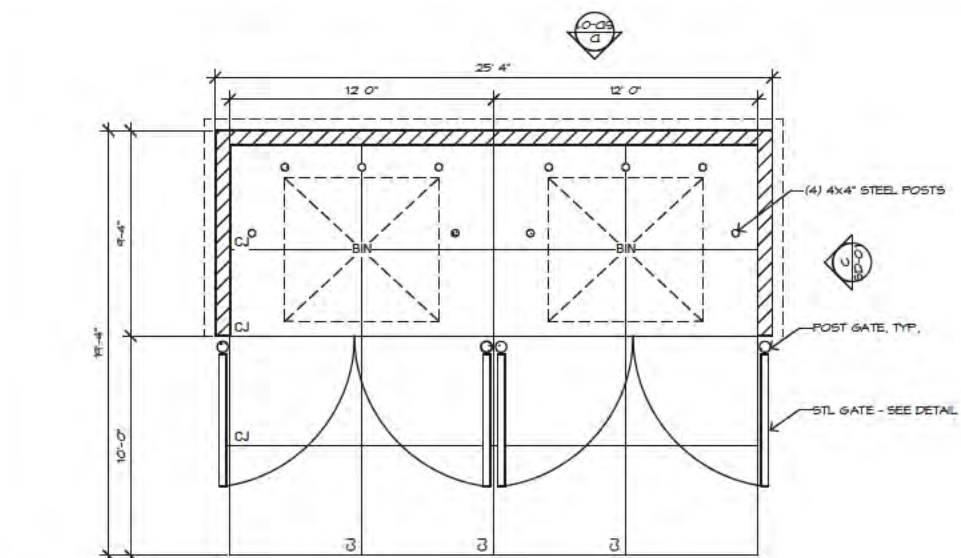
COLOR AND MATERIAL PALETTE 02/28/2025 24065



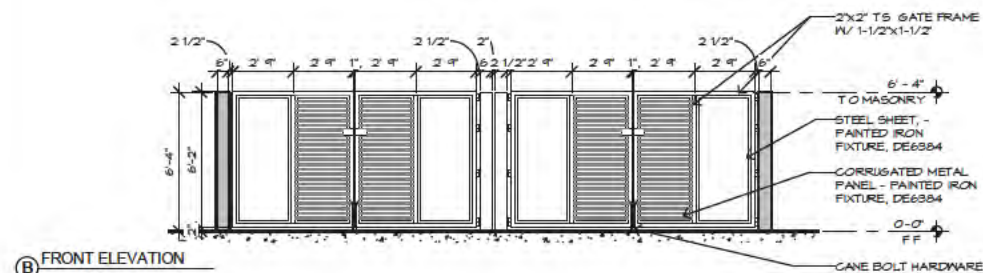
PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona

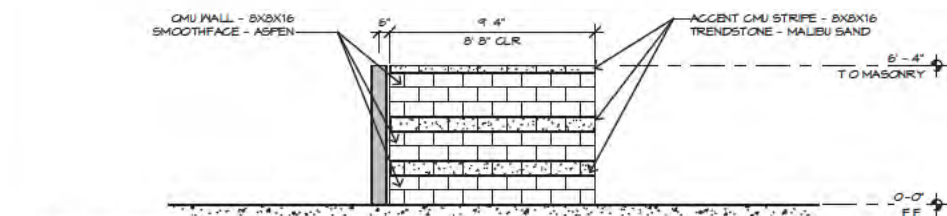




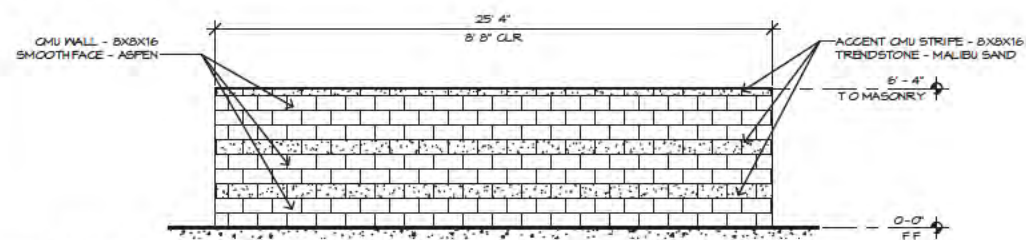
A PLAN VIEW



B FRONT ELEVATION

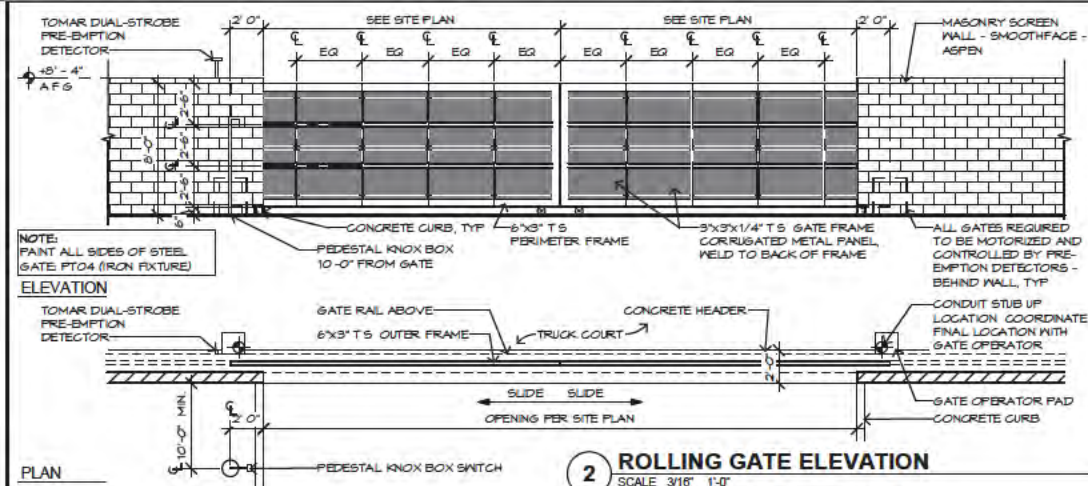


C SIDE ELEVATION

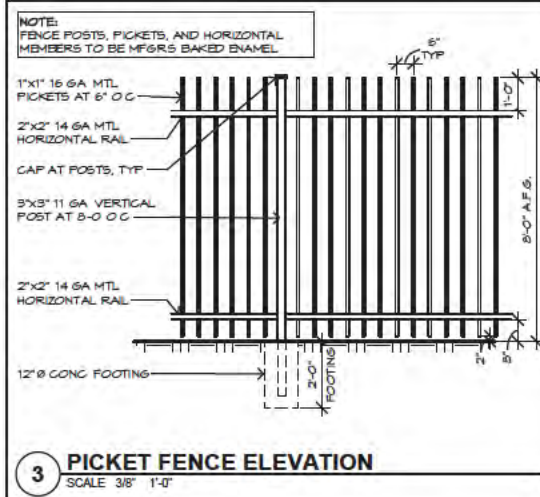


D BACK ELEVATION

1 TRASH ENCLOSURE
SCALE 1/4" 1'-0"



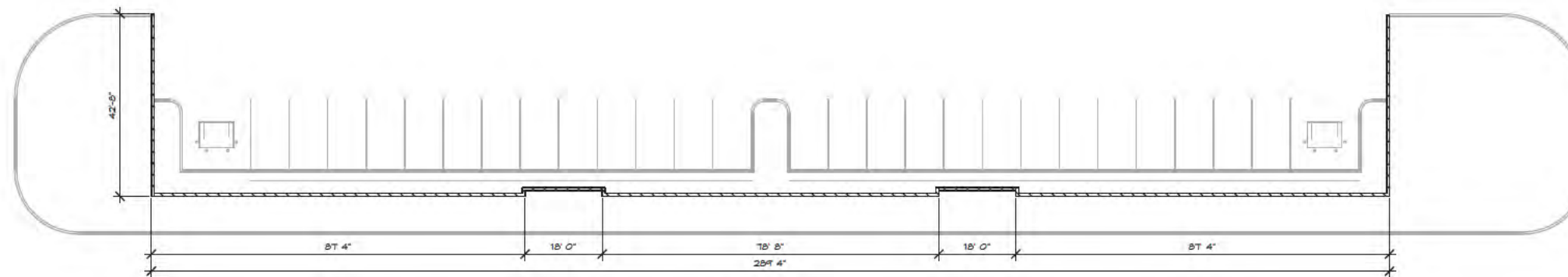
2 ROLLING GATE ELEVATION
SCALE 3/16" 1'-0"



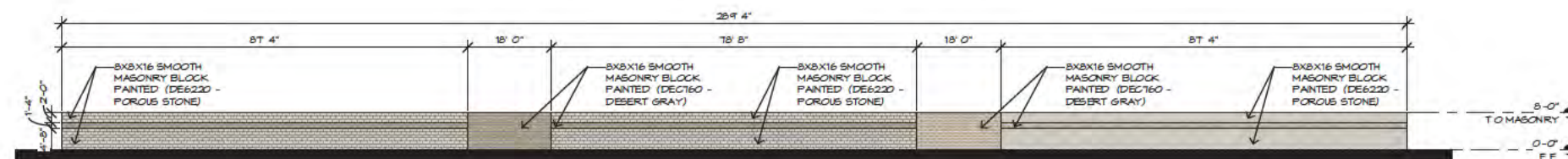
3 PICKET FENCE ELEVATION
SCALE 3/8" 1'-0"



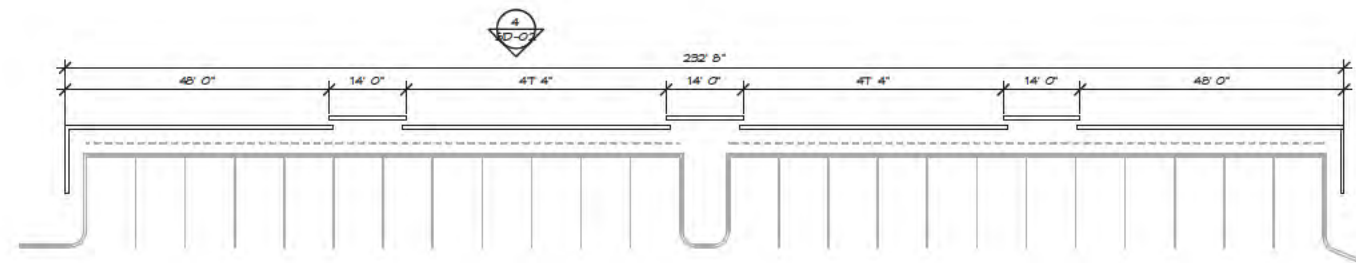
2B EXAMPLE OF CORRUGATED METAL PANEL



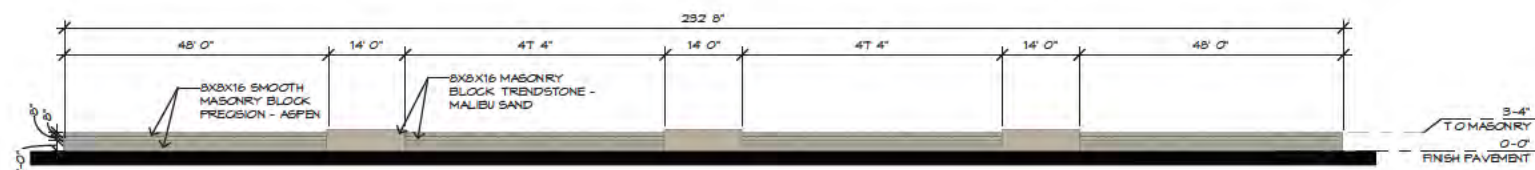
1 TRUCK COURT SCREEN WALL PLAN
SCALE 1/16" 1'-0"



2 TRUCK COURT SCREEN WALL
SCALE 1/16" 1'-0"



3 TYP. PARKING SCREEN WALL PLAN
SCALE 1/16" 1'-0"



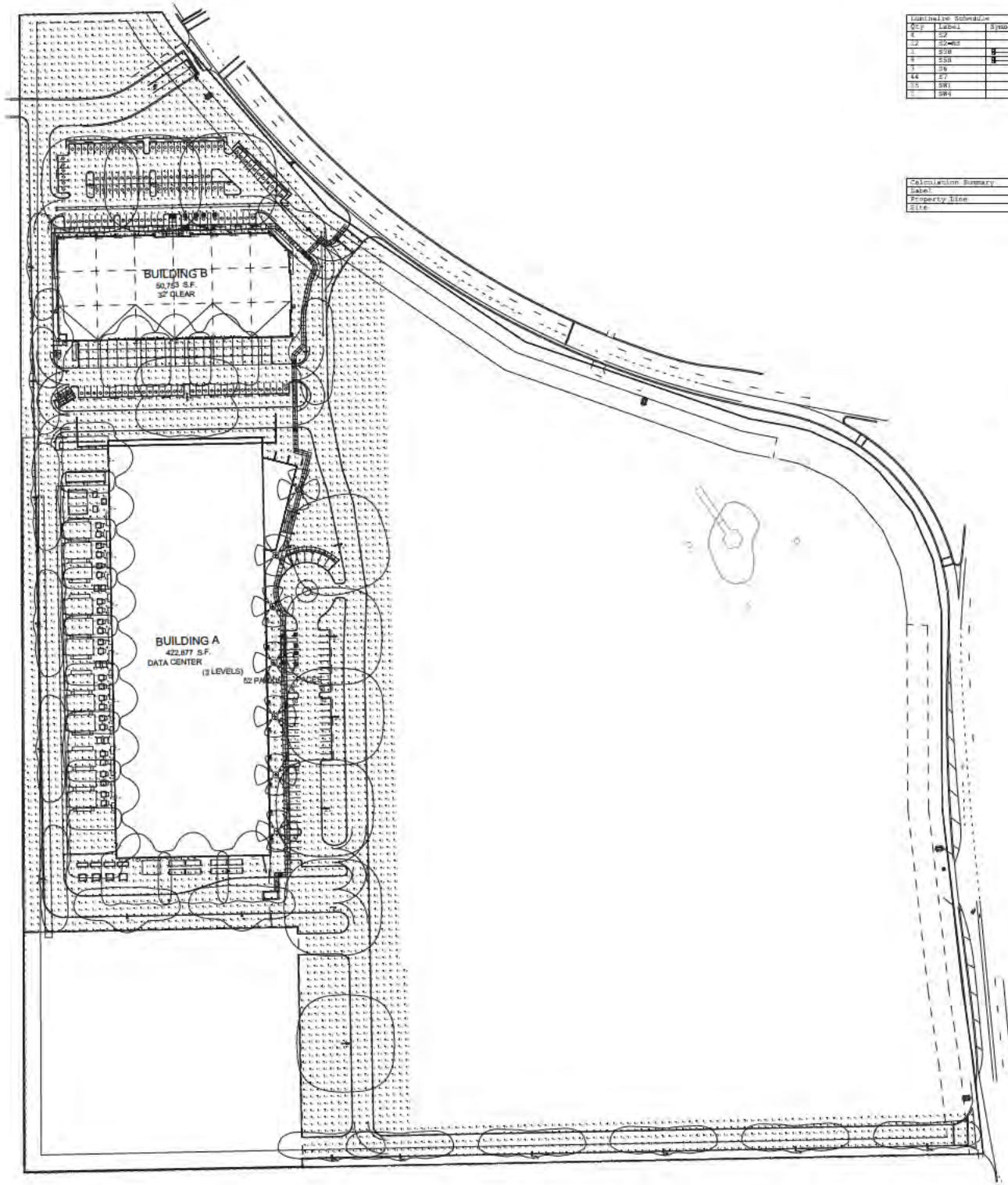
4 TYP. PARKING SCREEN WALL
SCALE 1/16" 1'-0"











Calculation Schedule	Label	Symbol	Description	Direction	Area	Length	Width	Total Width	Area
1	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
2	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
3	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
4	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
5	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
6	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
7	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
8	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
9	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
10	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
11	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
12	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
13	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
14	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
15	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
16	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
17	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
18	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
19	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'
20	100'		ROADWAY	VIEW=100'x15'x0'x0'	25'	100'	15'	100'	15'

Calculation Summary	Category	Unit	Avg	Max	Min	Avg/Min	Max/Min
Property Size	11.000000	FC	1.47	1.5	1.0	1.47	1.5
Site	11.000000	FC	1.47	1.5	1.0	1.47	1.5

SITE PHOTOMETRIC PLAN

0 50' 100' 200'

SCALE: 1" = 100'

PRICE ROAD INNOVATION CAMPUS

3380 South Price Road

Chandler, Arizona



Project No.: 24065_ST13
Issue Date: 07-21-2025

SP-2A



[illegible]

2x2w LEO 2x3 Lumens
 IP65 - Suitable For Wet Locations
 IK07 - Impact Resistant
 Weight 2.2 lbs

Technical diagram showing a square fixture with a central square cutout. Dimensions include a total width of 12 inches, a central cutout width of 6 inches, and a height of 3 inches. A small inset shows a square with a diagonal line.

[illegible]

A range of small, square and rectangular wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and ceiling mounted vertical surfaces using high efficiency LEDs. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires.

This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have decorative spike option and Gino 2 having effects.

The Gino 1 and 2 mounts over a 3" octagonal junction box, a 4" J-box cover plate is available upon request.

Additional Options (Consult Factory For Pricing)

FEATURES

- Low profile LED wall luminaires with a vast applications such as retail, commercial
- Featuring Strike and Micro Strike Optical Illumination with minimal losses at the [1000, 2000](#)
- Visual Comfort – Option for Size 4 and 5
- Control options including photo control, intelligence™, and LightGard™.
- Battery Backup options available for remote
- Quick-mount adapter allows easy install
- 34V and 480V versions for industrial ap





C US

CONTROL TECHNOLOGY

FEATURES

- Low profile LED array/s illuminate with a wide range of applications such as auto dealership, retail, etc.
- Featuring two different optical technology options which provide the best distribution pattern for your application.
- Rated for high vibration applications including 10g.
- Control options including photo control, LightGRD+ and 7-pin with newwired.com.
- New customizable lumen output feature can be customized in the factory to meet what you need.
- Field interchangeable mounting provides






CONTROL TECHNOLOGY

Chandler, Arizona



Project No.:	24065_ST13
Issue Date:	07-21-2025
Title	

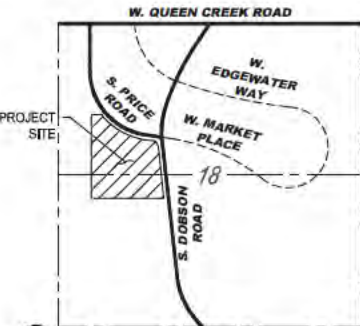
SP-3



Butler Design Group, Inc
architects & planners

PRELIMINARY SITE PLAN
FOR
PRICE ROAD INNOVATION CAMPUS
3380. S. PRICE ROAD, CHANDLER, AZ 85248

A PORTION OF THE WESTERN HALF OF SECTION 18, TOWNSHIP 2 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA



VICINITY MAP

NTS

EX. ZONING:

PAD

APN(S)

303-37-001U

SITE DATA

NET TOTAL ACREAGE: ±1,742.414
S.F. (±40 AC.)

PROJECT DESCRIPTION

PROPOSED R&D FLEX INDUSTRIAL
CAMPUS WITH SUPPORTING DATA
CENTER AND SRP SUBSTATION.

HUBBARD ENGINEERING GENERAL NOTES

- THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
- MYLAR PLAN SHEETS FOR AS-BUILTS MAY BE PURCHASED FROM HUBBARD ENGINEERING. THE COST OF THIS ITEM SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS. SLOPES WITHIN THE LIMITS OF HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER MAG SPECIFICATION 215. WE RECOMMEND RE-COMPACTION PER MAG SPECIFICATION 215 AFTER INSTALLATION OF IRRIGATION LINES, AND WE RECOMMEND STABILIZATION OF DECOMPOSED GRANITE.
- UNLESS SPECIALLY NOTED OTHERWISE, THESE PLANS SHOULD BE USED FOR HORIZONTAL AND VERTICAL LAYOUT OF CIVIL ELEMENTS ONLY. (TYPICALLY WATER, FIRE, SEWER AND STORM DRAIN LINES, VALVES, FIRE HYDRANTS, MANHOLES, CATCH BASINS, HEADWALLS, DRYWELLS, ETC.). FOR ALL OTHER HORIZONTAL LAYOUT (BUILDINGS, CURBS, WALKS, ETC.) SEE ARCHITECT'S PLAN.
- ALL PIPES, FITTINGS, VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES SHALL CONFORM TO CURRENT AWWA, ASTM AND NSF STANDARDS.
- ALL MATERIAL THAT COMES INTO CONTACT WITH WATER SHALL CONFORM TO ANSI/NSF STANDARD 61.
- ALL NEW ELEMENTS OF A DISTRIBUTION SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH EBB OR AWWA C651. (M.A.G. 511.3)
- PRESSURE TESTING OF WATER LINES SHALL BE IN ACCORDANCE WITH AWWA C600 OR M.A.G. STD. 611.2.
- PERFORM A DEFLECTION TEST OF THE TOTAL LENGTH OF ALL SEWER LINES MADE OF FLEXIBLE MATERIALS TO ENSURE THAT THE INSTALLATION MEETS OR EXCEEDS THE MANUFACTURER'S RECOMMENDATIONS AND RECORD THE RESULTS. (R18-9-E301.D.2.1/M.A.G. 615.11)
- TEST EACH SEGMENT OF THE SEWER LINE FOR LEAKAGE USING THE APPROPRIATE ASTM TEST FOR THE PIPE MATERIAL. (R18-9-E301.D.2.2 AND M.A.G. 615.11)
- EACH MANHOLE WILL BE TESTED ACCORDING TO R18-9-E301.D.3.E AND F.

DRAINAGE CALCULATIONS

REQUIRED VOLUME 100-YEAR 2-HOUR

V = REQUIRED RETENTION VOLUME, C.F.
P = RAINFALL DEPTH 2.2 IN.
A = TOTAL AREA, 1,741,926 S.F. (ONSITE)
A = TOTAL AREA, 182,700 S.F. (ADJACENT HALF STREET ROADWAYS)
C = RETENTION COEFFICIENT, 0.89 (ONSITE- PHASE 1 [DA-B])
C = RETENTION COEFFICIENT, 0.50 (ONSITE- MASS GRADE [DA-A])
C = RETENTION COEFFICIENT, 0.95 (ADJACENT OFF-SITE ROADWAYS)
 $V = (2.2 \text{ IN.} / 12) * [(0.89 * 778,942 \text{ S.F.}) + (0.95 * 182,700 \text{ S.F.}) + (0.50 * 962,984 \text{ S.F.})] * 1.1$
= 271,910 C.F.

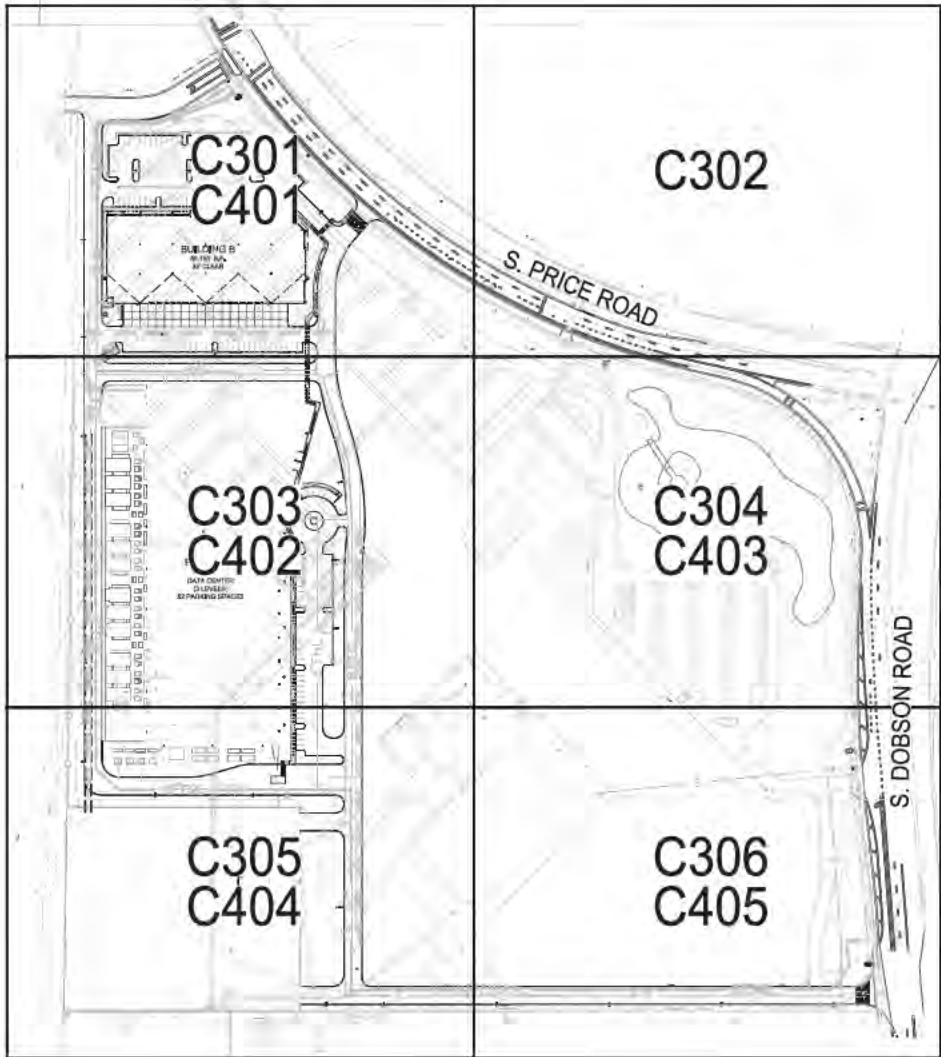
VOLUME PROVIDED

V_{PROV} = 281,961 CF

RETENTION TABLE					
DRAINAGE AREA	VOLUME REQUIRED* #3	RETENTION ID	VOL. PROV.	SHORTAGE/ SURPLUS #3	NOTES
DA-A	97,101	RB-01	141,057	+43,956	ACCOUNTS FOR 35,002 FROM DA-OFF1
DA-B	139,807	UGST #1-3	140,904	+1,097	
DA-OFF1	35,002	N/A	N/A	-35,002	35,002 ACCOUNTED FOR IN DA-A
TOTALS	271,910		281,961	+10,051	

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM INDEX DATE	FIRM ZONE
040040	2720	L	OCTOBER 16, 2013	X



CIVIL ENGINEER

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 550-0671
CONTACT: TEAGUN S. WOLF, P.E.
EMAIL: TWOLF@HUBBARDENGINEERING.COM

SURVEY

HILGART WILSON
2141 E. HIGHLAND AVE. SUITE 250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: DAVID M. SCHLIEF, RLS
EMAIL: DSCHLIEF@HILGARTWILSON.COM

BENCHMARK

CNCR# 44A
SECTION 18, T2S, R5E, 3RD CITY OF CHANDLER
BRASS CAP IN CONCRETE FLUSH, AT THE
INTERSECTION OF ARROYO DRIVE AND HAWK COURT.
NAVD 88 ELEVATION: 1196.65

SHEET INDEX

C101	COVER SHEET
C102	PRELIMINARY SECTIONS
C301-306	PRELIMINARY GRADING PLAN
C401-405	PRELIMINARY UTILITY PLAN

ARCHITECT

BUTLER DESIGN GROUP
5013 E. WASHINGTON ST. STE. 100
PHOENIX, AZ 85034
PHONE: 602-316-6307
CONTACT: KOREY WILKES
EMAIL: KWILKES@BUTLERDESIGNGROUP.COM

DEVELOPER

ACTIVE INFRASTRUCTURE
487 E. MAIN STREET, SUITE 168
MT. KISCO, NY 10549
TEL: 612-991-7114
CONTACT: CARLETON NELSON
EMAIL: CARL@ACTIVEINFRA.COM

BASIS OF BEARING

BASIS OF BEARING LINE BEARS
NORTH 00 DEGREES 14 MINUTES
40 SECONDS WEST.



LEGEND

- | | |
|--------------------------------------|---------------------------------|
| EXISTING STORM DRAIN | EXISTING WATER LINE |
| DRYWELL | EXISTING SEWER LINE |
| EXISTING SANITARY MANHOLE | EXISTING NATURAL GAS LINE |
| EXISTING POWER POLE | EXISTING OVERHEAD ELECTRIC LINE |
| PROPOSED FIRE HYDRANT | PROPOSED SEWER LINE |
| REDUCER | PROPOSED WATER LINE |
| PROPOSED WATER VALVE | PROPOSED FIRE LINE |
| EXISTING WATER METER | RIGHT-OF-WAY |
| EXISTING BACKFLOW PREVENTOR | EXISTING CENTER LINE |
| P=123 PROPOSED GRADE | PROPERTY LINE |
| P=123 EXISTING GRADE | PUE |
| EXISTING STREET LIGHT | GRADE BREAK
100 YR WSE |
| EXISTING SIGN | EXISTING ELECTRICAL MANHOLE |
| EXISTING TRAFFIC SIGNAL JUNCTION BOX | EXISTING FIBER OPTIC STRUCTURE |
| EXISTING ELECTRICAL VAULT | EXISTING NATURAL GAS STRUCTURE |
| PROPOSED STORM DRAIN | FLOW ARROW |
| PROPOSED UG STORAGE TANK | |

COVER SHEET
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025

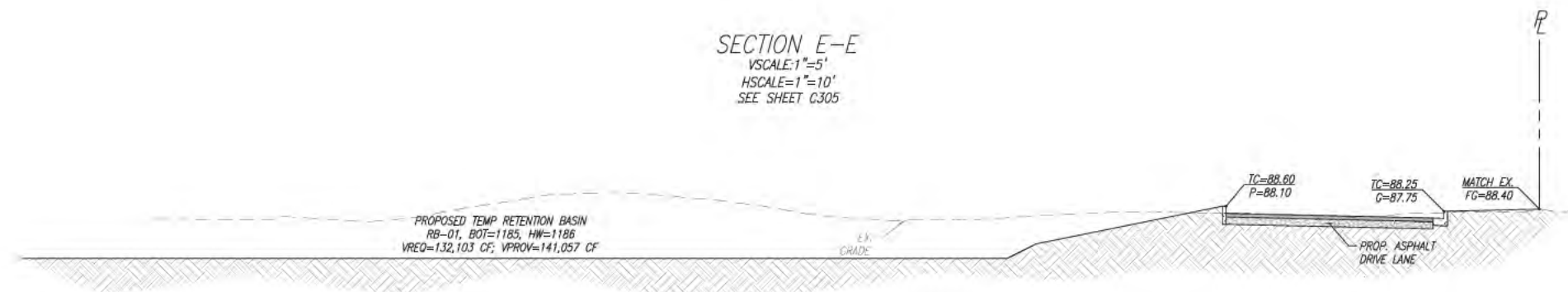
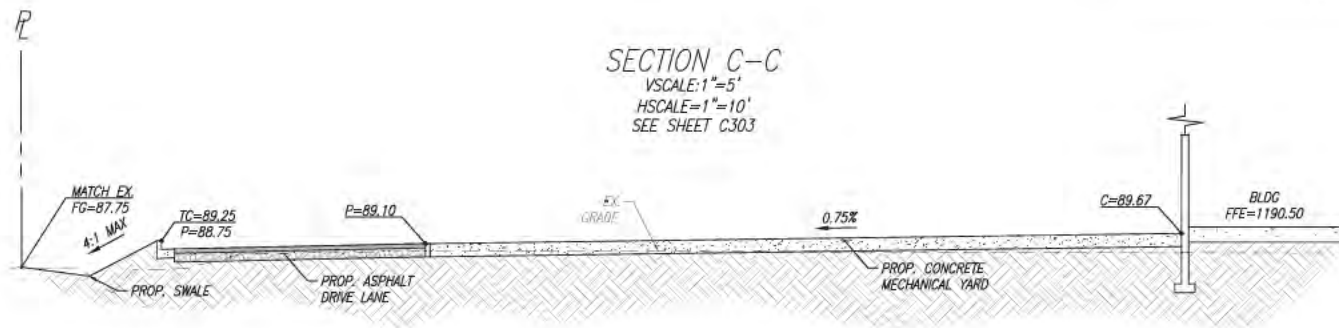
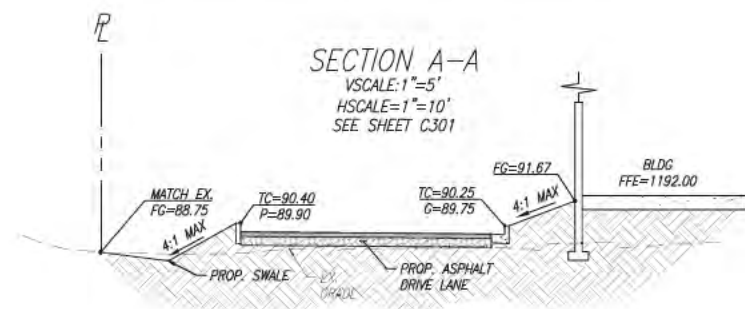
Project No.
24134

Project Eng.
TSW

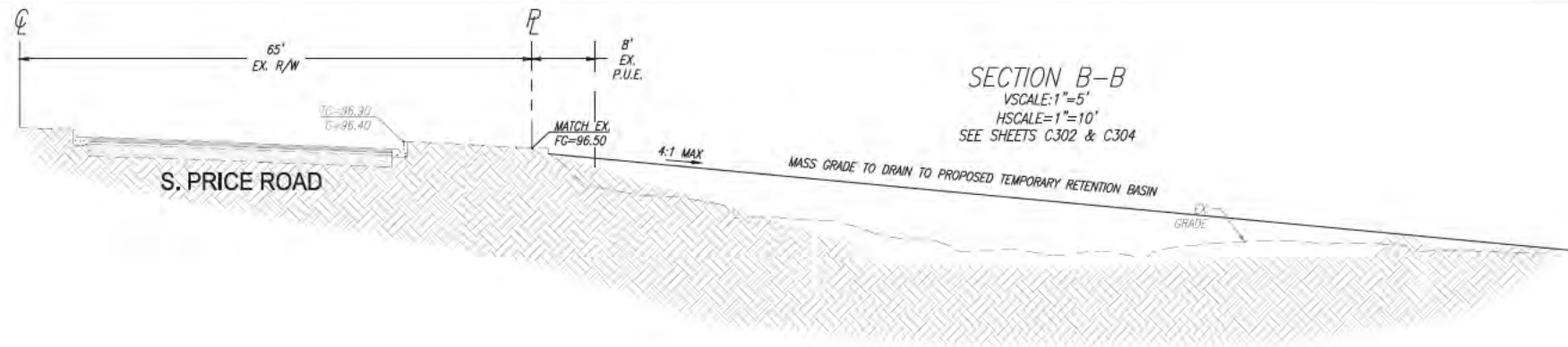
Project Mgr.
TSW

SHT: 01 OF 12
C101

P:\2024\24134\Drawings\24134_C102.dwg, Jul 21, 2025 - 11:48am TSW



PROPOSED TEMP RETENTION BASIN
RB-01, BOT=1185, HW=1188
VREQ=132,103 CF, VPROV=141,057 CF



S. PRICE ROAD

MASS GRADE TO DRAIN TO PROPOSED TEMPORARY RETENTION BASIN

PRELIMINARY SECTIONS
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025

Project No.
24134

Project Eng.
TSW

Project Mgr.
TSW

SHT: 02 OF 12
C102

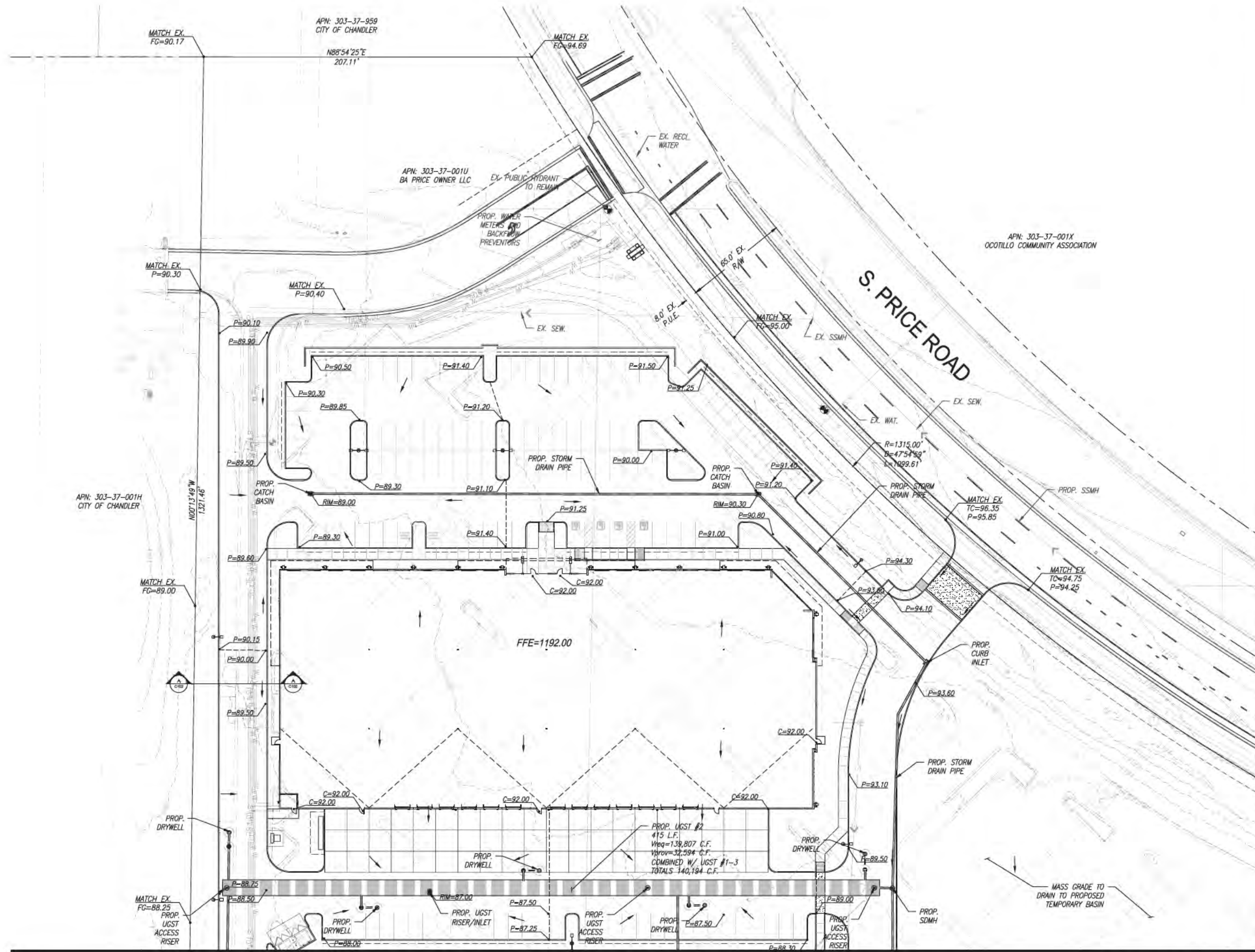
C.O.C LOG No. PRE23-0030



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MATCH SHEET C303

MATCH SHEET C302

NOTE: ALL EXISTING ONSITE IMPROVEMENTS WILL BE REMOVED. DEMO PLAN WILL BE PROVIDED WITH PERMIT DRAWINGS.



PRELIMINARY GRADING AND DRAINAGE PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	07/21/2025
Project No.	24134
Project Mgr.	TSW
Project Eng.	TSW

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SHT: 03 OF 12
C301

P:\2024\24134\Drawings\Drawings\24134_C302.dwg, Jul 21, 2025 - 11:48am TSW

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APN: 303-39-985
PARAMOUNT CHANDLER LLC

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PRELIMINARY GRADING AND
DRAINAGE PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
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MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	07/21/2025
Project No.	24134
Project Mgr.	TSW
Project Eng.	TSW

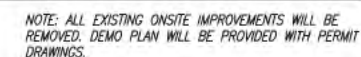
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SHT: 04 OF 12
C302



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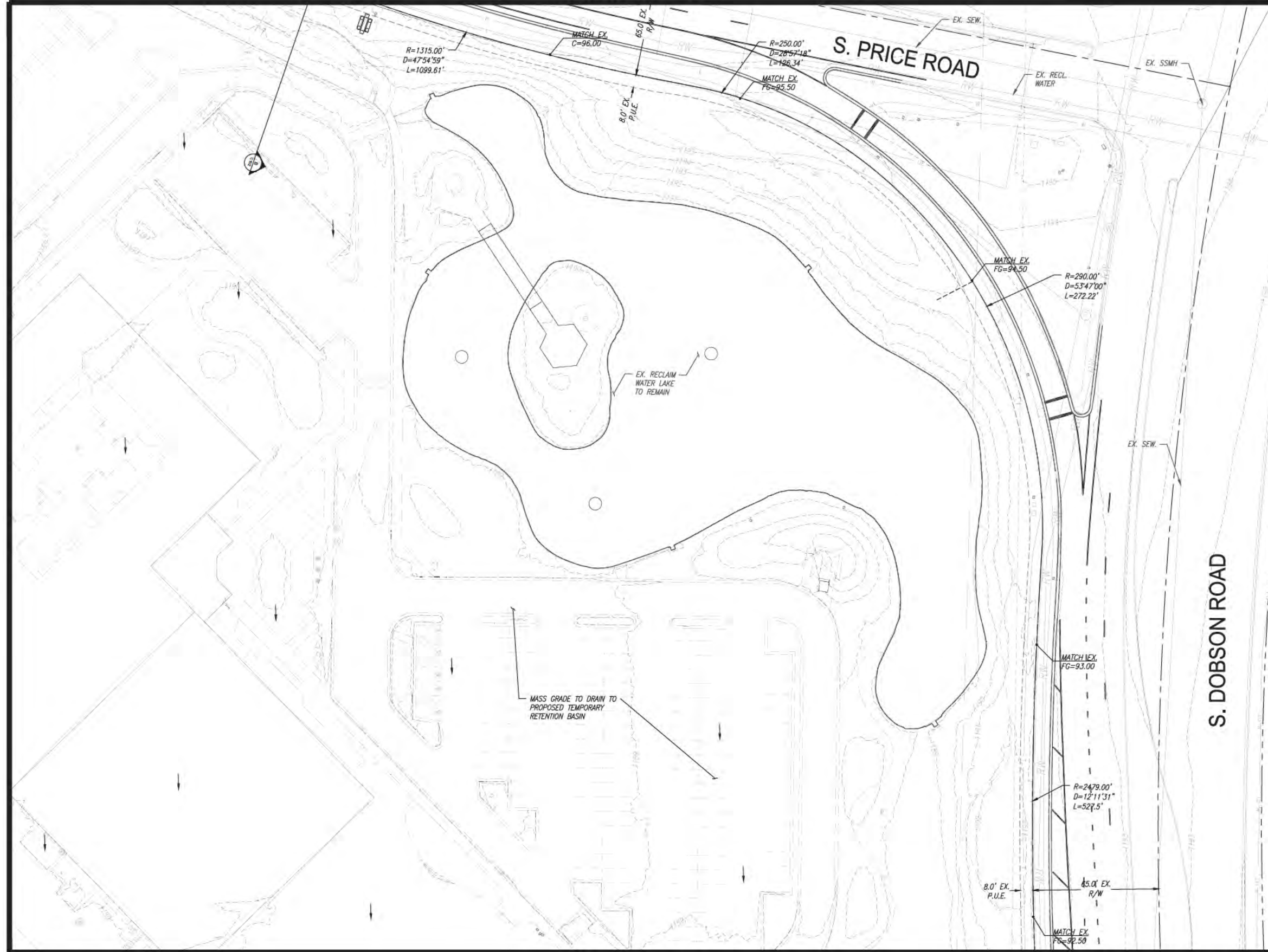
A horizontal scale bar with markings at 0, 30, and 60 feet. The bar is divided into alternating black and white segments. The word "scale" is written below the 0 mark, and "feet" is written below the 60 mark.

C.O.C LOG No. PRE23-0030

SHT: 05 OF 12
C303

MATCH SHEET C302

MATCH SHEET C303



MATCH SHEET C306

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PRELIMINARY GRADING AND
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Project No. 24134	Date 07/21/2025
Project Mgr. TSW	Project Eng. TSW

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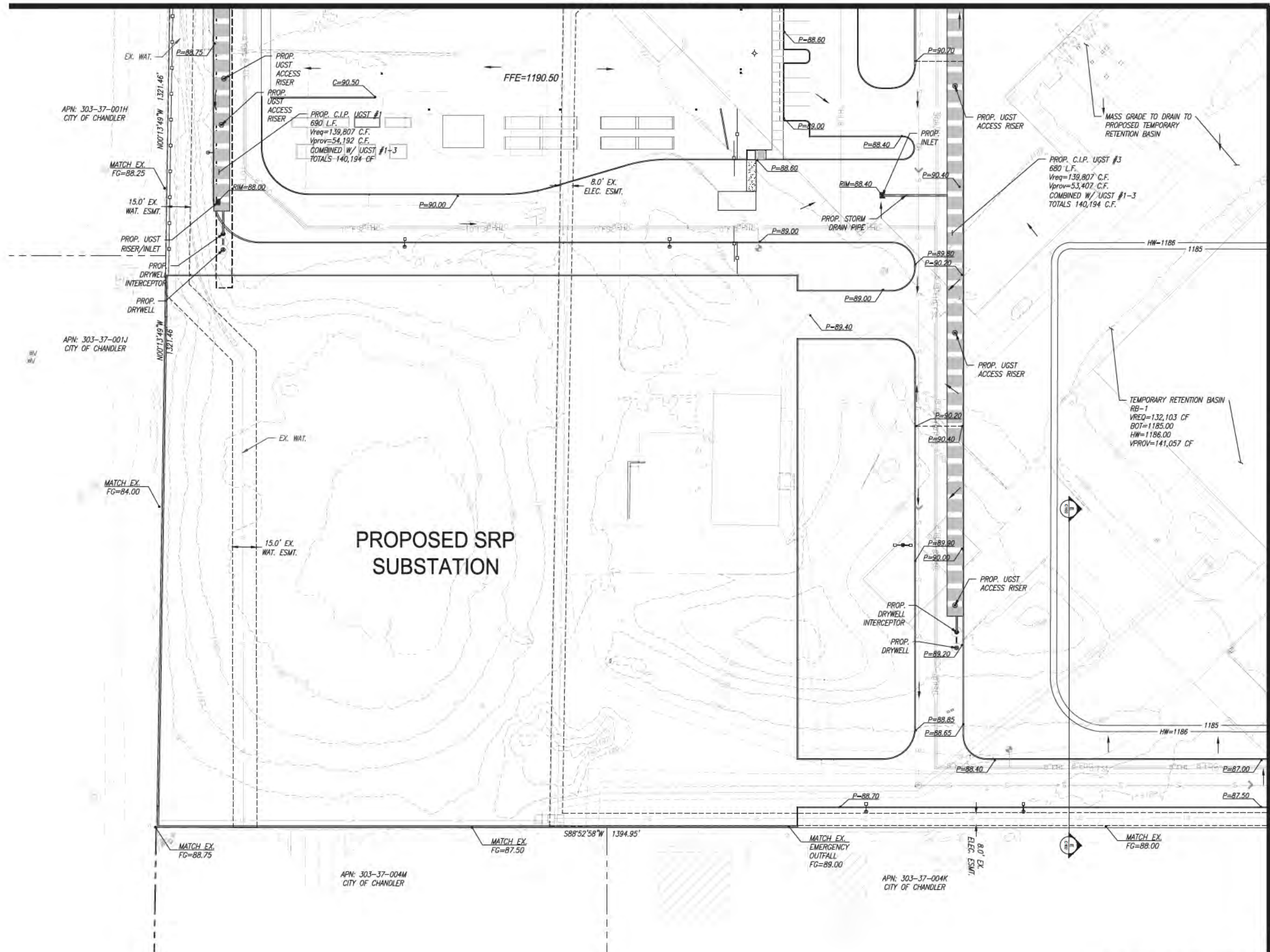


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SHT: 06 OF 12
C304

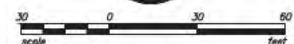
C.O.C LOG No. PRE23-0030

MATCH SHEET C303



MATCH SHEET C306

NOTE: ALL EXISTING ON-SITE IMPROVEMENTS WILL BE REMOVED. DEMO PLAN WILL BE PROVIDED WITH PERMIT DRAWINGS.



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PRELIMINARY GRADING AND DRAINAGE PLAN
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A PORTION OF THE WESTERN HALF OF SECTION 18,
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MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	07/21/2025
Project No.	24134
Project Mgr.	TSW
Project Eng.	TSW

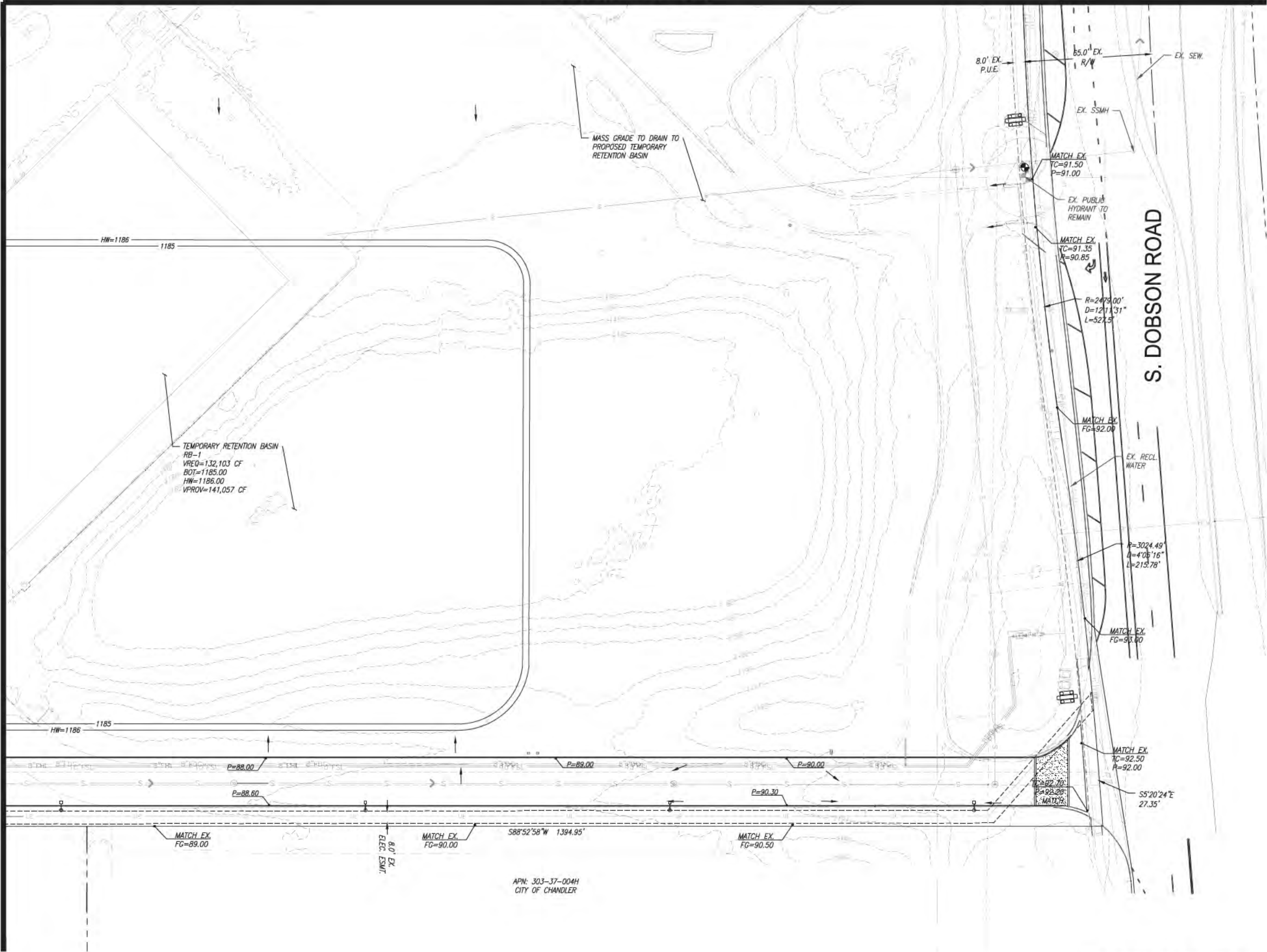
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PRICE ROAD INNOVATION CAMPUS
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Project No.	24134
Project Mgr.	TSW
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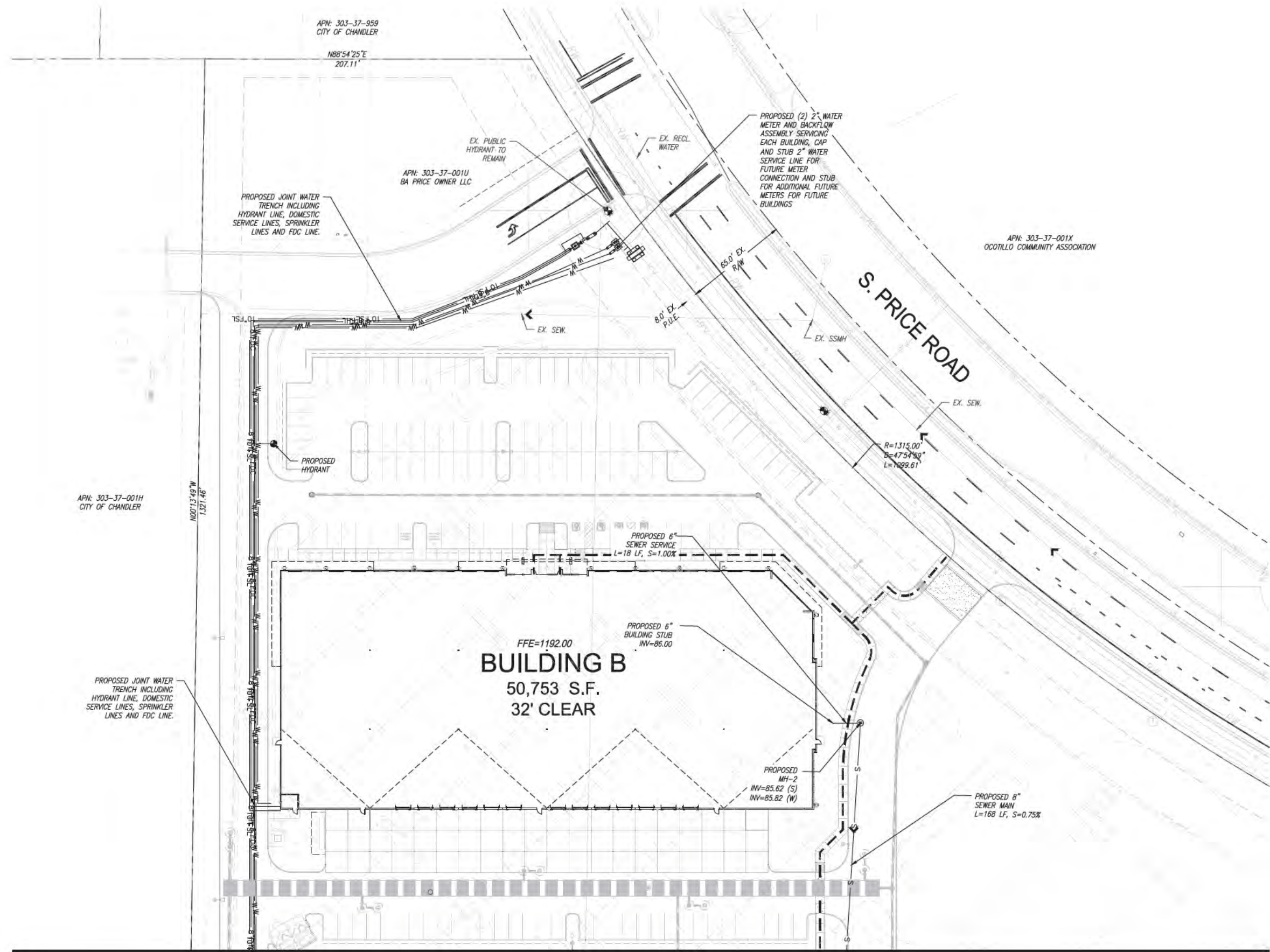
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C306

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MATCH SHEET C402



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PRELIMINARY UTILITY PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 18,
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MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025

Project Eng.
TSW

Project No.
24134

Project Mgr.
TSW

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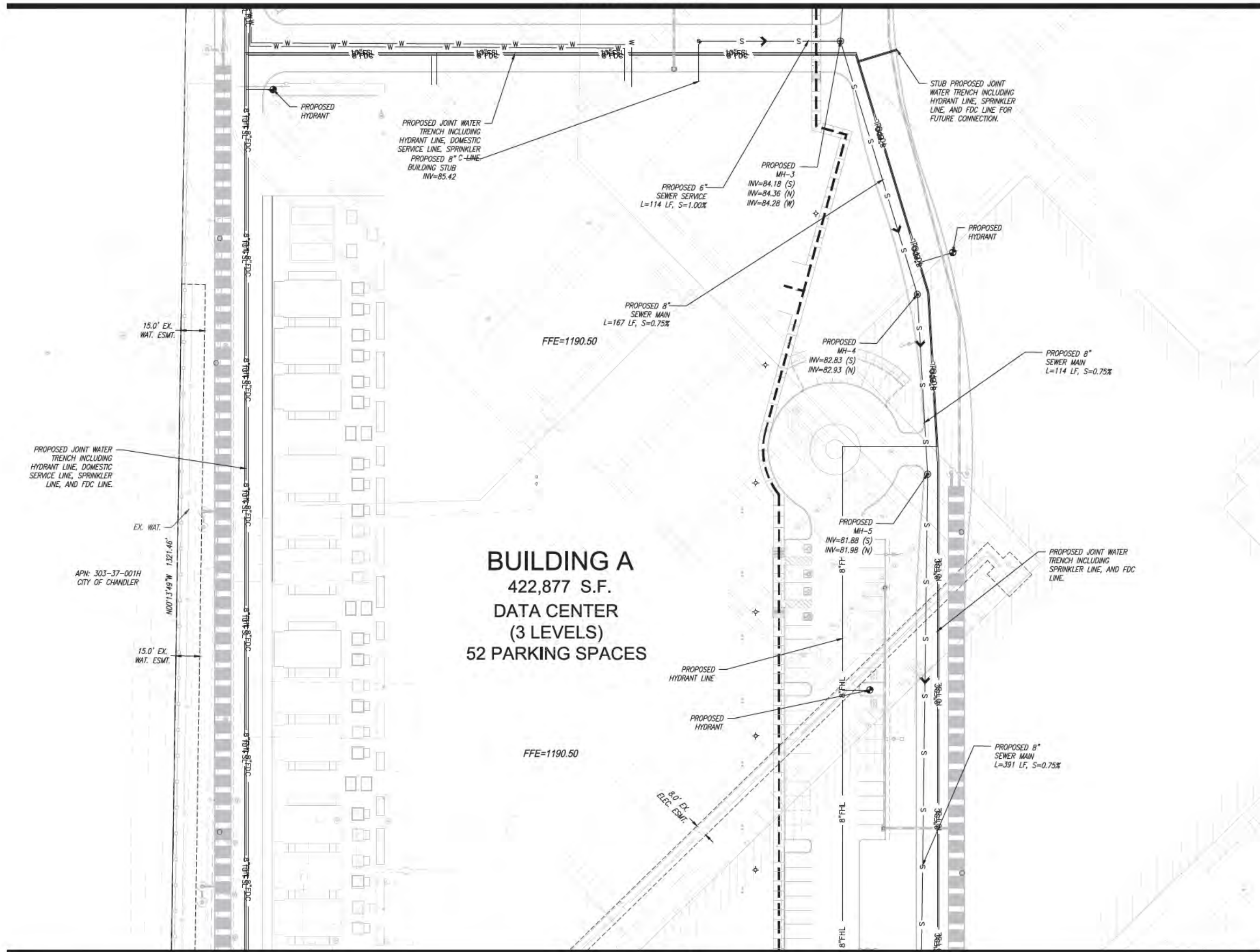


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SHT: 09 OF 12
C401

C.O.C LOG No. PRE23-0030

MATCH SHEET C401



MATCH SHEET C403



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MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025

Project No.
24134

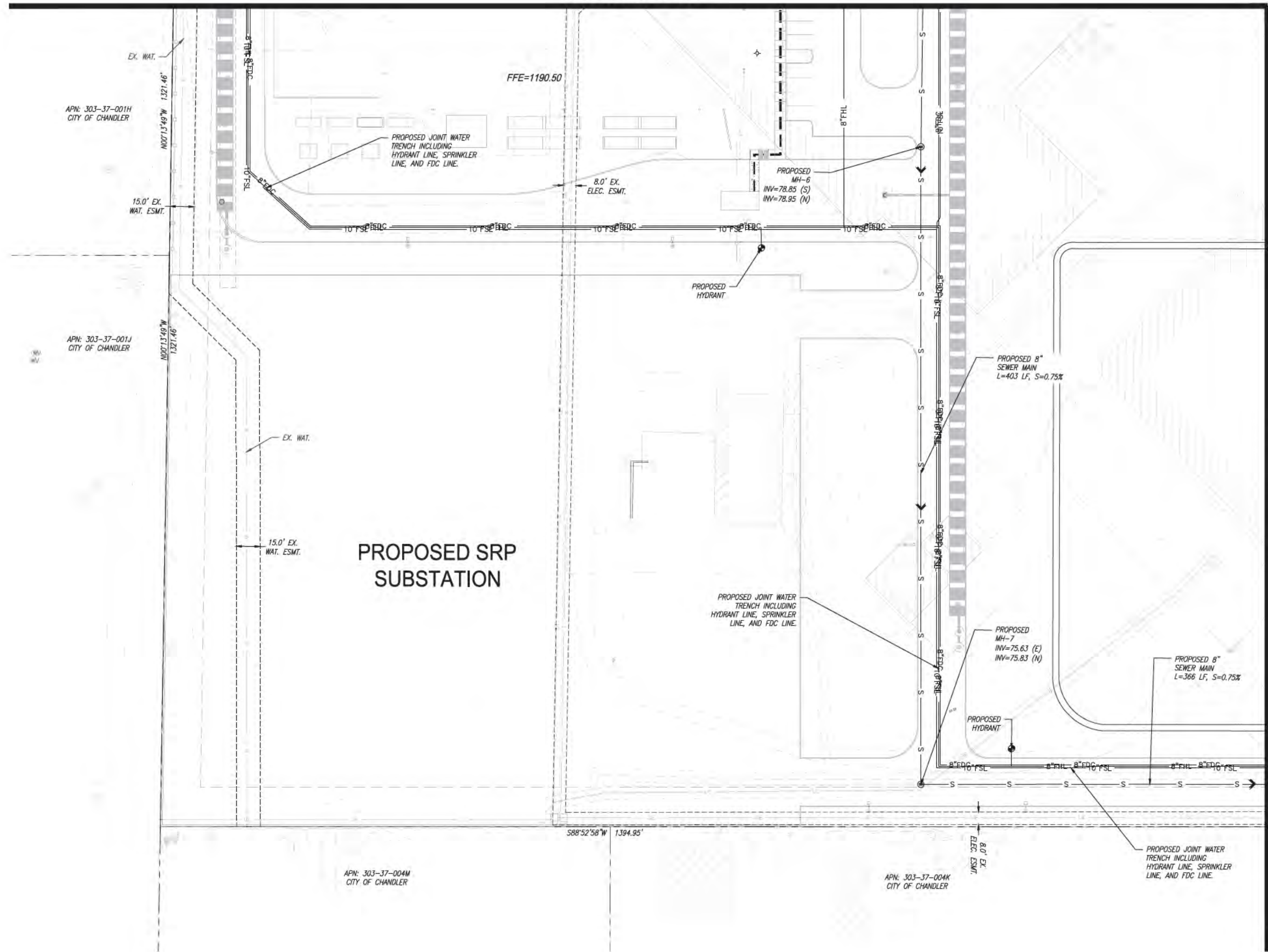
Project Eng.
TSW

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SHT: 10 OF 12
C401

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MATCH SHEET C402



MATCH SHEET C404



C.O.C LOG No. PRE23-0030

PRELIMINARY UTILITY PLAN
PRICE ROAD INNOVATION CAMPUS
A PORTION OF THE WESTERN HALF OF SECTION 14,
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MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	07/21/2025
Project No.	24134
Project Mgr.	TSW
Project Eng.	TSW

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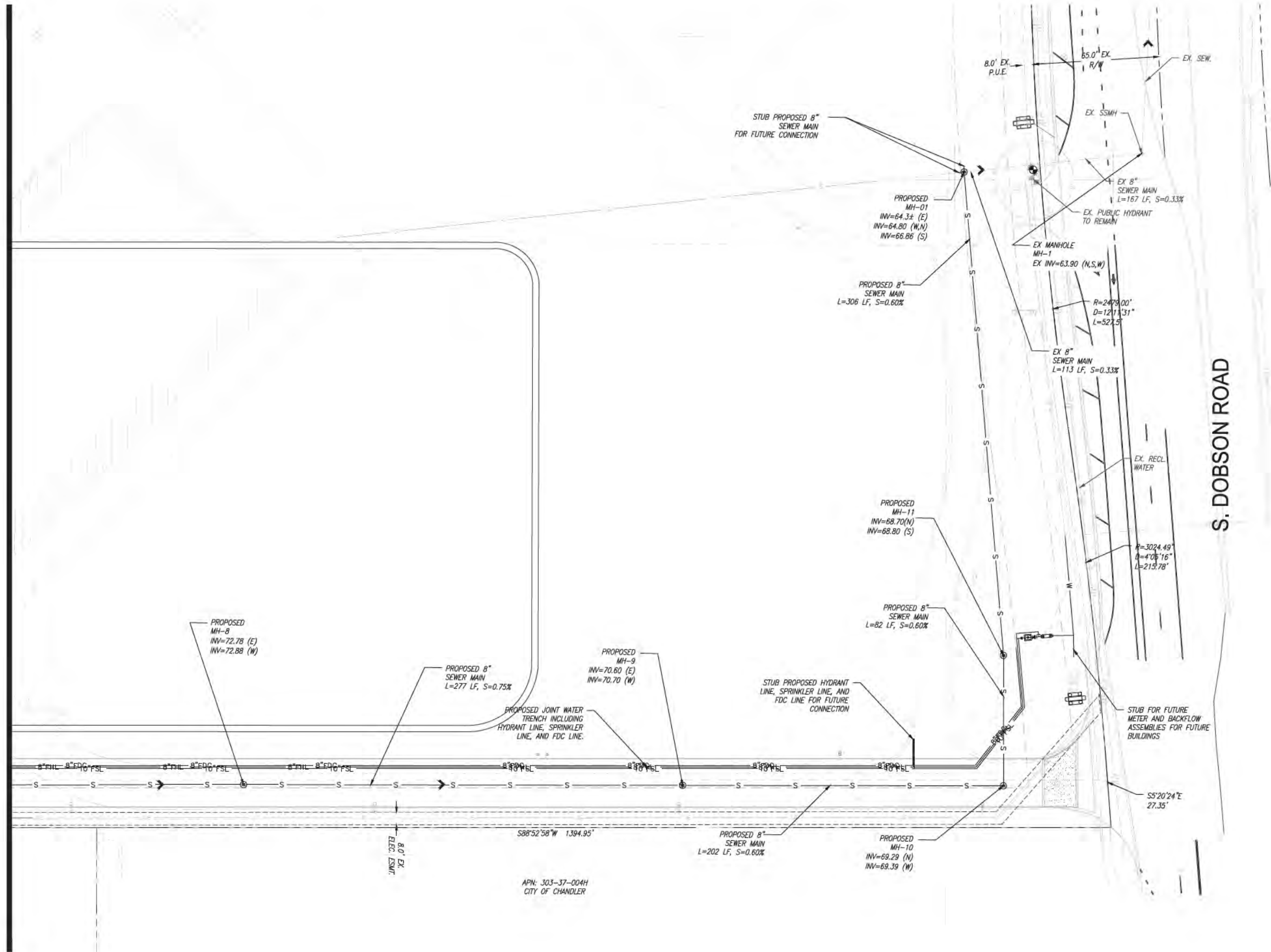
SHT: 11 OF 12
C403

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MATCH SHEET C403



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MERIDIAN, MARICOPA COUNTY, ARIZONA

Date
07/21/2025
Project Eng.
TSW

Project No.
24134
Project Mgr.
TSW

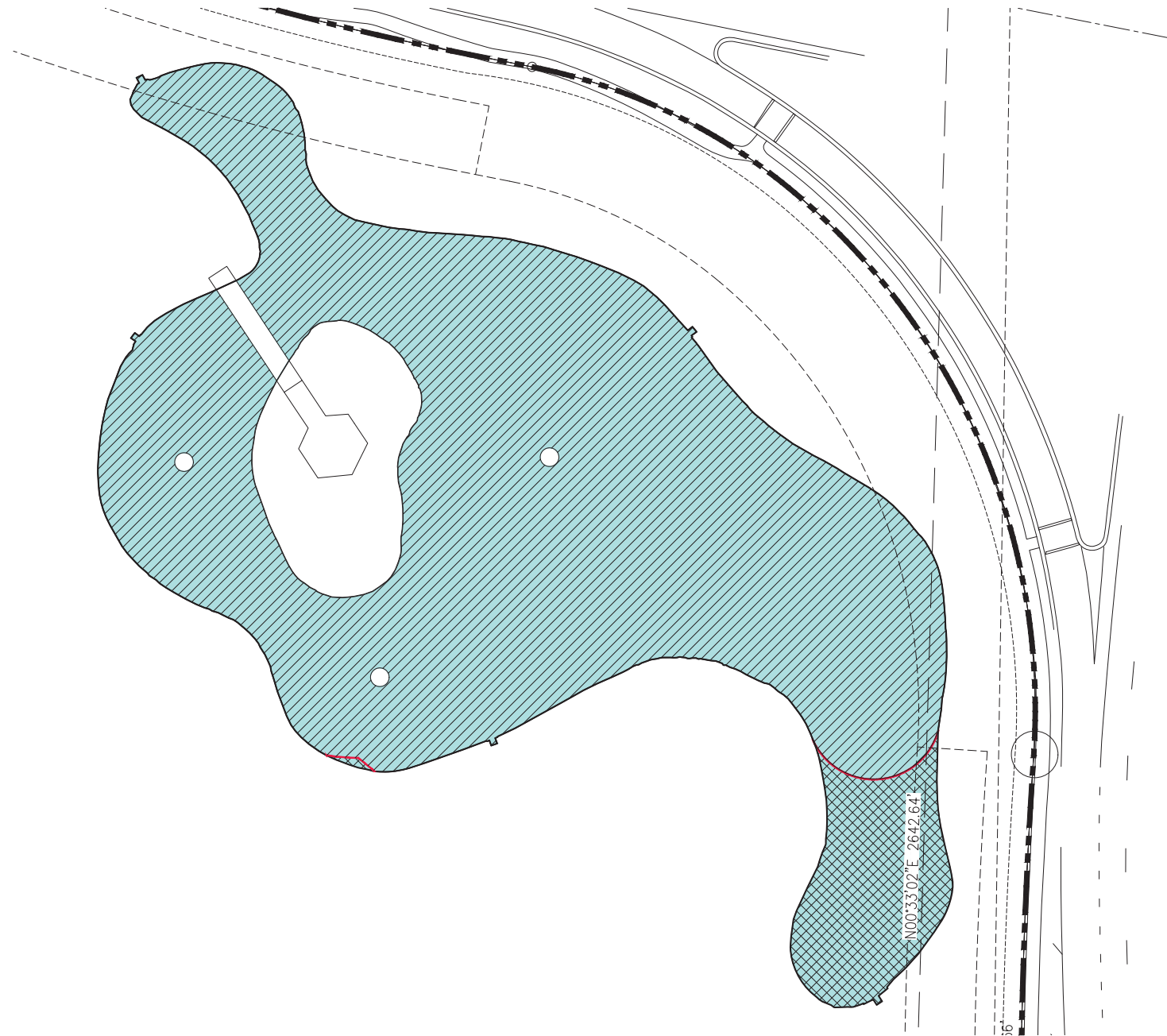
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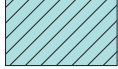
C.O.C LOG No. PRE23-0030



LEGEND

EXISTING LAKE LAYOUT 66,970 S.F.

 DELETED LAKE PORTION
5,274 S.F.

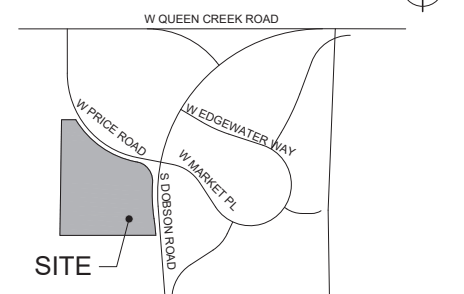
 NEW LAKE LAYOUT
61,696 S.F.

LAKE REDUCTION EXHIBIT

0 15' 30' 60'
SCALE: 1" = 30'



VICINITY MAP



PRICE ROAD INNOVATION CAMPUS

3380 South Price Road
Chandler, Arizona



Project No.: 24065_ST13

Issue Date: 09-12-2025

Title:

LRE-1



Butler Design Group, Inc
architects & planners