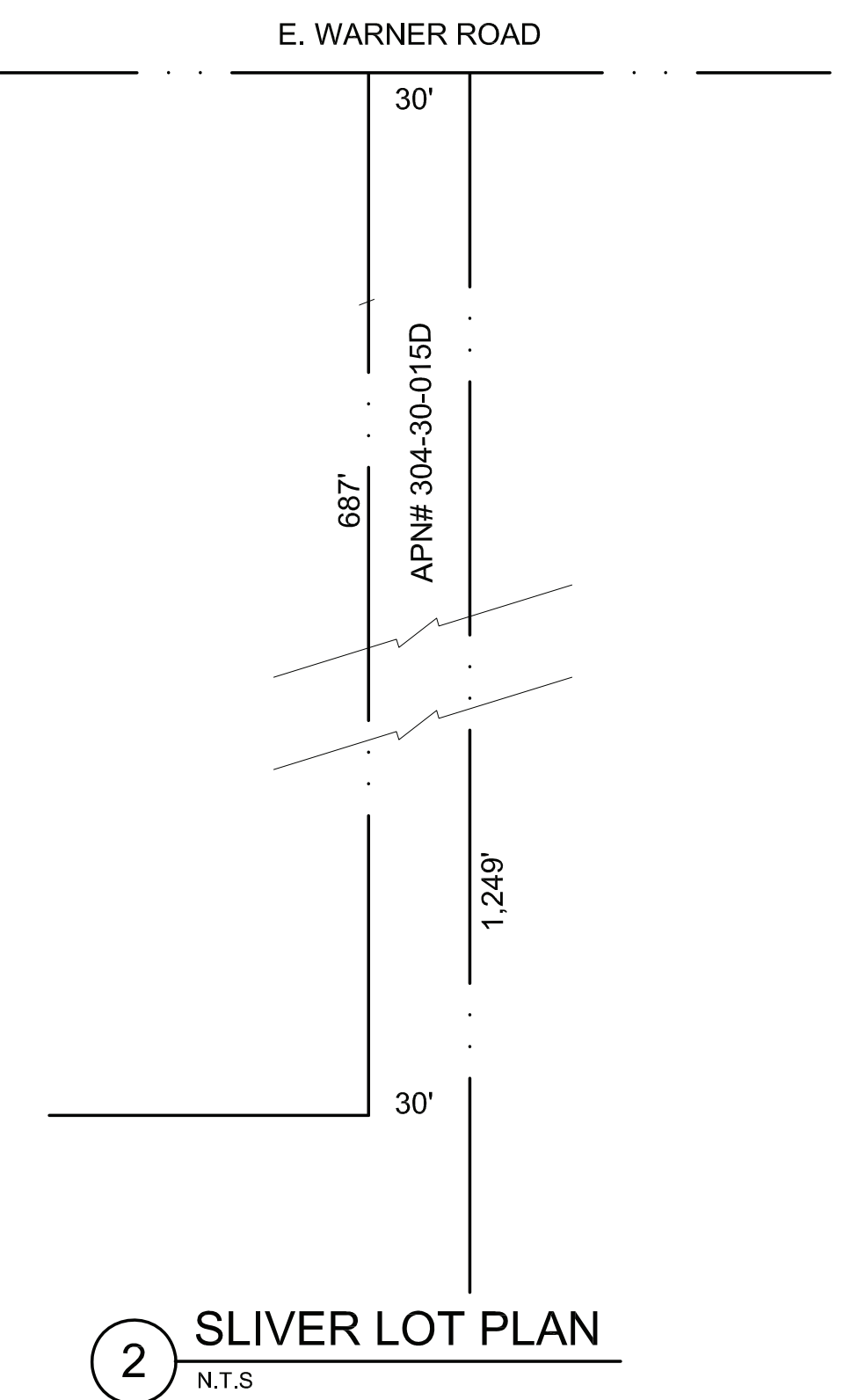
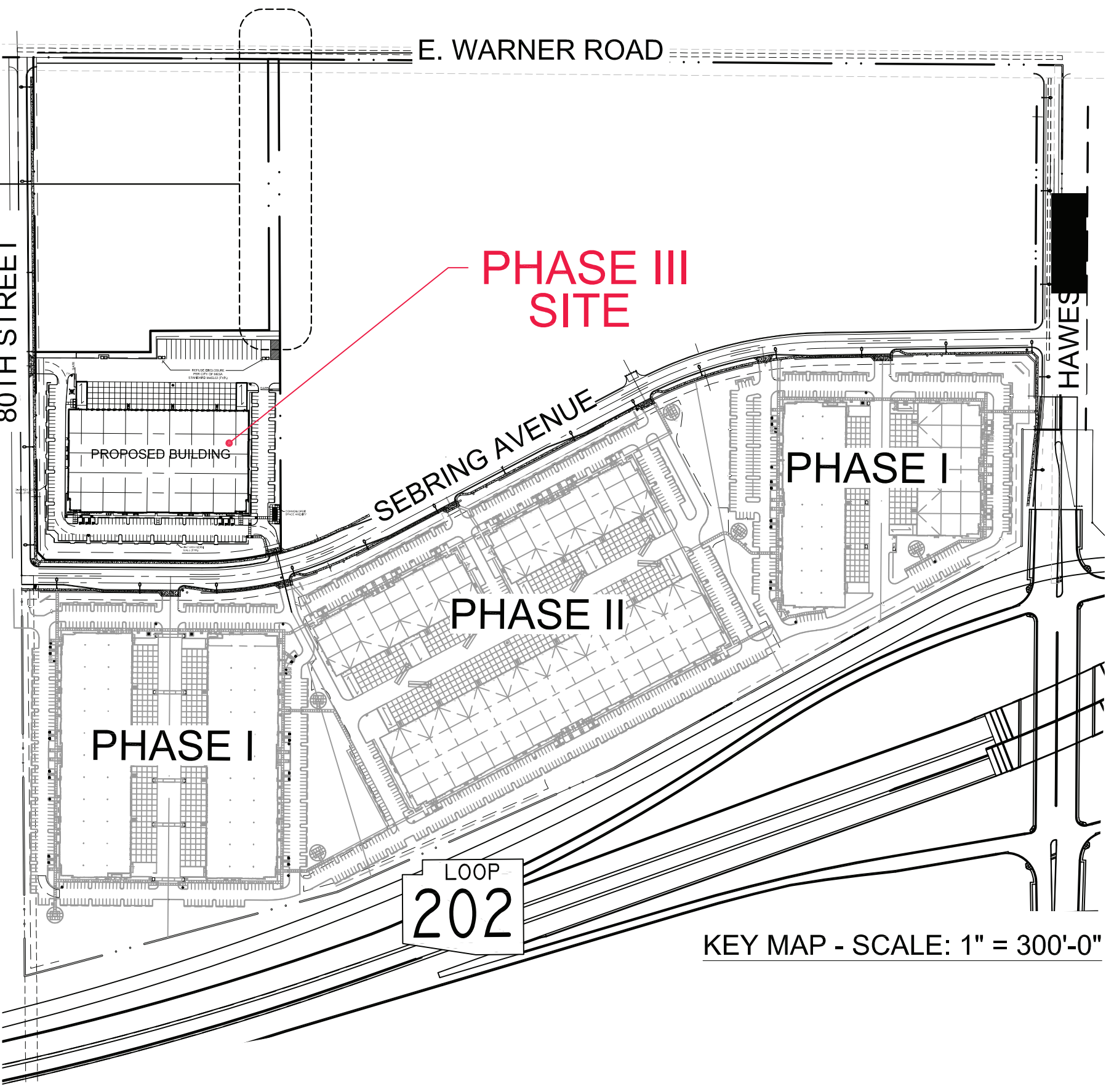
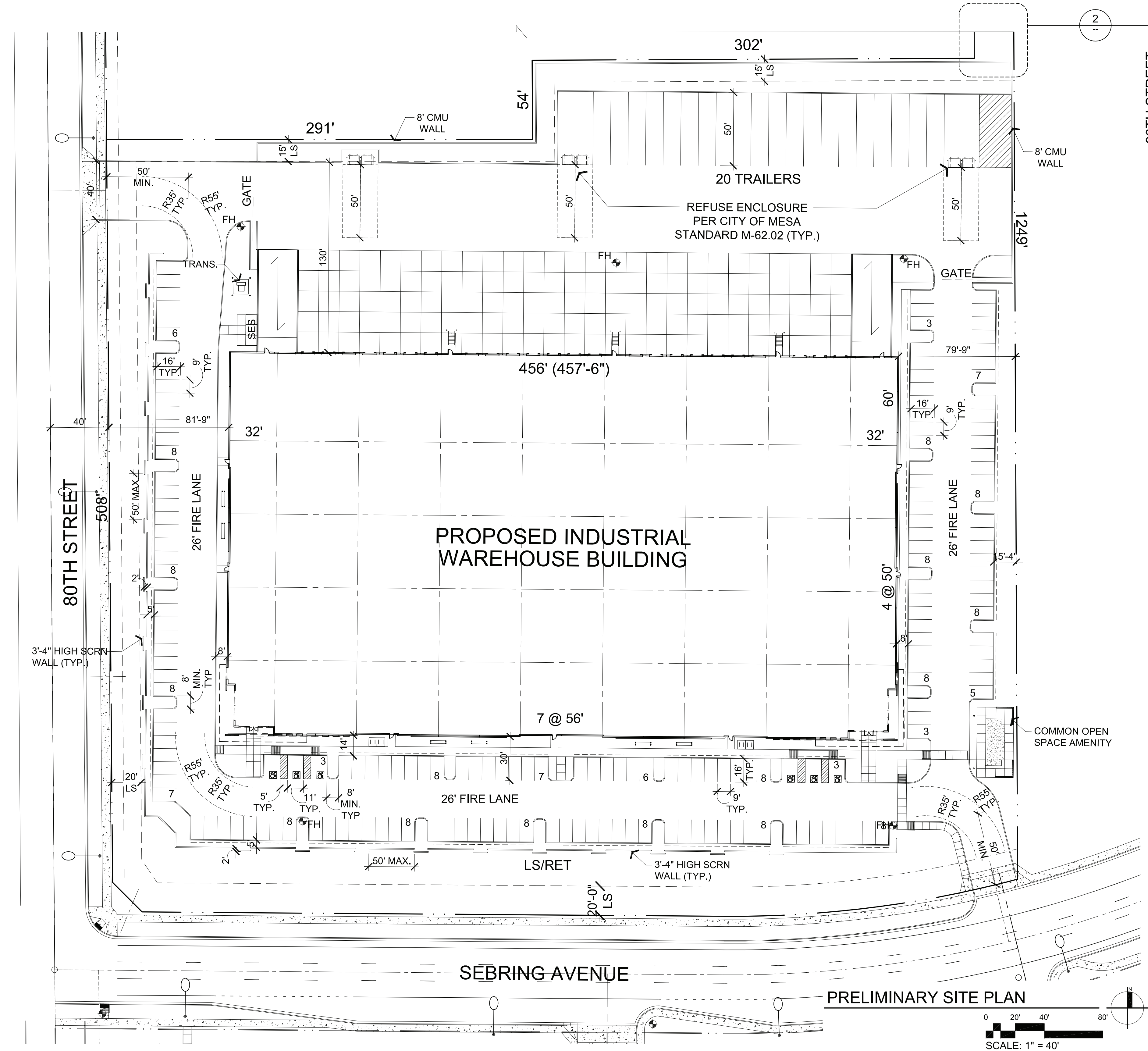




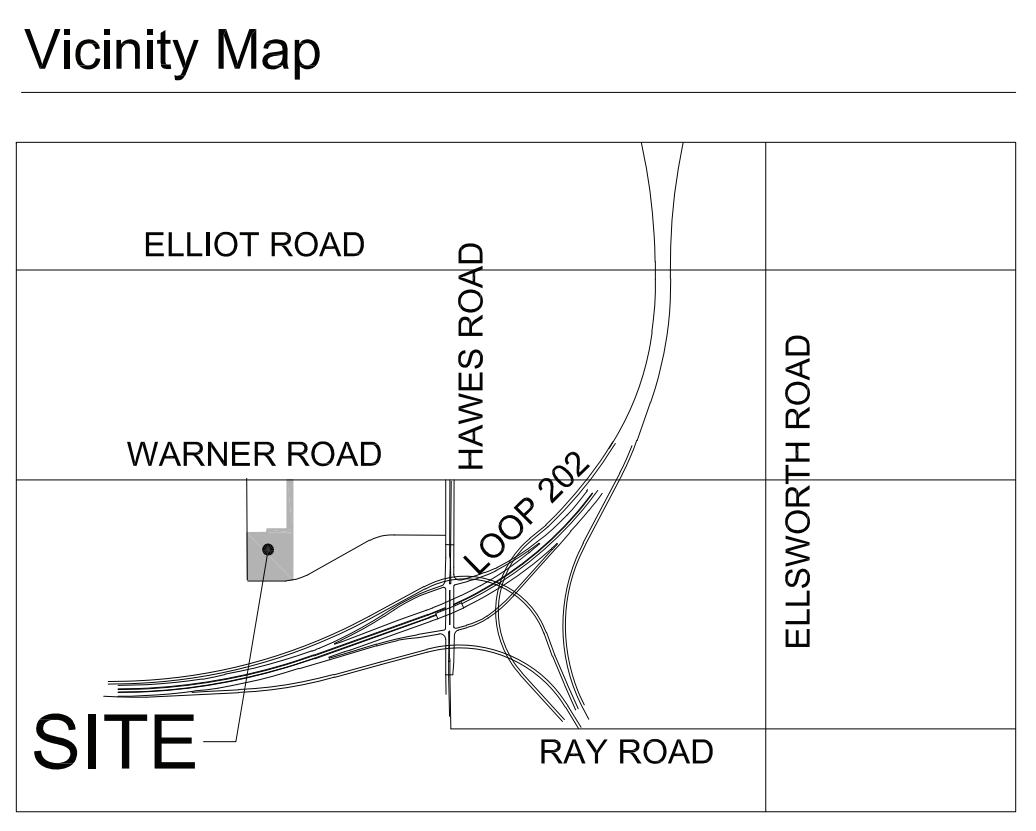
PROJECT DATA	
Existing Zoning:	AG
Proposed Zoning:	LI-PAD
APN#:	304-30-015C & 304-30-015D
Gross Site Area:	+/- 410,838 S.F. (9.4 AC.)
Net Site Area:	+/- 363,109 S.F. (8.3 AC.)
Total Building Area:	119,019 S.F.
Coverage:	32.8%
Parking Required	
Office 25% - 29,754 S.F. @ 1/375 S.F.:	79 Spaces
Warehouse 75% - 89,264 S.F. @ 1/900 S.F.:	99 Spaces
Total Parking Required:	178 Spaces
Parking Provided:	179 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	6 Spaces
Proposed Building Height:	44'-6" T.O.P.
Common Open Space Required:	
BLDG. 119,019 SF @ 1%:	1,190 S.F.
Total Open Space Required:	1,190 S.F.
Open Space Provided:	1,200 S.F.
PROJECT TEAM	
Developer / Owner	Architect
EastGroup Properties	Butler Design Group
2141 E. Camelback Rd. # 250	5013 E. Washington St. # 100
Phoenix, Arizona 85016	Phoenix, Arizona 85034
Contact: Mike Sacco	Contact: Toby Rogers
Ph: (602) 840-8600	Ph: (602) 957-1800
Mike.Sacco@eastgroup.net	trogers@butlerdesigngroup.com

PROJECT NARRATIVE

GATEWAY INTERCHANGE IS DESIGNED AS A SPECULATIVE, SINGLE STORY LIGHT INDUSTRIAL GREY-SHELL BUILDING WITH LOADING DOCKS AT THE REAR SIDE OF THE BUILDING. THE 8.3 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF SEBRING AVE. AND 80TH STREET, NORTH OF LOOP 202, IN MESA, ARIZONA.

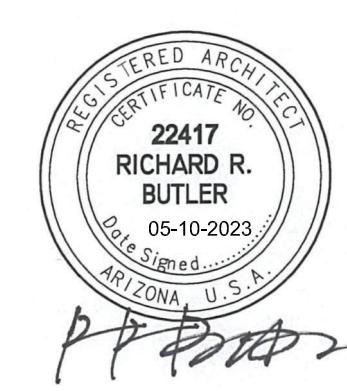
THE BUILDING WILL BE DESIGNED WITH LOAD-BEARING CONCRETE TILT-UP EXTERIOR WALLS AND STEEL JOIST/WOOD DECK ROOF STRUCTURE. THERE WILL BE NO MECHANICAL SYSTEMS IN THE SHELL. PLUMBING WILL BE LIMITED TO ROOF DRAINS AND UNDER-SLAB PIPING. ELECTRICAL DESIGN WILL BE LIMITED TO INTERIOR EXIT LIGHTING AND EXTERIOR PARKING LOT LIGHTING.

STORMWATER RETENTION WILL BE CONTAINED IN SEVERAL PERIMETER SURFACE BASINS WITH AN OVERALL ON-SITE VOLUME ESTIMATED AT 95,000 CF. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES.



GATEWAY INTERCHANGE - PHASE III

N.W.C. Loop 202 & Hawes Road
Proposed Industrial Development
Mesa, Arizona



SP-1
SITE PLAN

Butler Design Group, Inc
architects & planners

05/10/2023
22051_ST05