

Memorandum

Client Company	City of El Mirage, Arizona	Stantec Project #	235710474
Client Contact / Phone #	Jose Marcias, Senior Planner 623-876-2996, jmacias@elmirageaz.gov	Date	18 Oct 2024
Author / Phone #	Chad Mendell / 312-953-9141 / chad.mendell@stantec.com		
Project Name	Microsoft PHX83 Design		

Subject
Site Plan Amendment SPA24-09-01 Project Narrative

Comments
<p>Application Request: Site Plan Amendment application SPA24-09-01 is amending Site Plan Amendment SPA24-02-01. This narrative is provided to satisfy the City of El Mirage Site Plan Application Submittal Guidelines for Technical Advisory Committee (TAC) Review. Conceptual and Comprehensive Site Plans, Exterior Elevations, Preliminary Landscape Plans and a Preliminary Traffic Impact Study are included with this submittal.</p>
<p>Property Location and Description: The previous Site Plan Amendment (SPA24-02-01) included three buildings: PHX80, PHX81 and PHX82.</p> <p>Site Plan Amendment SPA24-09-01 will add one additional building to the site. The new building (PHX83) will be located within the 150.52-acre site owned by the Microsoft Corporation at the southeast corner of West Olive Avenue and North Dysart Road in the City of El Mirage, Arizona.</p> <p>The site is currently zoned Employment/Industrial (EI) and is occupied by the first operational data center at the campus, PHX80. The second and third data centers on the campus (PHX81 and PHX82) are permitted and are under construction. The new PHX83 data center building will be located south of the PHX82 data center building and will have a similar orientation and footprint.</p> <p>The proposed PHX83 building will be connected to the existing onsite substation operated by Arizona Public Service (APS).</p> <p>The proposed PHX83 building will be serviced by EPCOR for water and sewer service and a separate clear water discharge line extension will be installed to connect to the City of El Mirage outfall. These utility services will be accessed by extending the existing private utility mains within the site, which connect to the existing utility main lines in the public right-of-way. No off-site construction is proposed for the PHX83 Project.</p>

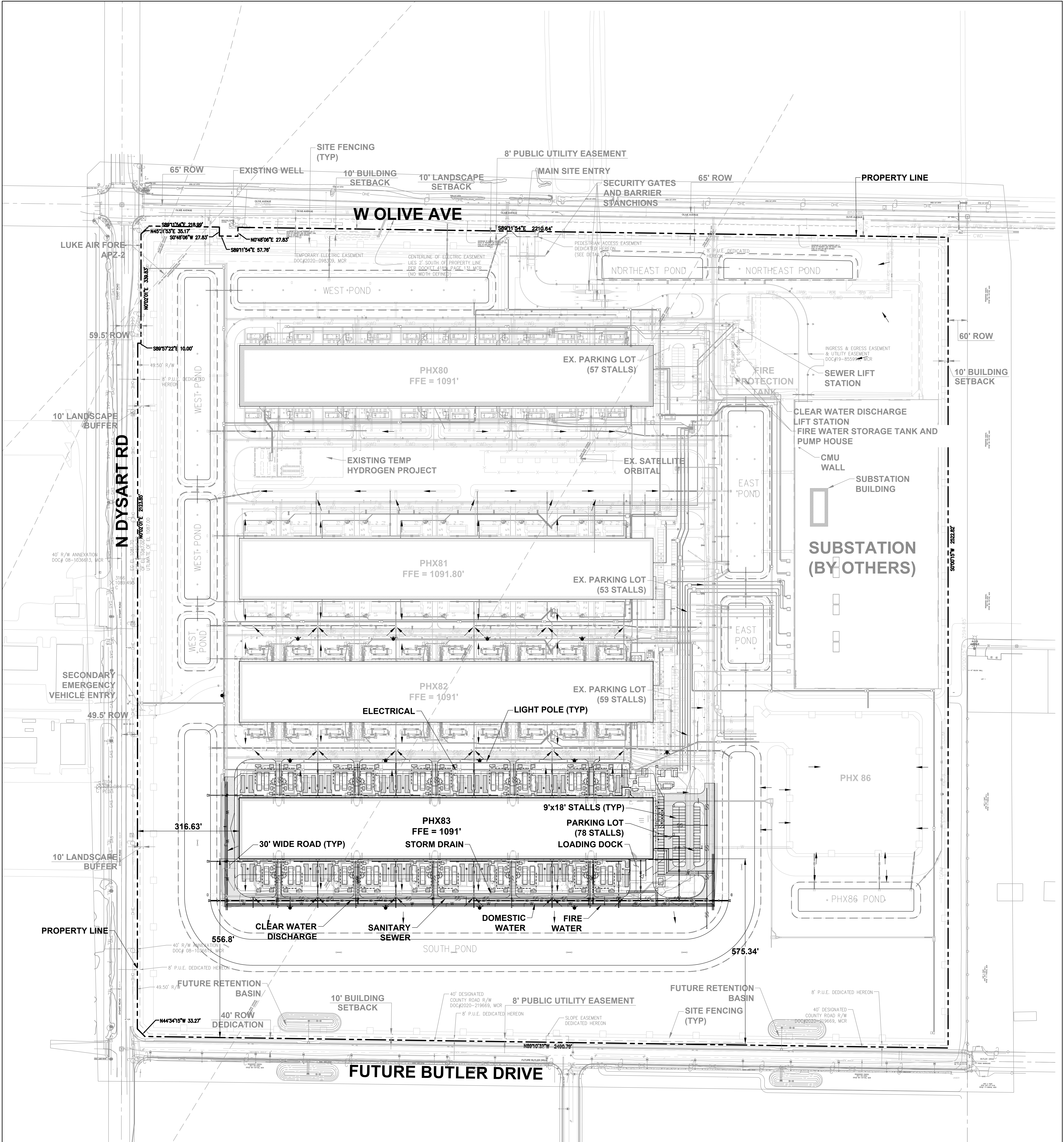
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Comments
<p>Historical Data: The project site was previously used for agriculture production beginning in the 1950s, prior to the construction of PHX80. Please see the Phase I Environmental Site Assessment provided for PHX80 for additional information on the history of the site.</p>
<p>Operation Aspects: Similar to PHX80, PHX81 and PHX82, the PHX83 data center building will support the storage and operation of computer servers within five data halls. The building will also include an administrative area that will be used by operations, maintenance and security staff. The electrical and mechanical equipment surrounding the building will be used to provide space cooling, normal utility power and back-up emergency power.</p> <p>Multiple levels of security will secure the overall campus and the individual buildings all hours of the year, including a security fence around the perimeter of the site and a security gate at the primary site access.</p>
<p>Proposed Building / Structure Height: The new PHX83 data center building will approximately 245,540 square-foot in total area and will be a single-story building. The building will be up to 31 feet high with a 1,091 feet above mean sea level finished floor elevation.</p> <p>The proposed data center building will be industrial in nature, consisting of slab-on-grade construction with concrete tilt-up exterior walls with exterior electrical and mechanical equipment located on-grade.</p> <p>The proposed data center building will add 78 parking spaces, including 4 handicap-accessible parking spaces. The added parking is designed to accommodate at least 1 space per employee during the largest shift. A Traffic Impact Study is provided to detail traffic generated by site operations.</p>

Comments	
PROPERTY STATS:	
Existing Zoning	Employment / Industry
Existing Use (PHX80-81-82)	Warehouse / Data Center
Proposed Use (PHX83)	Warehouse / Data Center
FEMA Flood Zone	X
Property Area	150.52 Acres
Existing Building Area (PHX80-81-82)	
Existing Building Area (PHX80-81-82)	769,622 SqFt
Proposed Building Area (PHX83)	245,539 SqFt
TOTAL Building Area (PHX80-81-82-83)	1,105,161 SqFt
Existing Site Impervious Coverage	
Existing Site Impervious Coverage	2,761,857 SqFt (63.40 Acres)
Proposed Site Impervious Coverage	370,907 SqFt (8.51 Acres)
TOTAL Site Impervious Coverage	3,132,764 SqFt (71.91 Acres)
Lot Coverage	35.34%
Existing Parking	
Existing Parking	228 Stalls
Proposed Parking	78 Stalls Including 3 ADA Including 1 Van ADA
TOTAL Parking	306 Stalls
Proposed Phasing:	
<p>The PHX83 data center site will be constructed in two phases.</p> <p>The first phase will consist of civil grading, excavation and existing utility extensions to the PHX83 building site, including water, sewer, clear water discharge, telecommunication, electrical, and drainage infrastructure construction.</p> <p>The second phase of construction will focus on the construction of the PHX83 data center building, including foundations, building shell and interior build-out for the full building. Certificate of Occupancy will be required in phases with approximately a 4-to-10 week gap between each subsequent Certificate of Occupancy request:</p> <ul style="list-style-type: none"> • Data Hall 1 and the Administration Area • Data Hall 2 • Data Hall 3 • Data Hall 4 • Data Hall 5 	

Comments
<p>Additional Information - Noise Ordinance Compliance: Generator sound levels may exceed the City of El Mirage guideline of 55 decibels (dB) during operation. To maintain compliance with City code, all generator testing will be conducted 6:00am to 10:00pm (outside the restricted code hours).</p> <p>Generator testing will be limited to periodic, short-duration tests, conducted during the daytime shift, with up to two PHX83 generators tested at any time.</p> <p>Evaluation of utility service in the area indicates historically reliable service. Additionally, the closest residential neighborhood is approximately one mile from the Project site. Given this distance and the limited duration and time of day that the generators will be in operation, noise from the emergency backup generators is not expected to be characterized in a manner that would “disturb the peace or quiet of a neighborhood, family or person,” consistent with City of El Mirage Zoning Ordinance § 154.107.</p> <p>Based on the analysis of potential sound levels during normal operation (with all generators off), operations at the facility will comply with the City of El Mirage guideline of 55 decibels (dB).</p>
<p>Additional Information - Hazardous Liquid Storage: (21) diesel-fueled emergency generators will be installed as part of the PHX83 data center building. (20) generators will provide back-up power for the data halls. (1) generator will provided back-up power for the administration area.</p> <p>All generators will be permitted by the Maricopa County Air Quality Department (MCAQD) and will be operated in accordance with applicable, MCAQD, State of Arizona, and federal requirements.</p> <p>The generators are designed for emergency backup power only. Each data hall generator will include an approximately 10,000-gallon capacity above ground diesel storage tank and the administration area generator will include an approximately 3,000-gallon capacity above ground diesel storage tank.</p>

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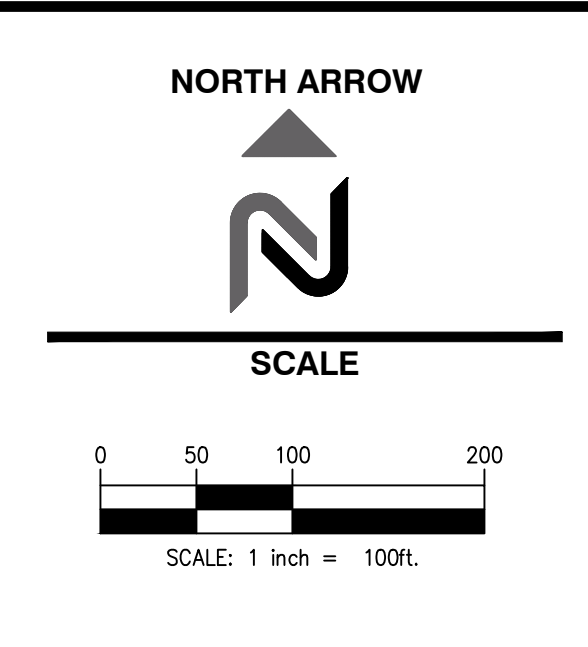


SITE PLAN NOTE:
 ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

SITE DATA TABLE	
PROPERTY AREA	150.52 ACRES
EXISTING BUILDING AREA	769,622 SQ-FT
PROPOSED BUILDING AREA	245,539 SQ-FT
TOTAL BUILDING AREA	1,015,161 SQ-FT
EXISTING SITE IMPERVIOUS COVERAGE	2,761,857 SQ-FT (63.40 ACRES)
PROPOSED SITE IMPERVIOUS COVERAGE	370,907 SQ-FT (8.51 ACRES)
TOTAL SITE IMPERVIOUS COVERAGE	3,132,764 SQ-FT (71.91 ACRES)
EXISTING ZONING	EMPLOYMENT / INDUSTRY
EXISTING USE	WAREHOUSE / DATA CENTER
PROPOSED USE	WAREHOUSE / DATA CENTER
FEMA FLOOD ZONE	X
EXISTING PARKING	228 STALLS
PROPOSED PARKING	78 STALLS
TOTAL PARKING	306 STALLS
PROVIDED LOT COVERAGE PERCENTAGE	35.34%

SITE POND TABLE		
POND	REQUIRED VOLUME (CUBIC FEET)	PROVIDED VOLUME (CUBIC FEET)
WEST POND	287,474 CF	587,976 CF
EAST POND	265,799 CF	311,106 CF
NORTHEAST POND	72,570 CF	171,878 CF
SOUTH POND	280,759 CF	991,626 CF
PHX86 POND	67,759 CF	72,000 CF

REVISIONS		
REV	ISSUED FOR:	DATE
0	SITE DEVELOPMENT PLAN FINAL	09/12/2024



PROJECT NAME
PHX83

CLIENT/OWNER
MICROSOFT CORPORATION
 PROJECT ADDRESS
EL MIRAGE, AZ
 LAT/LONG
33°33'55.5"N 112°20'28.5"W

11235 s.e. 6th street
 suite 150
 bellvue, wa 98004

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 f: 425.453.9208
 www.navixeng.com

STAMP
CONFIDENTIAL

DATE
09/12/2024

SHEET NAME
SITE PLAN EXHIBIT
 SHEET NUMBER
C-C-001

EG EL 1081.70
HWL EL 1084.70
OF EL 1087.00
ULTIMATE OF EL 1087.00

WEST POND

PHX80
FFE = 1091'

EX. PARKING LOT
(57 STALLS)

FIRE WATER STORAGE TANK AND PUMP HOUSE

EXISTING TEMP
HYDROGEN PROJECT

EX. SATELLITE
ORBITAL

PHX81
FFE = 1091.80'

EX. PARKING LOT
(53 STALLS)

PHX82
FFE = 1091'

EX. PARKING LOT
(59 STALLS)

LIGHT POLE (TYP)

ELECTRICAL

PHX83
FFE = 1091'

9'x18' STALLS (TYP)

PARKING LOT
(78 STALLS)

LOADING DOCK

30' WIDE ROAD (TYP)

STORM DRAIN

CLEAR WATER DISCHARGE

SANITARY
SEWER

DOMESTIC
WATER

FIRE
WATER

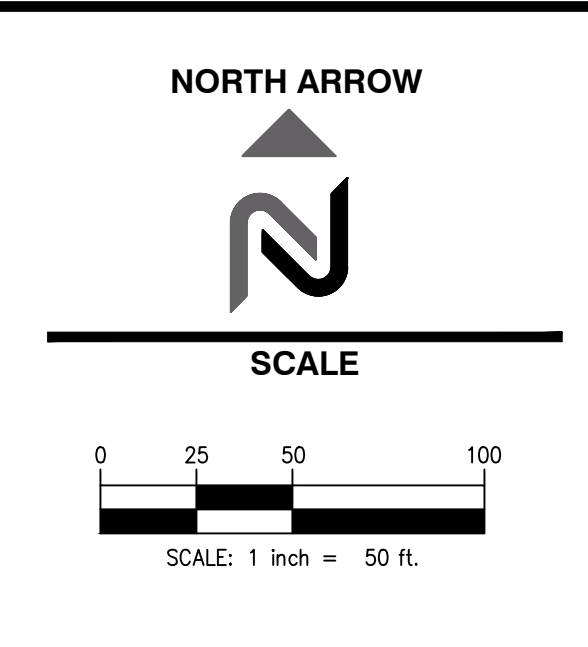
SOUTH POND

RG EL 1080.50
HWL EL 1083.50
OF EL 1085.50
ULTIMATE OF EL 1087.00

RG EL 1080.50
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OF EL 1085.50
ULTIMATE OF EL 1087.00

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REVISIONS		
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PROJECT NAME
PHX83

CLIENT/OWNER
MICROSOFT CORPORATION

PROJECT ADDRESS
EL MIRAGE, AZ

LAT/LONG
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DATE
09/12/2024

SHEET NAME
SITE PLAN EXHIBIT

SHEET NUMBER
C-C-002

PHX83 DATA CENTER

EL MIRAGE, AZ LANDSCAPE CONSTRUCTION DOCUMENTS

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE DESIGN INTENT. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT/ENGINEER-OF-RECORD.
- ARCHITECT/ENGINEER-OF-RECORD OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE ARCHITECT/ENGINEER-OF-RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE ARCHITECT/ENGINEER-OF-RECORD AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED AS BASED ON INDUSTRY STANDARDS AS REFERRED TO FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY NAVIX ENGINEERING. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDENT ON AREA OR JURISDICTION) CONTRACTOR SHALL CONTACT:
 - BLUE STAKE (ARIZONA) 1-800-782-5348
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATION, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAW OR REGULATION PERTAINING TO THE PROJECT.
- CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH THE CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES INCURRED, UNINTENTIONALLY OR ACCIDENTALLY TO UTILITIES, WALLS, OR OTHER ADJACENCIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS, DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDSCAPE DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- ALL PLANTS PLANTED IN AREAS OF 20' FROM EXCAVATIONS, LIGHTING CONTROL CABINETS & FIRE HYDRANTS, 1'-2' FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 5'-0" FROM CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURBS AND WALKS.
- SPECIES TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUIVA) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, FLOOD IRRIGATION, LANDSCAPE IRRIGATION, TRAFFIC SIGNALS, STRIPPING AND SIGNAGE, BANK STABILIZATION AND CHANNELIZATION, STREET LIGHTS, WELL ABANDONMENT, UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, TELEVISION, COMMUNICATIONS AND OTHER SIMILAR FACILITIES.
- CONTRACTOR SHALL CONSTRUCT A SAMPLE WALL WITH ALL MATERIALS COLORS AND FINISHES AS NOTED IN THE WALL DETAILS. SAMPLE WALL SHALL BE REVIEW AND APPROVED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT PRIOR TO TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACK FLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

INERT GENERAL NOTES:

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS [TYPICAL], REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
 - THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- DECOMPOSED GRANITE**
- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PAVING TO A MINIMUM UNLESS NOTED OTHERWISE ON PLANS, REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
 - ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT [TYPICAL].
 - CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE CONTRACTOR SHALL INSTALL FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACK FLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS, INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVES INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALLS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER.
- REFER TO SECTION #4 FOR FITTINGS AND CONNECTIONS.
- THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION AND FINISHING CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE IN THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING AND DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS, DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2744.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- INSTALL ALL VALVE BOX KEYS.
- ALL MAINLINE FITTINGS WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. ALL ELECTRICAL CONNECTIONS AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOLVENT VALVE TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
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- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- ALL MAINLINE FITTINGS WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- INSTALL ALL VALVE BOX KEYS.
- ALL MAINLINE FITTINGS WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. ALL ELECTRICAL CONNECTIONS AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
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- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- ALL MAINLINE FITTINGS

Design Team

Design	R. WEINMANN
Draw	B. ACKERMAN
Check	J. CIJACKI
A/E Project No.	23510474
MS Project No.	P. 20840

Approvals

CUSTOMER	Date
ADAM MCKNIGHT	

OPERATIONS

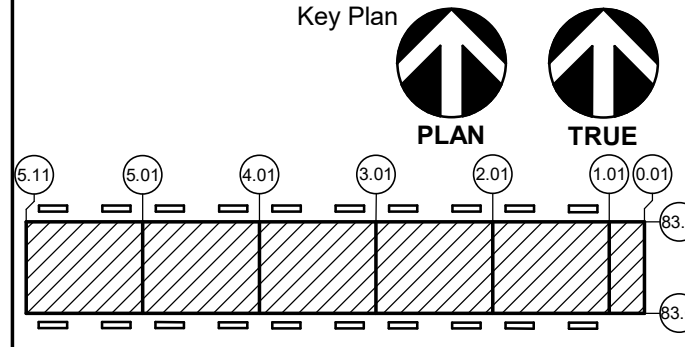
Microsoft Mechanical Engineer	SAMANTHA BISCOTTINI
Microsoft Civil Engineer	ALEX CARDAMENOS
Microsoft Electrical Engineer	SABRINA SHI
Engineering Manager	ADAM MCKNIGHT / KRISH NADKESHWAR
Security Manager	ODDY CLIFTON
	JOSH CALMAN / DAVID SWANSON / LISA GALLANT

PROJECT MANAGEMENT

Project Planner	CHAD MENDELL
Project Manager	LEO TRAN
Senior Project Manager	CHAD MENDELL
Development Manager	CHAD MENDELL
Enter Full Name	
Quality Control Reviewer	
Enter Full Name	
Quality Control FF&E	
Enter Full Name	

Revisions

No.	Date	SPR. / FINAL	Description
1	08/13/2024		

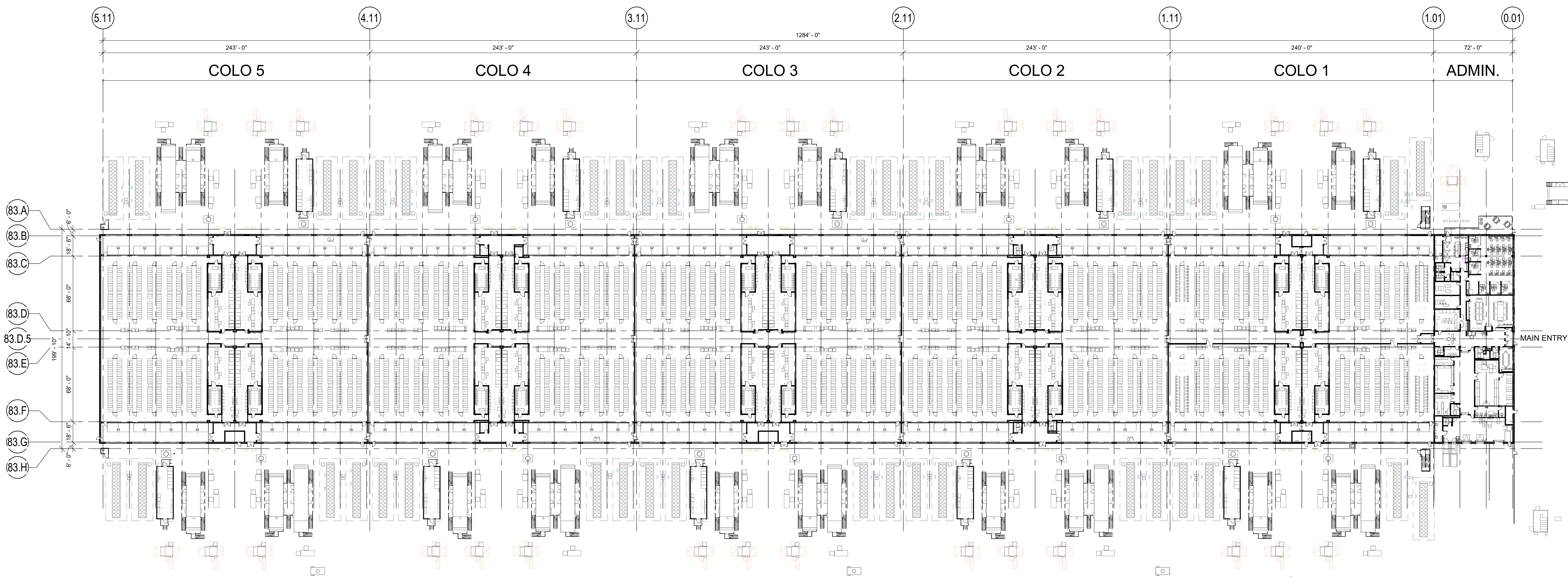


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Sheet Title Number

OVERALL - FLOOR PLAN

PHX83-CBEA



1 OVERALL - FLOOR PLAN
SCALE: 1" = 40'-0"

Design Team

Design	R. WEINMANN
Draw	B. ACKERMAN
Checked	J. CIUCCI
A/E Project No.	235710474
MS Project No.	P.20640

Approvals

CUSTOMER	Date
ADAM MCKNIGHT	

OPERATIONS

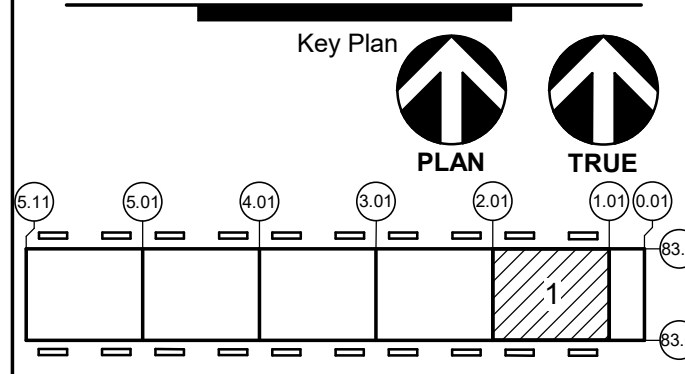
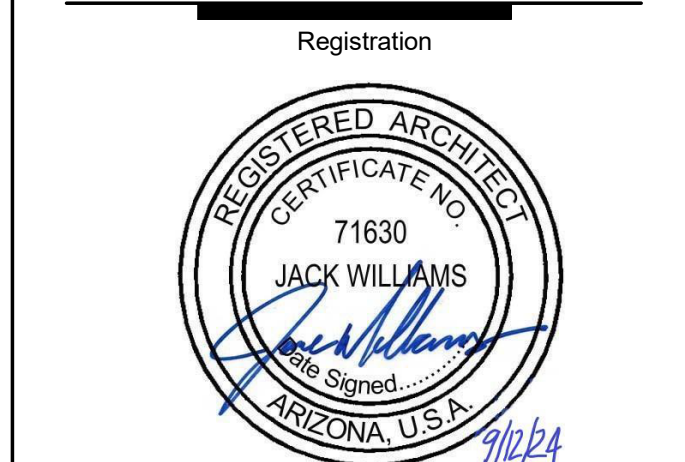
Microsoft Mechanical Engineer	Date
SAMANTHA BISCOTTINI	
Microsoft Civil Engineer	
ALEX CARDASIMENOS	
Microsoft Electrical Engineer	
SABRINA SHI	
Engineering Manager	
ADAM MCKNIGHT / KRISH NADKESHWAR	
Security Manager	
ODDY CLIFTON	
CSA	
JOSH GALMAN / DAVID SWANSON / LISA GALLANT	

PROJECT MANAGEMENT

Project Planner	Date
CHAD MENDELL	
Project Manager	
LEO TRAN	
Senior Project Manager	
CHAD MENDELL	
Development Manager	
Enter Full Name	
Quality Control Reviewer	
Enter Full Name	
Quality Control FF&E	
Enter Full Name	

Revisions

No.	Date	SPR.	FRGL.	Description
01	08/12/2024			

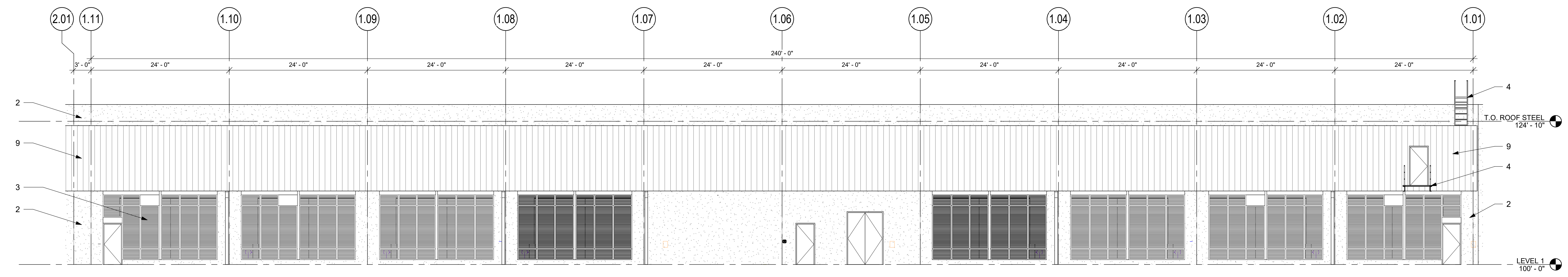


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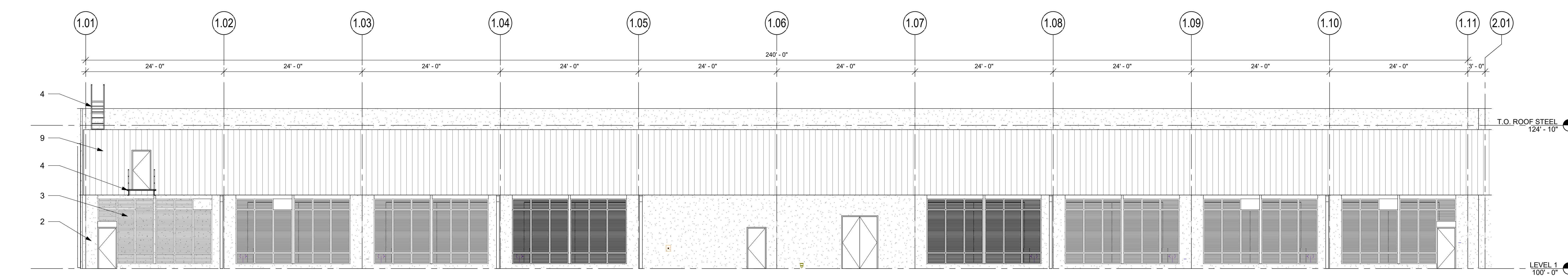
Sheet Title/Number

COLO 1 - B/W

PHX83-CBEB-1



1 ELEVATION - COLO 1 SOUTH - B/W
 SCALE: 1/8" = 1'-0"



2 ELEVATION - COLO 1 NORTH - B/W
 SCALE: 1/8" = 1'-0"

NOTE:
 BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

- KEYED NOTE LEGEND:**
- ROOF SYSTEM (COLOR: TBD)
 - TILT-UP CONCRETE PANEL (COLOR: RAL 9003 - SIGNAL WHITE)
 - MECHANICAL LOUVERS (COLOR: RAL 9003 - SIGNAL WHITE)
 - ROOF/PLATFORM ACCESS LADDER
 - CANOPY (COLOR: RAL 9003 - SIGNAL WHITE)
 - STOREFRONT & GLASS (COLOR: CLEAR ANODIZED & GRAY)
 - PATIO (COLOR: RAL 9003 - SIGNAL WHITE)
 - ANTENNAS
 - MECHANICAL WALKWAY WALL PANEL (COLOR: KINGSPAN GRANITSTONE FINISH WITH SANDSTONE COLOR)

Design Team

Design	R. WEINMANN
Draw	B. ACKERMAN
Checked	J. CIUCCI
A/E Project No.	235710474
MS Project No.	P.20840

Approvals

CUSTOMER	Date
ADAM MCKNIGHT	

OPERATIONS

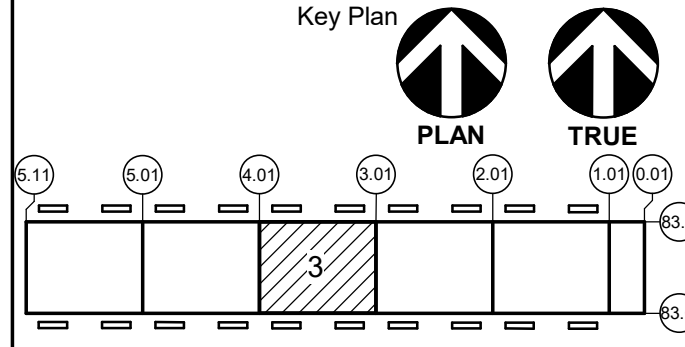
Microsoft Mechanical Engineer	Date
SAMANTHA BISCOTTINI	
Microsoft Cable Engineer	
ALEX CARDASIMENOS	
Microsoft Electrical Engineer	
SABRINA SHI	
Engineering Manager	
ADAM MCKNIGHT / KRISH NADKESHWAR	
Security Manager	
DOODY CLIFTON	
CSA	
JOSH GALMAN / DAVID SWANSON / LISA GALLANT	

PROJECT MANAGEMENT

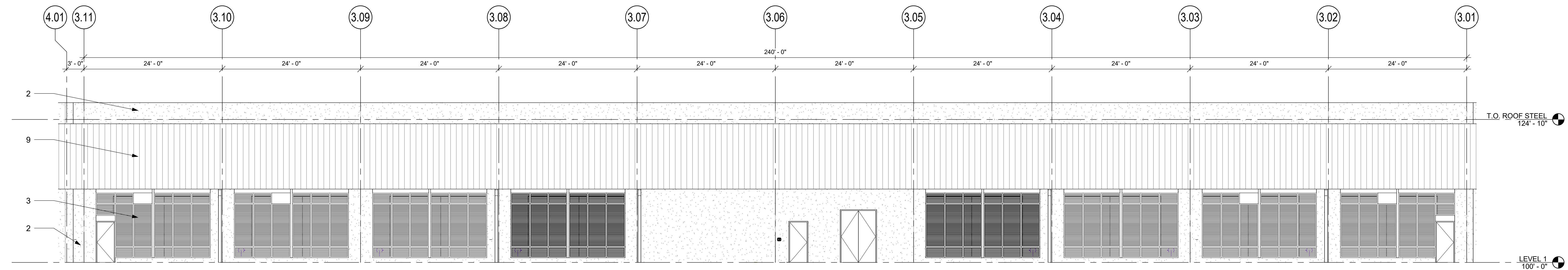
Project Planner	Date
CHAD MENDELL	
Project Manager	
LEO TRAN	
Senior Project Manager	
CHAD MENDELL	
Development Manager	
Enter Full Name	
Quality Control Reviewer	
Enter Full Name	
Quality Control FF&E	
Enter Full Name	

Revisions

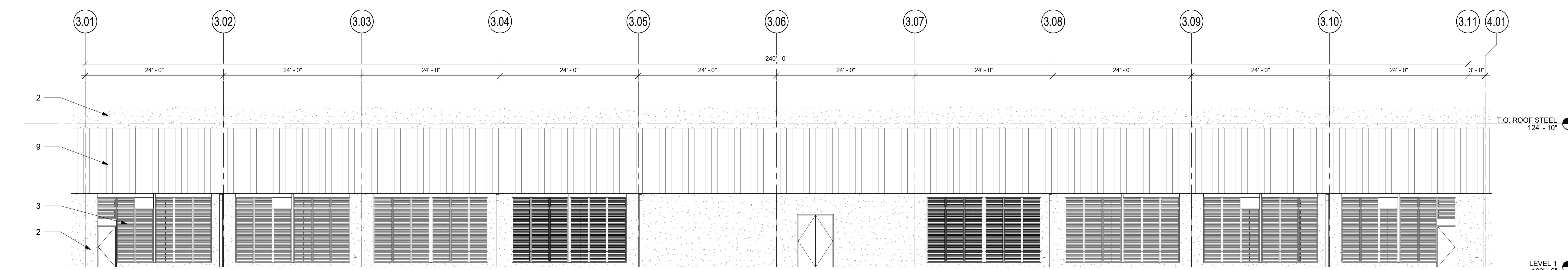
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01	08/15/2024			SPR. FF&E



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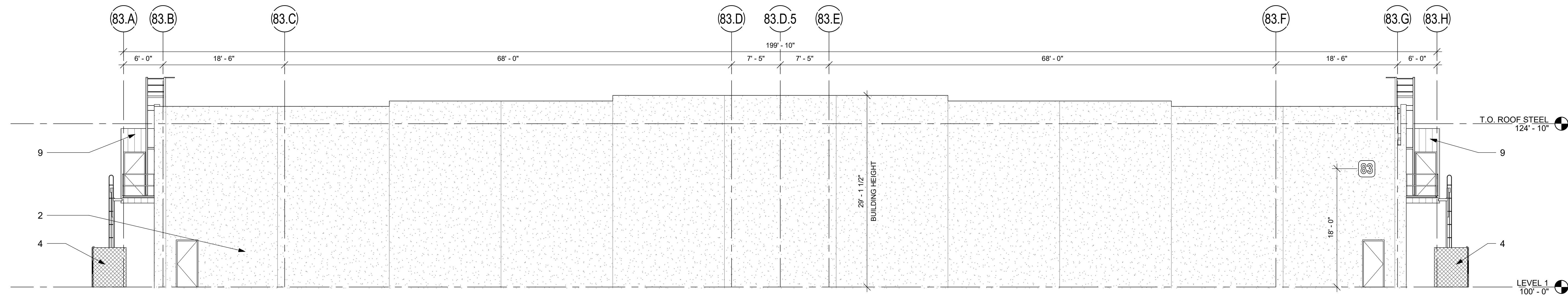
1 ELEVATION - COLO 3 SOUTH - B/W
 SCALE: 1/8" = 1'-0"



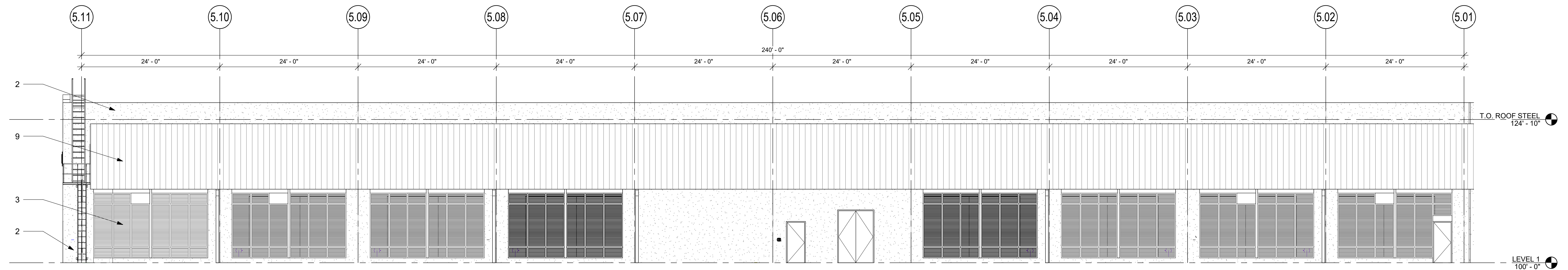
2 ELEVATION - COLO 3 NORTH - B/W
 SCALE: 1/8" = 1'-0"

NOTE:
 BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

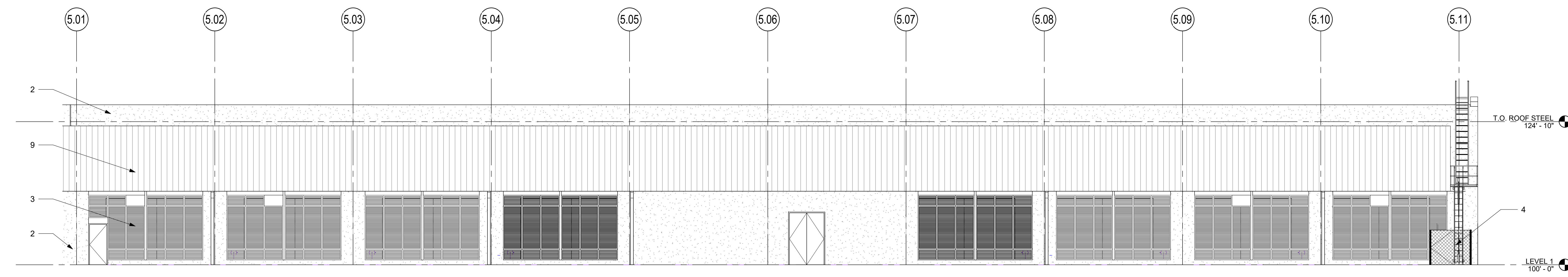
- KEYED NOTE LEGEND:**
- ROOF SYSTEM (COLOR: TBD)
 - TILT-UP CONCRETE PANEL (COLOR: RAL 9003 - SIGNAL WHITE)
 - MECHANICAL LOUVERS (COLOR: RAL 9003 - SIGNAL WHITE)
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 - CANOPY (COLOR: RAL 9003 - SIGNAL WHITE)
 - STOREFRONT & GLASS (COLOR: CLEAR ANODIZED & GRAY)
 - PATIO (COLOR: RAL 9003 - SIGNAL WHITE)
 - ANTENNAS
 - MECHANICAL WALKWAY WALL PANEL (COLOR: KINGSPAN GRANITSTONE FINISH WITH SANDSTONE COLOR)



3 ELEVATION - COLO 5 END WALL - B/W
SCALE: 1/8" = 1'-0"

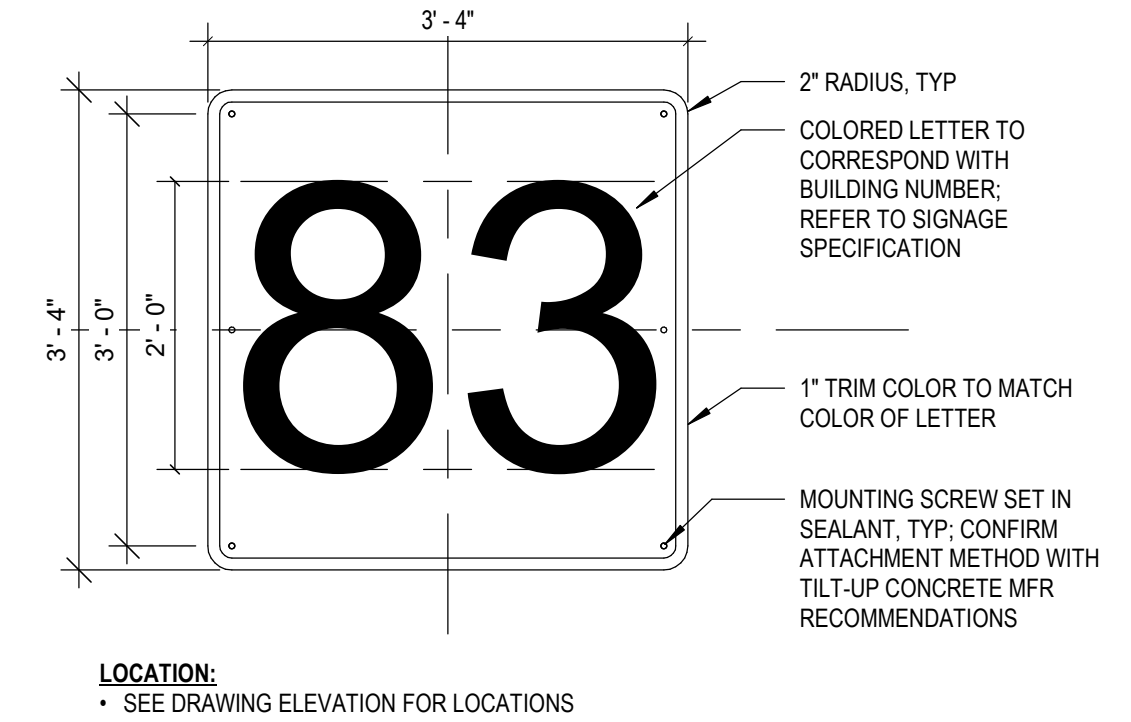


1 ELEVATION - COLO 5 SOUTH - B/W
SCALE: 1/8" = 1'-0"



2 ELEVATION - COLO 5 NORTH - B/W
SCALE: 1/8" = 1'-0"

- NOTE:**
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.
- KEYED NOTE LEGEND:**
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 4. ROOF/PLATFORM ACCESS LADDER
 5. CANOPY (COLOR: RAL 9003 - SIGNAL WHITE)
 6. STOREFRONT & GLASS (COLOR: CLEAR ANODIZED & GRAY)
 7. PATIO (COLOR: RAL 9003 - SIGNAL WHITE)
 8. ANTENNAS
 9. MECHANICAL WALKWAY WALL PANEL (COLOR: KINGSPAN GRANITSTONE FINISH WITH SANDSTONE COLOR)



4 BUILDING IDENTIFICATION SIGN
SCALE: 3/4" = 1'-0"

(ESD) ARCH, STRUC & MEP Engineer
233 S Wacker Drive, Ste 5300
Chicago, IL 60606
Tel 312.372.1200

now **Stantec**

NAVIX **ZBETA**

Civil Engineer: 11235 SE 6th Street, Ste 150 Bellevue, WA 98004
Security Designer: 600 1st Avenue Ste 102 PMB 2087 Seattle, WA 98104

DAY
Telecom Engineer: 4700 SE International Way Milwaukie, Oregon 97222

Microsoft
PHX83
DATA CENTER
12901 West Olive Ave.
El Mirage, AZ 85335

Design Team

Design: R. WEINMANN
Drawn: B. ACKERMAN
Checked: J. CLUCCI
A/E Project No: 235710474
MS Project No: P.20840

Approvals	
CUSTOMER	Date
ADAM MCKNIGHT	

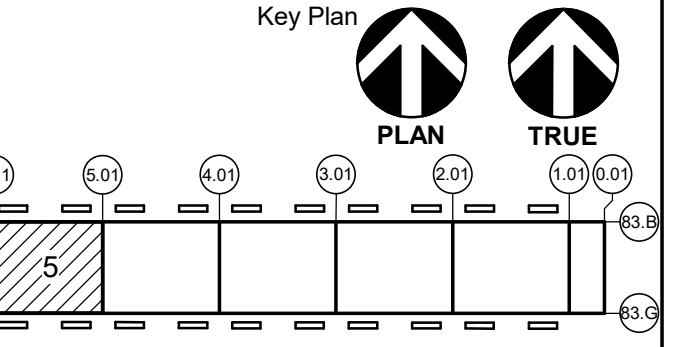
OPERATIONS	
Microsoft Mechanical Engineer	Date
SAMANTHA BISCOTTINI	
Microsoft Civil Engineer	
ALEX CARDASIMENOS	
Microsoft Electrical Engineer	
SABRINA SHI	
Engineering Manager	
ADAM MCKNIGHT / KRISH NADKESHWAR	
Security Manager	
COODY CLIFTON	
CSA	
JOSH CALMAN / DAVID SWANSON / LISA GALLANT	

PROJECT MANAGEMENT	
Project Planner	Date
CHAD MENDELL	
Project Manager	
LEO TRAN	
Senior Project Manager	
CHAD MENDELL	
Development Manager	
Enter Full Name	
Quality Control Reviewer	
Enter Full Name	
Quality Control FF&E	
Enter Full Name	

Revisions		
No.	Date	Description
01	08/12/2024	SPR - FINAL

Registration

REGISTERED ARCHITECT
CERTIFICATE NO. 71630
JACK WILLIAMS
Arizona, U.S.A.



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Sheet Title/Number

COLO 5 - B/W

PHX83-CBEB-5

Design: R. WEINMANN
 Drawn: B. ACKERMAN
 Checked: J. CIACCI
 A/E Project No: 235710474
 MS Project No: P.20640

Approvals

CUSTOMER	Date
ADAM MCKNIGHT	

OPERATIONS

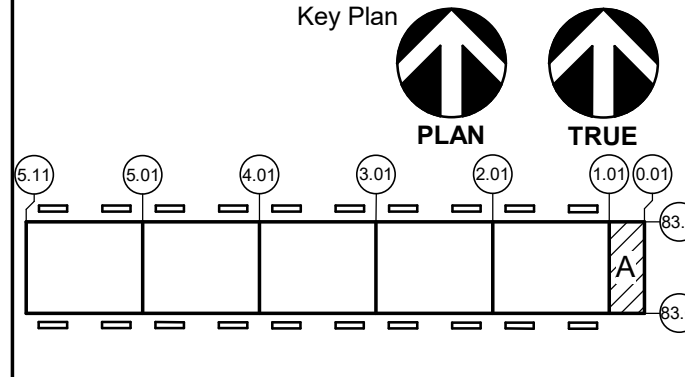
Microsoft Mechanical Engineer	Date
SAMANTHA BISCONTINI	
Microsoft Cable Engineer	
ALEX CARDASIMENOS	
Microsoft Electrical Engineer	
SABRINA SHI	
Engineering Manager	
ADAM MCKNIGHT / KRISH NADKESHWAR	
Security Manager	
ODDY CLIFTON	
CSA	
JOSH GALMAN / DAVID SWANSON / LISA GALLANT	

PROJECT MANAGEMENT

Project Planner	Date
CHAD MENDELL	
Project Manager	
LEO TRAN	
Senior Project Manager	
CHAD MENDELL	
Development Manager	
Enter Full Name	
Quality Control Reviewer	
Enter Full Name	
Quality Control FF&E	
Enter Full Name	

Revisions

No.	Date	SPR.	FF&E	Description
01	08/12/2024	SPR.	FF&E	



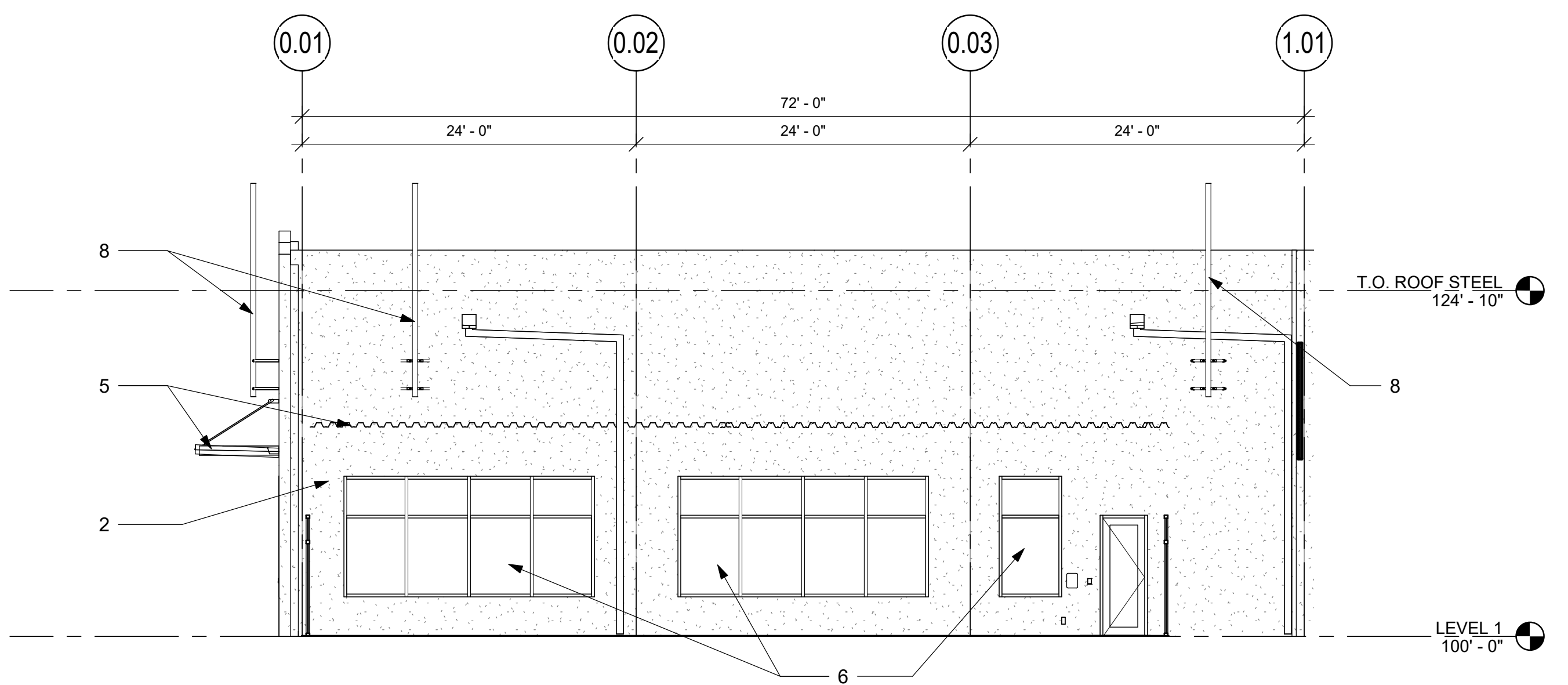
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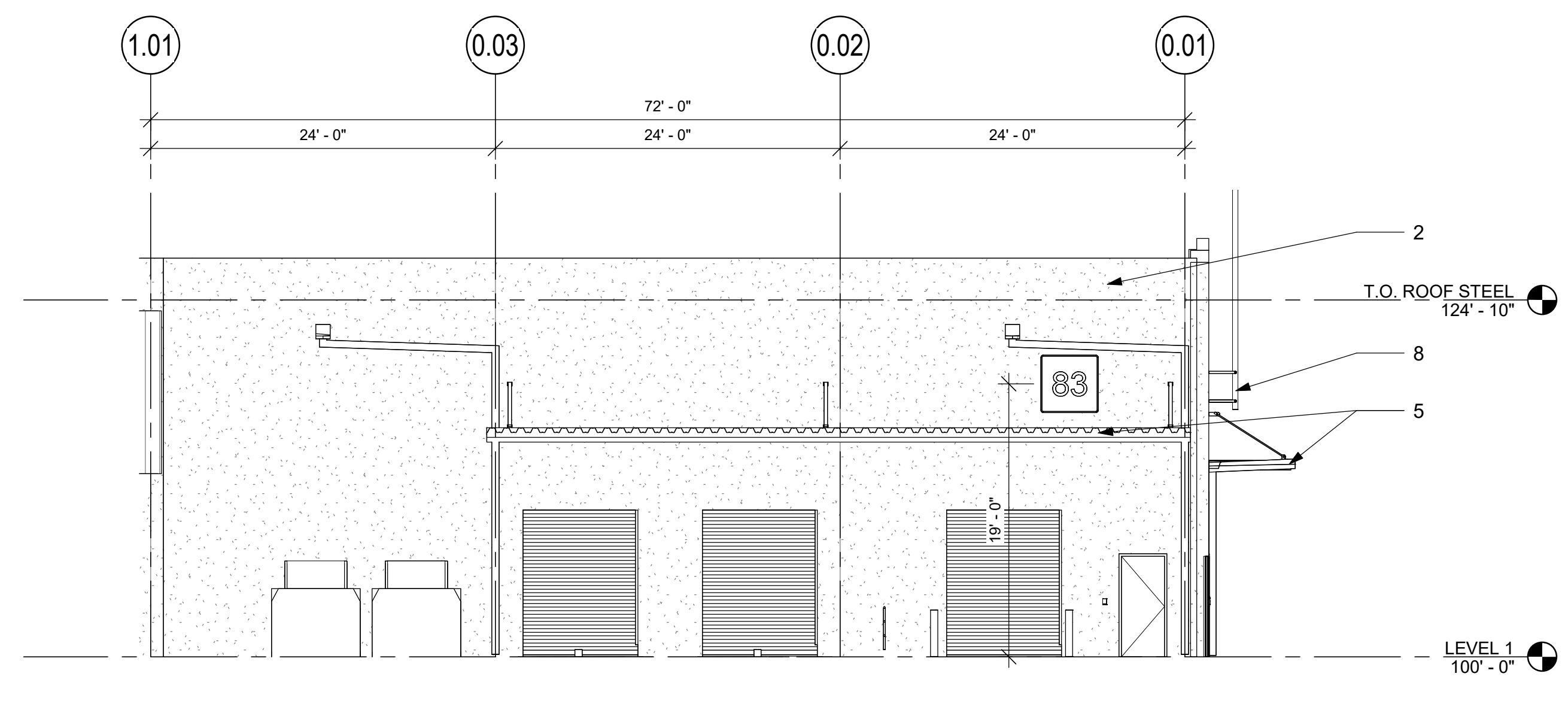
ADMIN - B/W

PHX83-CBEB-A

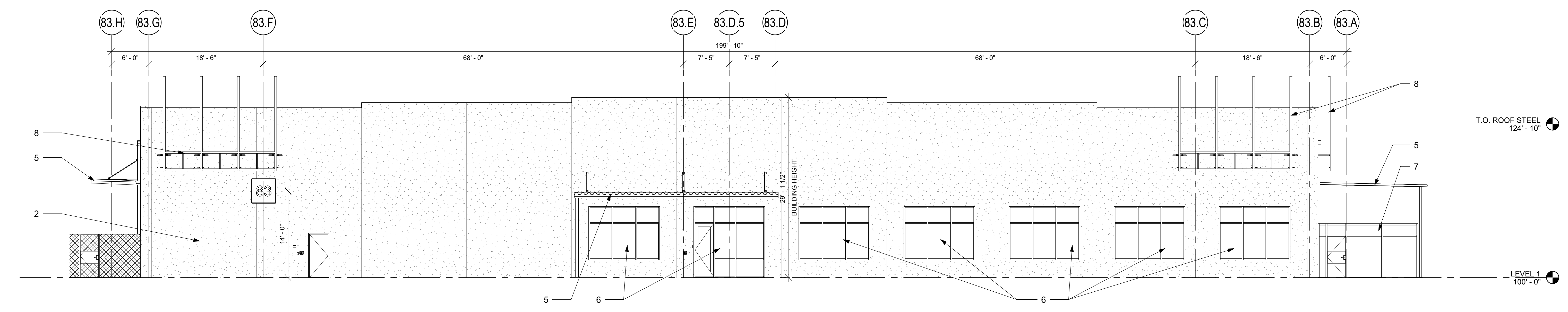
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1 ELEVATION - ADMIN NORTH - B/W
SCALE: 1/8" = 1'-0"



2 ELEVATION - ADMIN SOUTH - B/W
SCALE: 1/8" = 1'-0"



3 ELEVATION - ADMIN END WALL - B/W
SCALE: 1/8" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND:

1. ROOF SYSTEM (COLOR: TBD)
2. TILT-UP CONCRETE PANEL (COLOR: RAL 9003 - SIGNAL WHITE)
3. MECHANICAL LOUVERS (COLOR: RAL 9003 - SIGNAL WHITE)
4. ROOF/PLATFORM ACCESS LADDER
5. CANOPY (COLOR: RAL 9003 - SIGNAL WHITE)
6. STOREFRONT & GLASS (COLOR: CLEAR ANODIZED & GRAY)
7. PATIO (COLOR: RAL 9003 - SIGNAL WHITE)
8. ANTENNAS
9. MECHANICAL WALKWAY WALL PANEL (COLOR: KINGSPAN GRANITSTONE FINISH WITH SANDSTONE COLOR)

Design Team

Design: R. WEINMANN
 Draw: B. ACKERMAN
 Check: J. CUCCI
 A/E Project No: 235710474
 MS Project No: P. 20840

Approvals

CUSTOMER: ADAM MCKNIGHT Date: _____

OPERATIONS

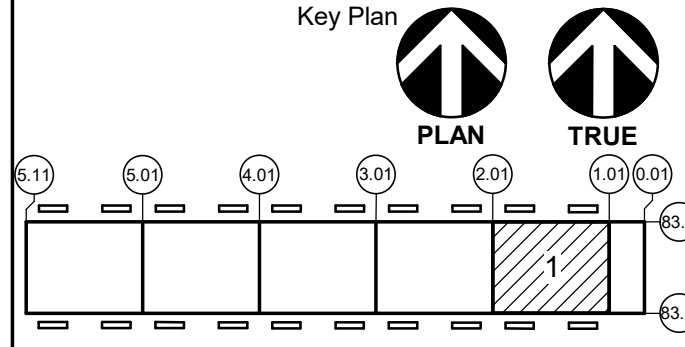
Microsoft Mechanical Engineer Date: _____
 SAMANTHA BISCIOTTINI
 Microsoft Civil Engineer
 ALEX CARDASIMENOS
 Microsoft Electrical Engineer
 SABRINA SHI
 Engineering Manager
 ADAM MCKNIGHT / KRISH NADKESHWAR
 Security Manager
 CODY CLIFTON
 CSA
 JOSH GALMAN / DAVID SWANSON / LISA GALLANT

PROJECT MANAGEMENT

Project Planner Date: _____
 CHAD MENDELL
 Project Manager
 LEO TRAN
 Senior Project Manager
 CHAD MENDELL
 Development Manager
 Enter Full Name
 Enter Full Name
 Enter Full Name
 Enter Full Name
 Enter Full Name
 Enter Full Name

Revisions

No.	Date	By	Appr.	Description
01	08/12/2024	SPR	FF&E	

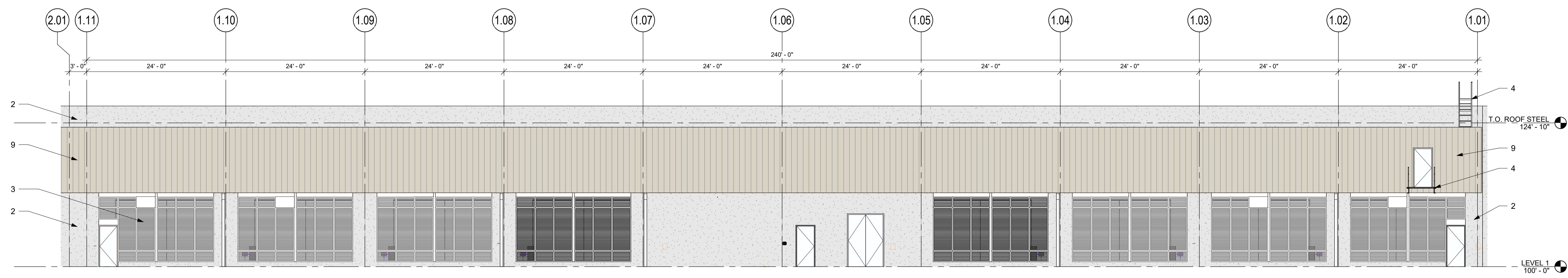


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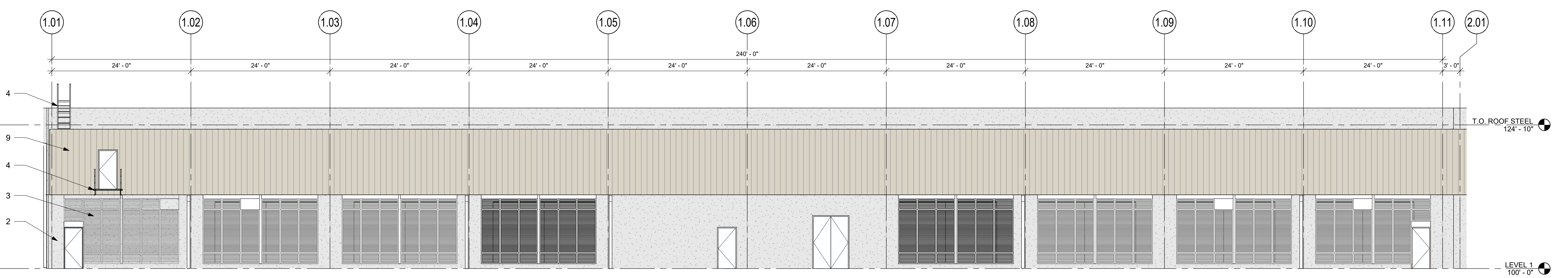
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COLO 1 - COLOR

PHX83-CBEC-1

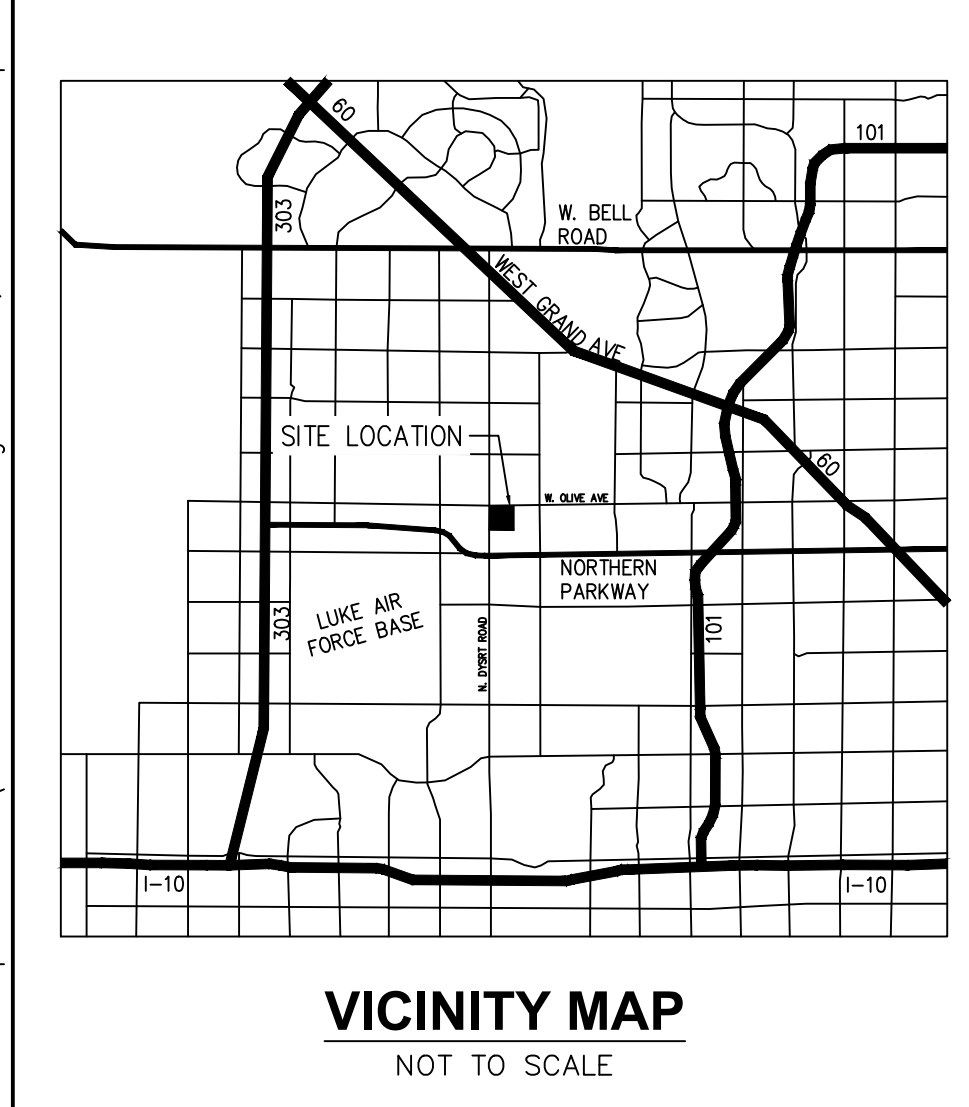


1 ELEVATION - COLO 1 SOUTH - COLOR
 SCALE: 1/8" = 1'-0"

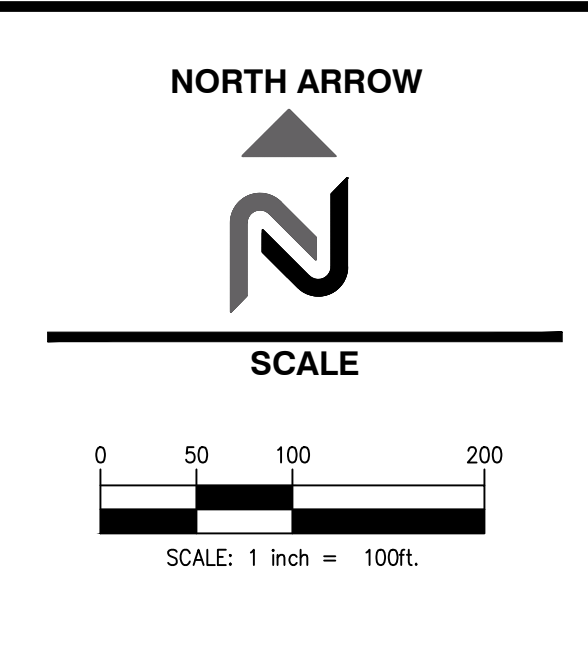


2 ELEVATION - COLO 1 NORTH - COLOR
 SCALE: 1/8" = 1'-0"

- NOTE:**
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 8. ANTENNAS
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REV	ISSUED FOR	DATE
0	SITE DEVELOPMENT PLAN FINAL	09/12/2024
1	SITE DEVELOPMENT PLAN RESUB	10/17/2024



PROJECT NAME
PHX83

CLIENT/OWNER
MICROSOFT CORPORATION
PROJECT ADDRESS
EL MIRAGE, AZ
LAT/LONG
33°33'55.5"N 112°20'28.5"W

NAVIX
SITE | CIVIL
11235 s.e. 6th street t: 425.453.9501
suite 150 f: 425.453.8208
bellevue, wa 98004 www.navixeng.com

STAMP
CONFIDENTIAL

DATE
10/17/2024

SHEET NAME
CONTEXT PLAN EXHIBIT
SHEET NUMBER
C-C-001

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1



2



3



4



5



6



7



8



9



10

