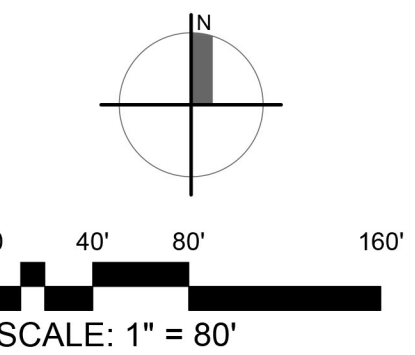
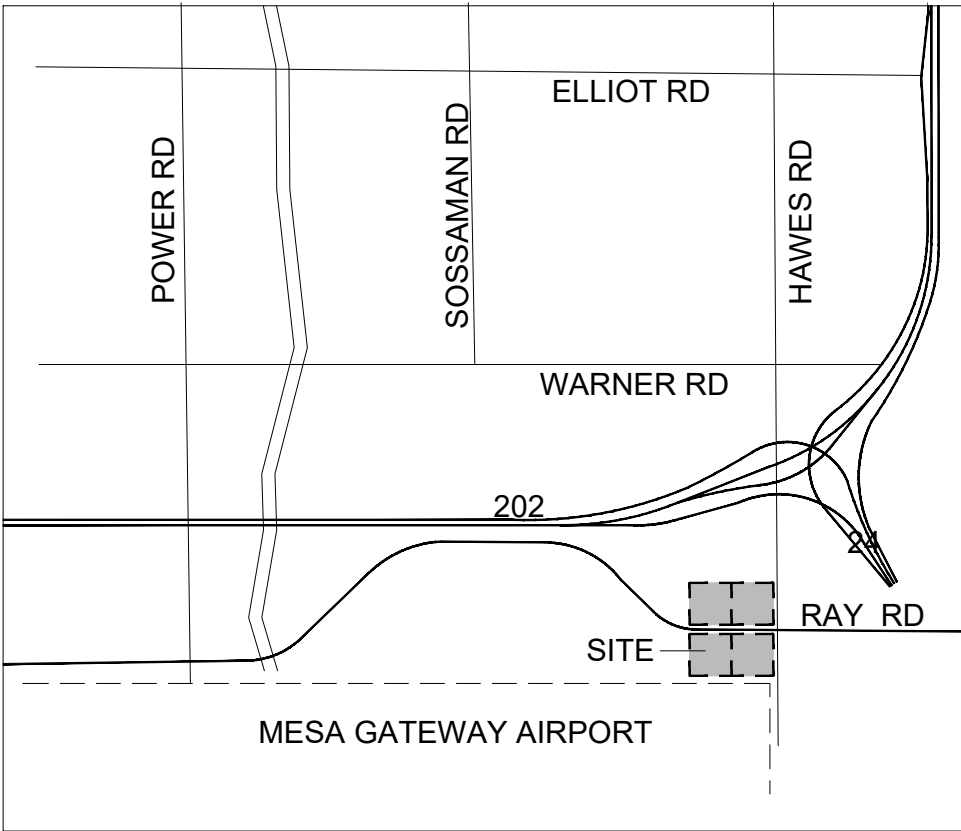




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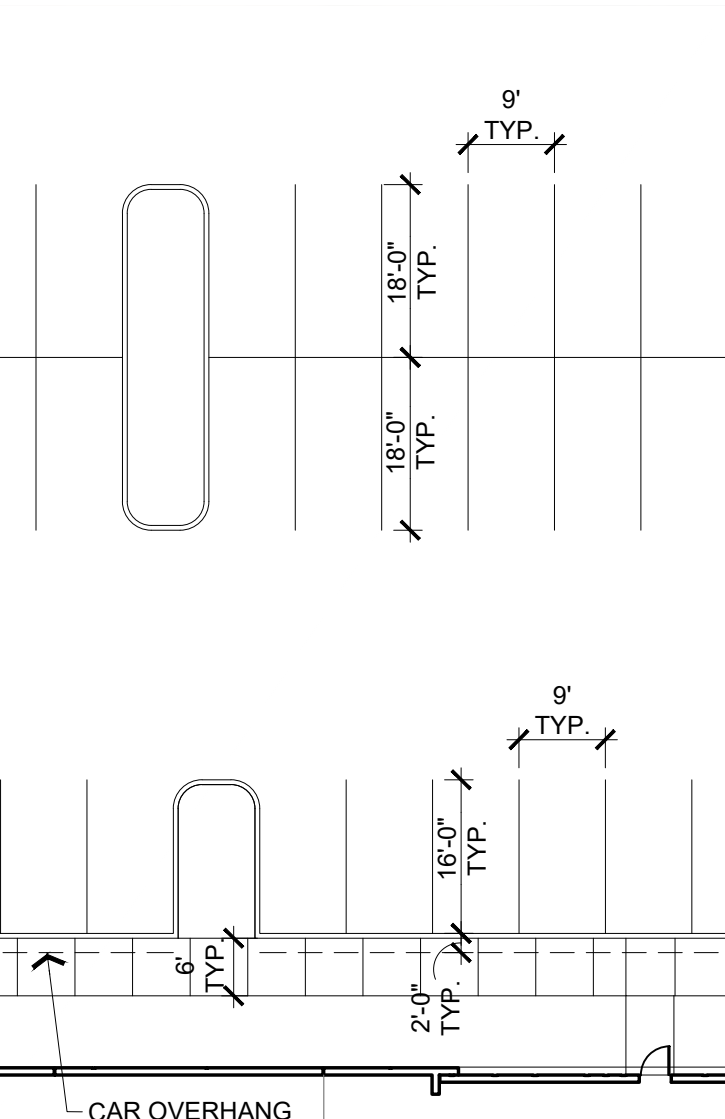
VICINITY MAP



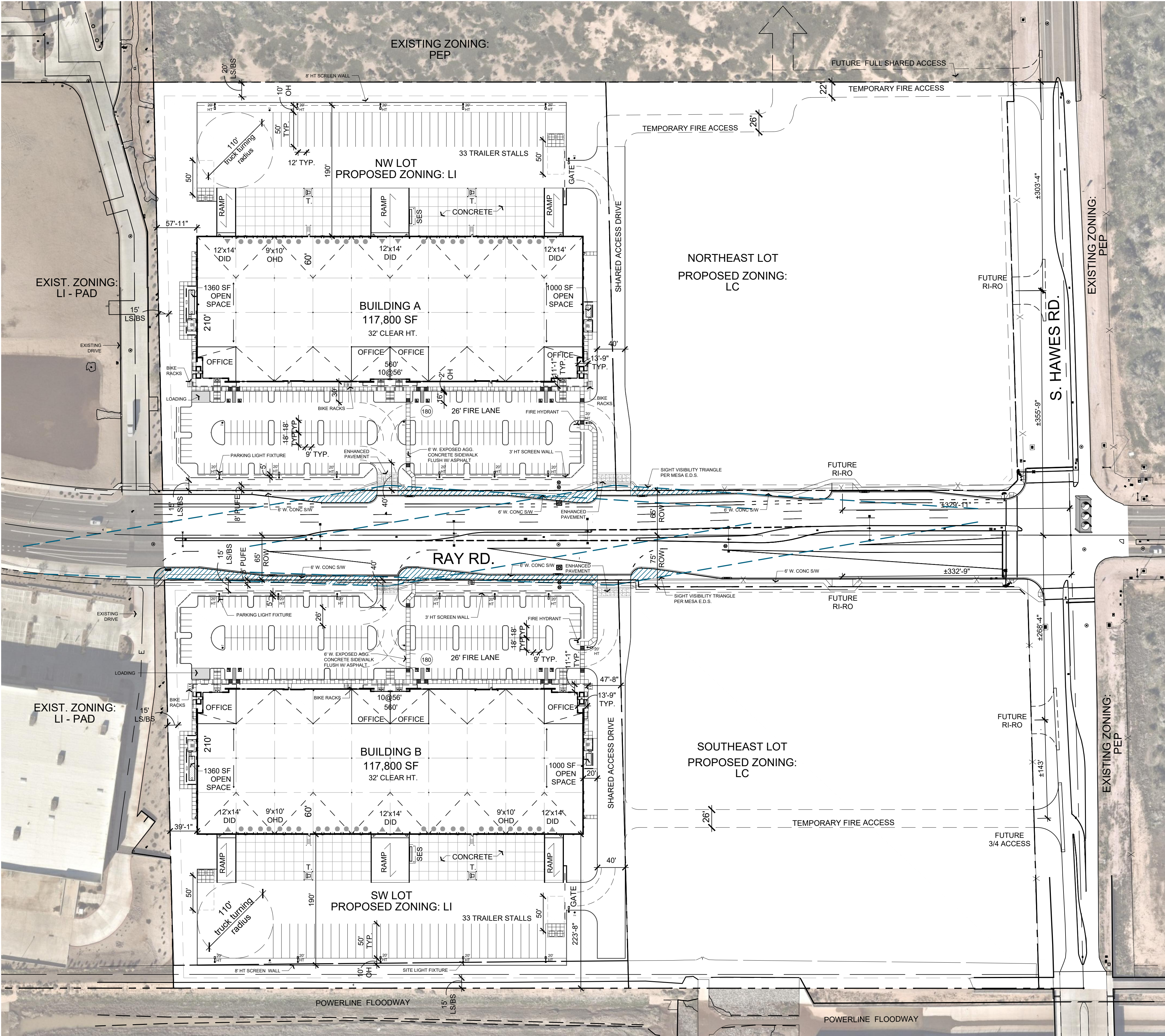
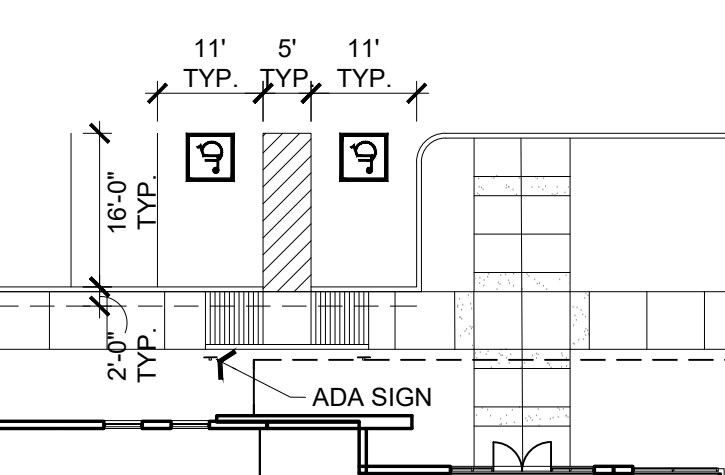
BUILDING CODES

- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Residential Code (IRC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fire Code (IFC)
- 2018 International Fuel Gas Code (IFGC)
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- 2018 International Plumbing Code (IPC)
- 2018 International Swimming Pool and Spa Code (ISPS)
- 2017 National Electrical Code (NEC)

TYP. PARKING STALLS



TYP. ADA & EV PARKING STALLS



PROJECT TEAM

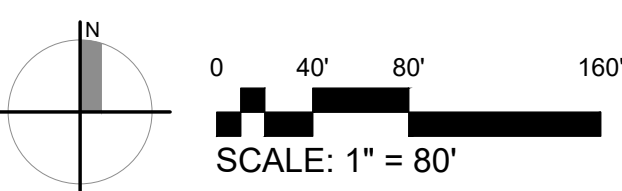
Owner/Developer Park Ventures 4939 W. Ray Rd, Suite #4-322 Chandler, Arizona 85226 Contact: Morgan Neville Ph: (480) 586-4300 Hutchjhawk@cox.net	Architect Butler Design Group 5013 E. Washington St, Ste 100 Phoenix, Arizona 85034 Contact: Korey Wilkes Ph: (602) 957-1800 KWilkes@bdgaz.com
Civil Engineer Dibble 1640 S. Stapley Drive, Suite 120 Mesa, Arizona 85258 Contact: Adrian Carvajal Ph: (480) 757-7876 adrian.carvajal@dibblecorp.com	Landscape Architect Laskin & Associates, Inc 5013 E. Washington St, Ste 110 Phoenix, Arizona 85034 Contact: Hans Stoll Ph: (602) 840-7771 Hans@laskindesign.com

NORTHWEST LOT - BUILDING A

Existing Zoning:	LC-PAD
Proposed Zoning:	LI
APN#:	304-30-022F
Net Site Area:	390,450 S.F. (8.96 AC.)
Building Area:	117,800 S.F.
F.A.R.:	.30
Parking Required:	
Office: 10,100 SF @ 1/375 SF	27 Spaces
Warehouse Area: 107,700 SF @ 1/900 SF	120 Spaces
Total Parking:	147 Spaces
Total Parking Provided:	180 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	6 Spaces
Bicycle Parking Required:	19 Spaces
Bicycle Parking Provided:	20 Spaces (10 Racks)
Proposed Max Building Height:	44'
Amenity Area Required: (1% of Gross Building Area)	1,178 SF
Amenity Area Provided:	2,360 SF (2.0%)
Landscape Area:	83,478 SF (21.4%)
Impervious Area:	306,972 SF (78.6%)

SOUTHWEST LOT - BUILDING B

Existing Zoning:	LC-PAD
Proposed Zoning:	LI
APN#:	304-30-022G
Net Site Area:	385,620 S.F. (8.85 AC.)
Building Area:	117,800 S.F.
F.A.R.:	.30
Parking Required:	
Office: 10,100 SF @ 1/375 SF	27 Spaces
Warehouse Area: 107,700 SF @ 1/900 SF	120 Spaces
Total Parking:	147 Spaces
Total Parking Provided:	180 Spaces
ADA Parking Required:	6 Spaces
ADA Parking Provided:	6 Spaces
Bicycle Parking Required:	19 Spaces
Bicycle Parking Provided:	20 Spaces (10 Racks)
Proposed Max Building Height:	44'
Amenity Area Required: (1% of Gross Building Area)	1,178 SF
Amenity Area Provided:	2,360 SF (2.0%)
Landscape Area:	77,351 SF (20.1%)
Impervious Area:	308,269 SF (79.9%)



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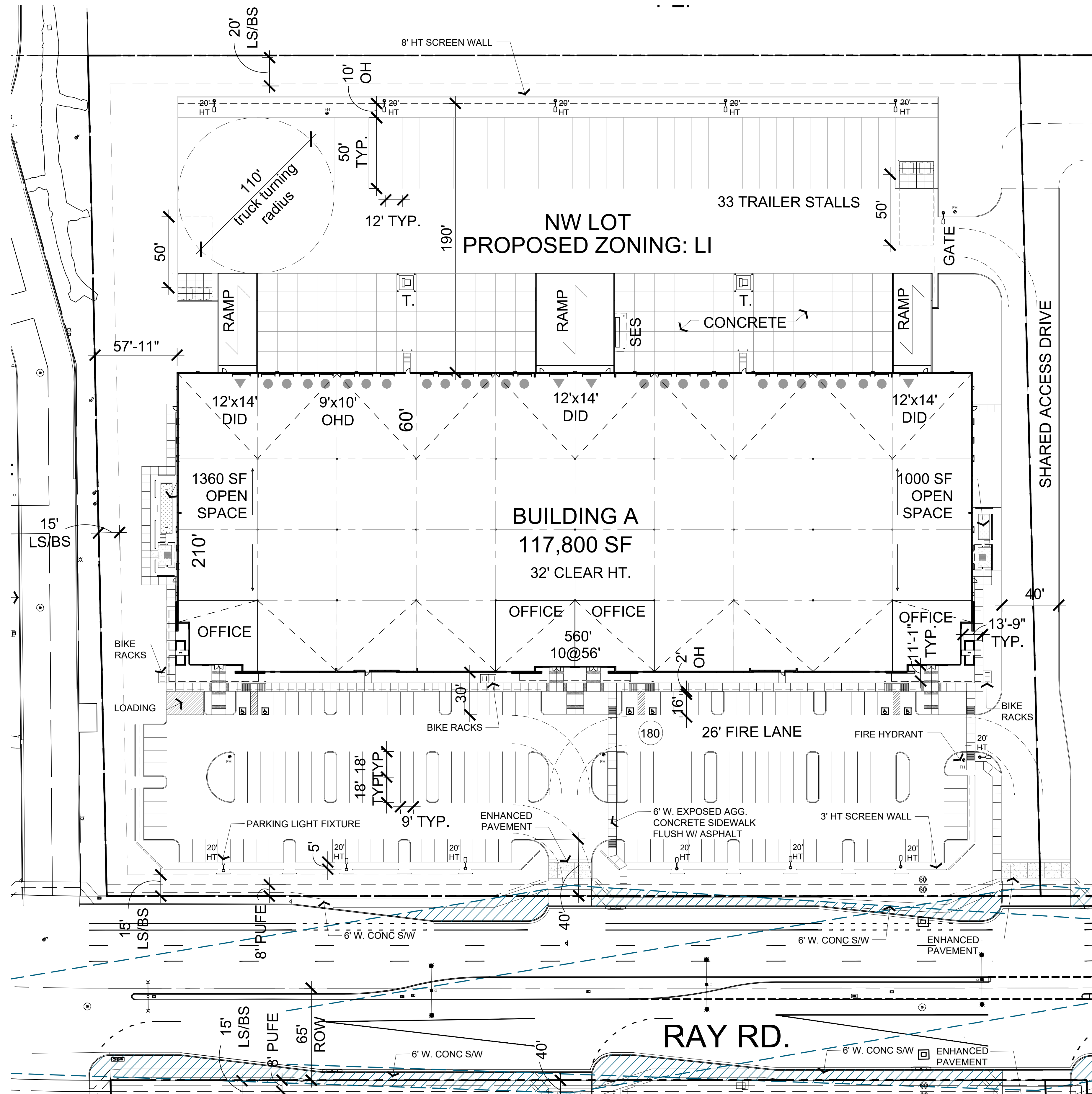
GATEWAY PARK
RAY ROAD & HAWES ROAD
Mesa, Arizona

SP-1
SITE PLAN



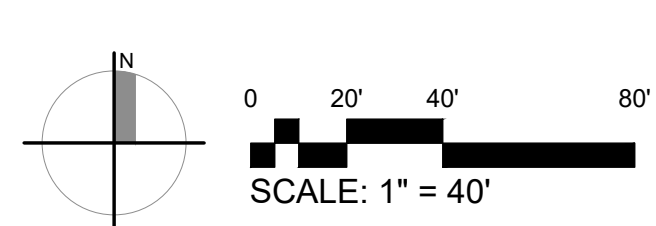
- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Residential Code (IRC)
- 2018 International Energy Conservation Code (IECC)
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- 2018 International Fuel Gas Code (IFGC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 International Swimming Pool and Spa Code (ISPS)
- 2017 National Electrical Code (NEC)

Technical drawing of a bridge deck cross-section showing dimensions for a 16-foot wide deck. The drawing includes a top view and a side elevation. The top view shows a 16'-0" wide deck with 9' typical spacing between vertical lines. The side elevation shows a 16'-0" wide deck with a 2'-0" typical spacing between vertical lines and a 9' typical spacing between vertical lines. A "CAR OVERHANG" is indicated on the left side.



Owner/Developer	Architect
Park Ventures	Butler Design Group
4939 W. Ray Rd, Suite #4-322	5013 E. Washington St, Ste 100
Chandler, Arizona 85226	Phoenix, Arizona 85034
Contact: Morgan Neville	Contact: Corey Wilkes
Ph: (480) 586-4300	Ph: (602) 957-1800
Hutchjhawk@cox.net	KWWilkes@bdgaz.com
Civil Engineer	Landscape Architect
Dibble	Laskin & Associates, Inc
1640 S. Stapley Drive, Suite 120	5013 E. Washington St, Ste 110
Mesa, Arizona 85258	Phoenix, Arizona 85034
Contact: Adrian Carvajal	Contact: Hans Stoll
Ph: (480) 757-7876	Ph: (602) 840-7771
adrian.carvajal@dibblecorp.com	Hans@laskindesign.com

Existing Zoning:	LC-PAD
Proposed Zoning:	LI
APN#:	304-30-022F
Net Site Area:	390,450 S.F. (8.96 AC.)
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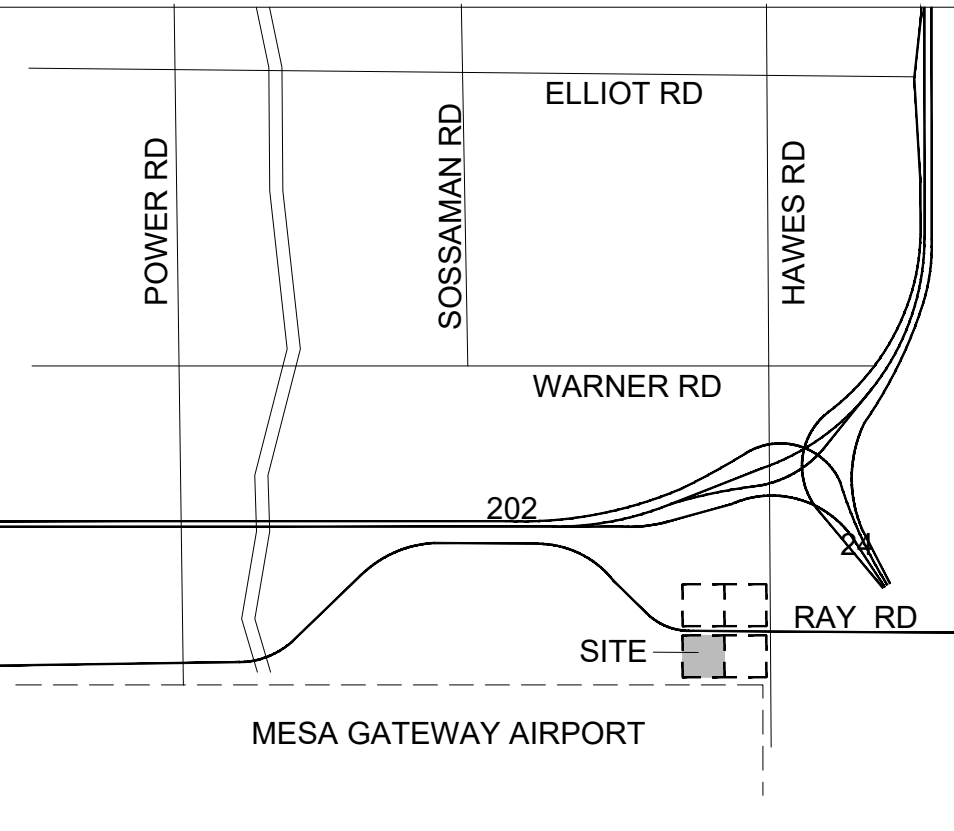
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23005



Butler Design Group, Inc
architects & planners

SP-2
ENLARGED SITE PLAN - NORTH

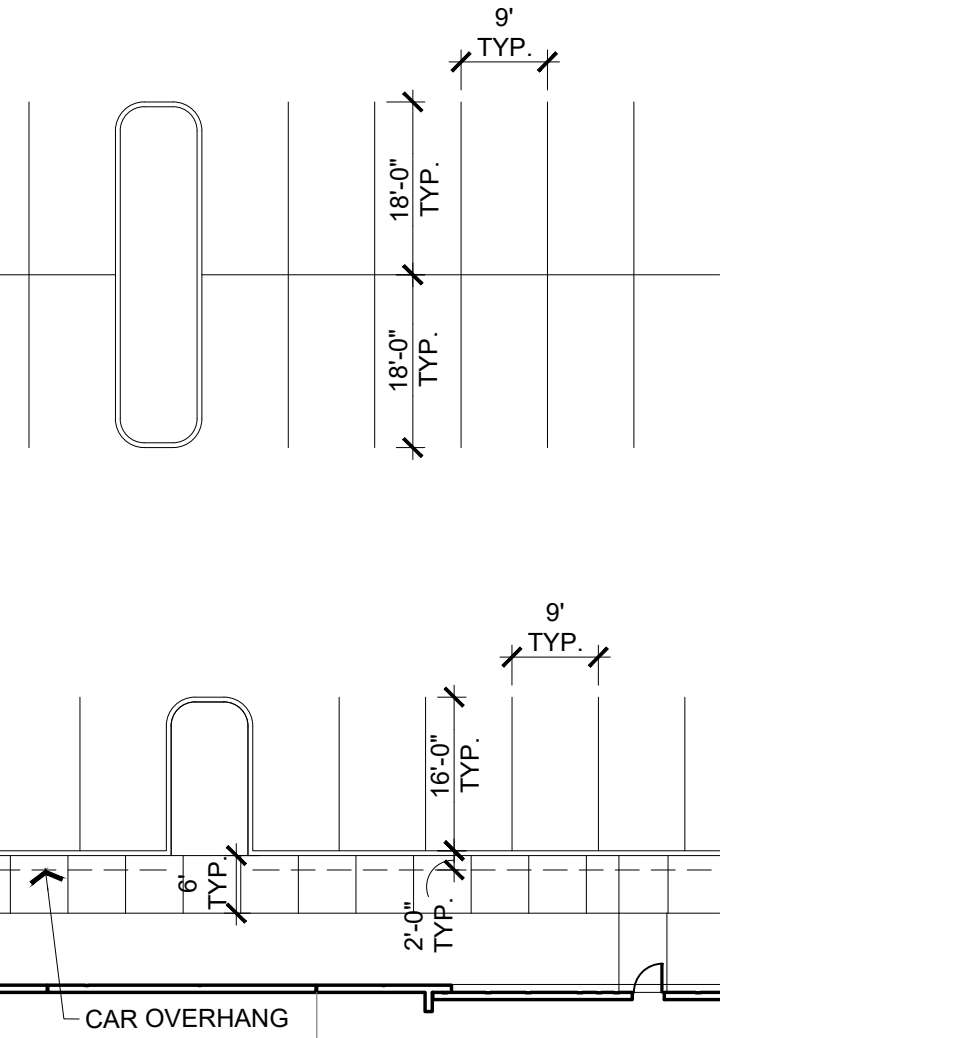
VICINITY MAP



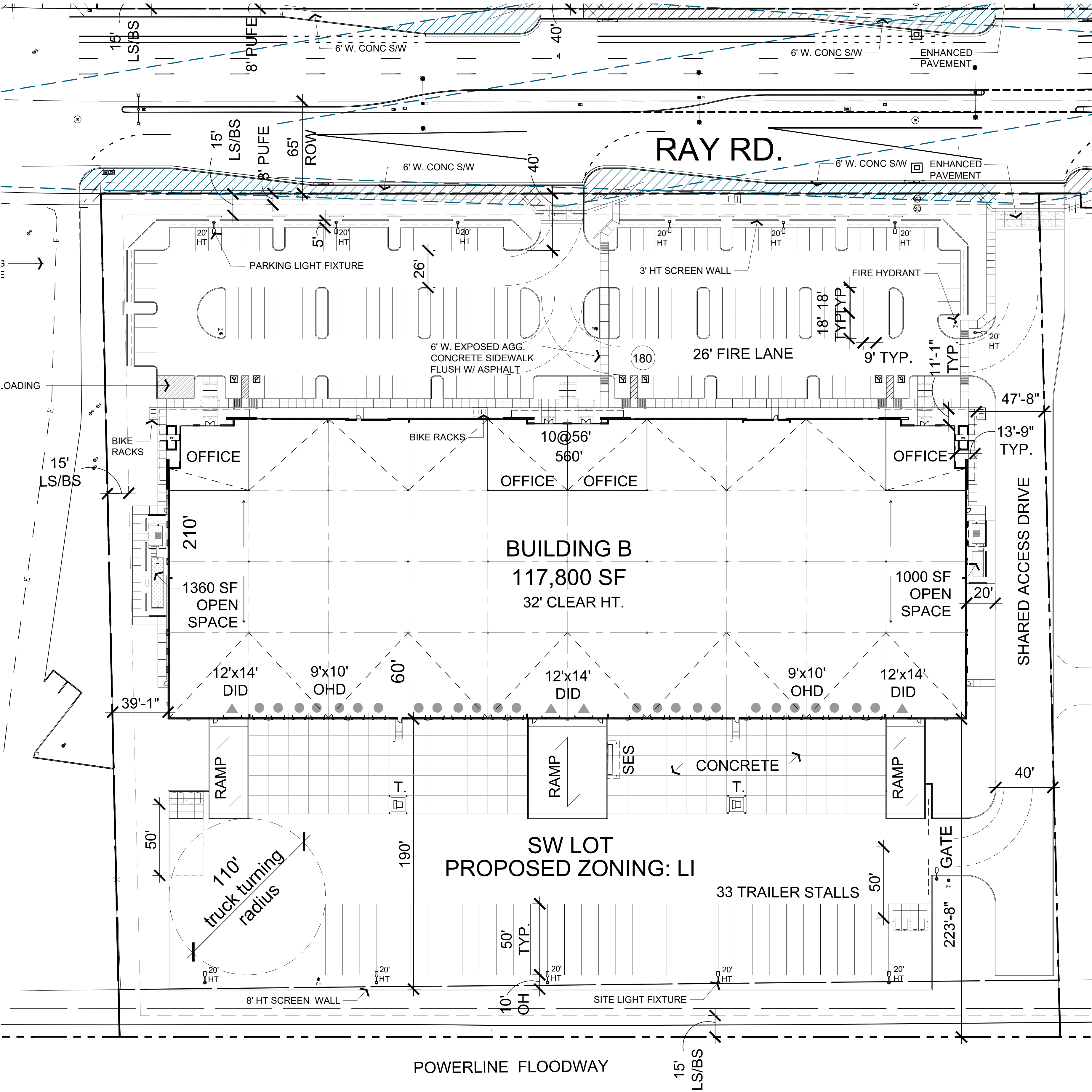
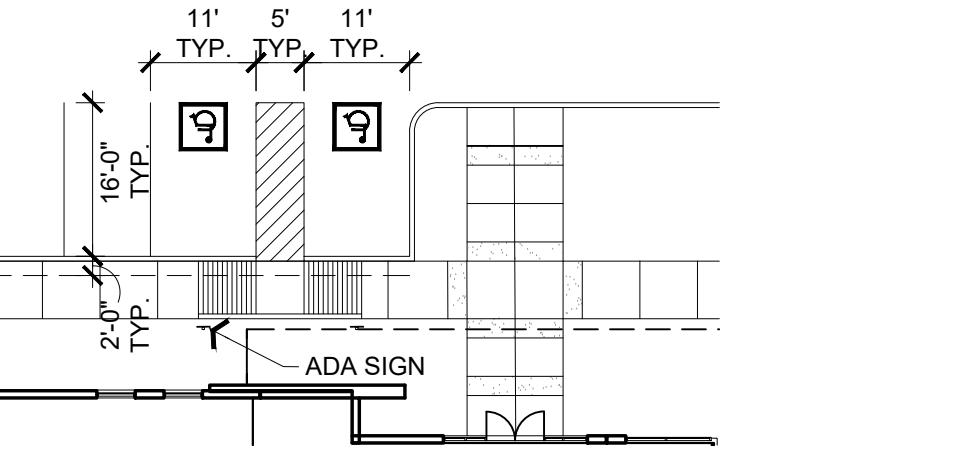
BUILDING CODES

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2017 National Electrical Code (NEC)

TYP. PARKING STALLS



TYP. ADA & EV PARKING STALLS



PROJECT TEAM

Owner/Developer Park Ventures 4939 W. Ray Rd, Suite #4-322 Chandler, Arizona 85226 Contact: Morgan Neville Ph: (480) 586-4300 Hutchhawk@cox.net	Architect Butler Design Group 5013 E. Washington St, Ste 100 Phoenix, Arizona 85034 Contact: Korey Wilkes Ph: (602) 957-1800 KWilkes@bdgaz.com
Civil Engineer Dibble 1640 S. Stapley Drive, Suite 120 Mesa, Arizona 85258 Contact: Adrian Carvajal Ph: (480) 757-7876 adrian.carvajal@dibblecorp.com	Landscape Architect Laskin & Associates, Inc 5013 E. Washington St, Ste 110 Phoenix, Arizona 85034 Contact: Hans Stoll Ph: (602) 840-7771 Hans@laskindesign.com

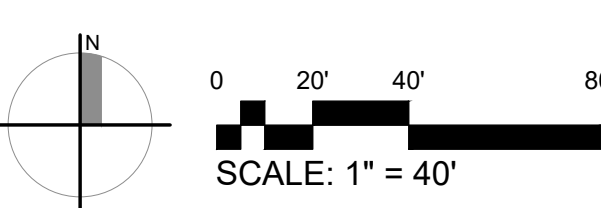
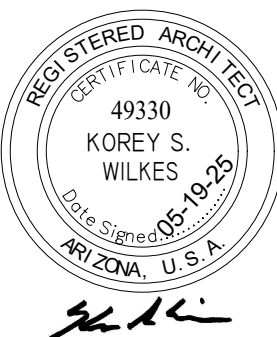
SOUTHWEST LOT - BUILDING B

Existing Zoning:	LC-PAD
Proposed Zoning:	LI
APN#:	304-30-022G
Net Site Area:	385,620 S.F. (8.85 AC.)
Building Area:	117,800 S.F.
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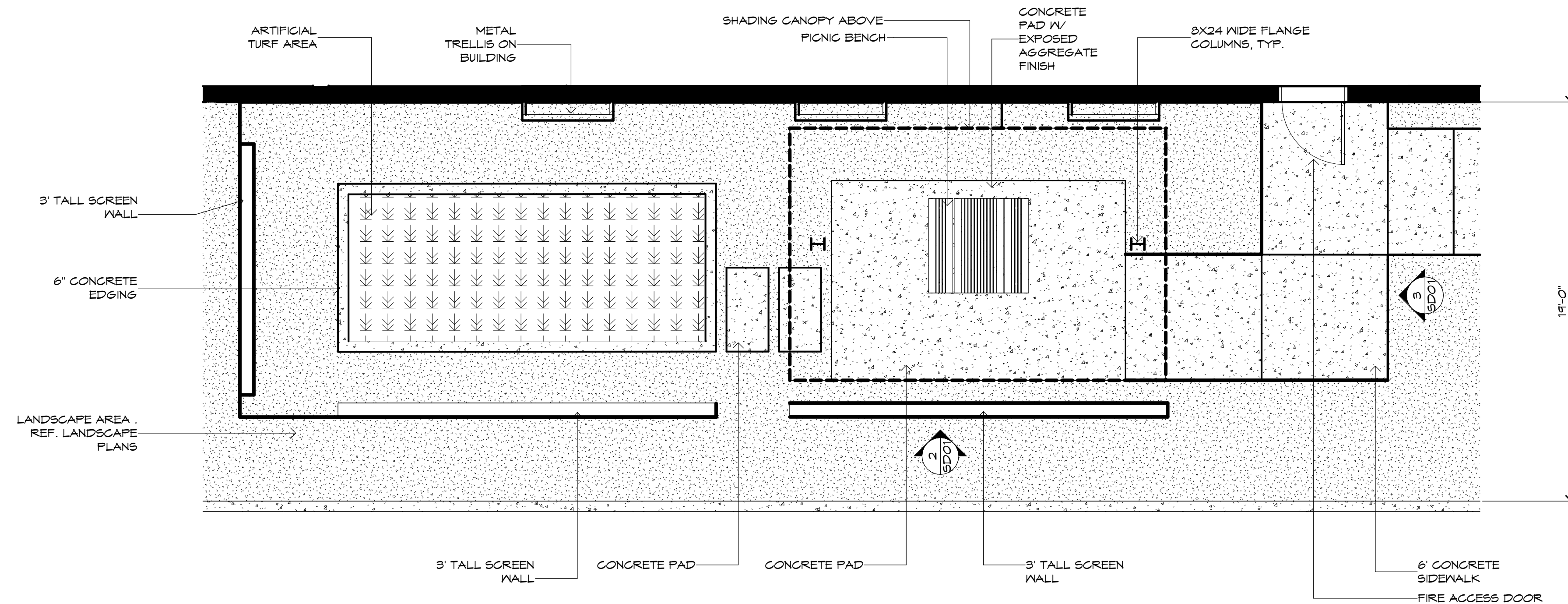


GATEWAY PARK
RAY ROAD & HAWES ROAD
Mesa, Arizona

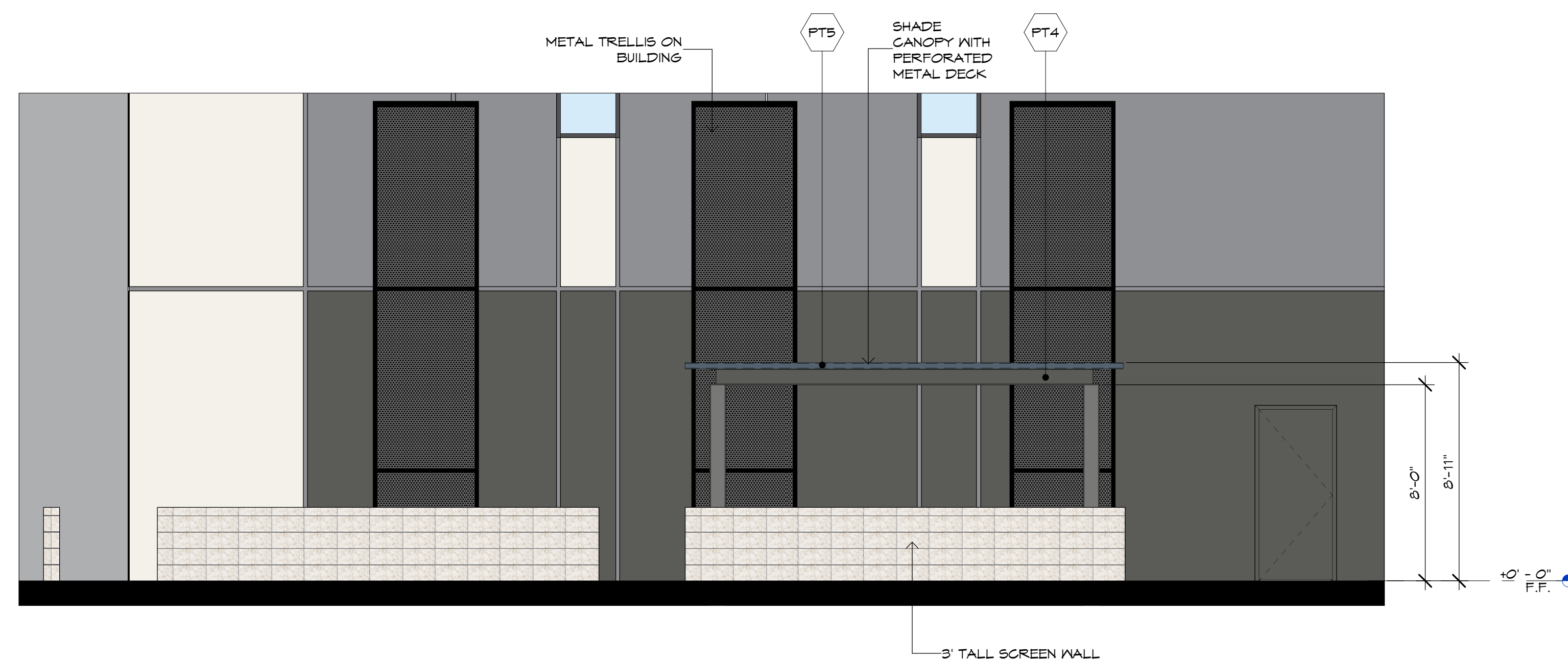
SP-3
ENLARGED SITE PLAN - SOUTH



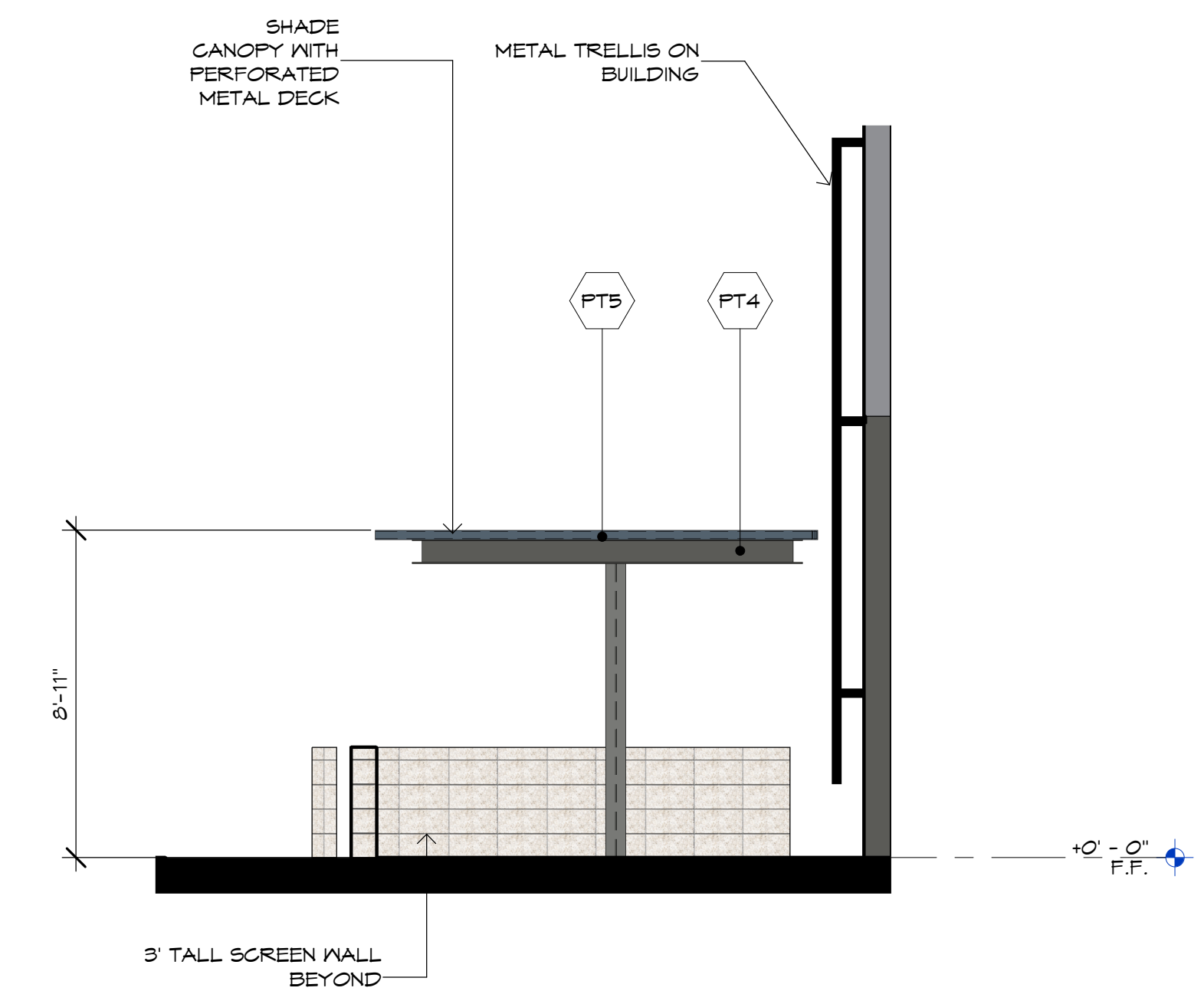
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03.10.2025
23005



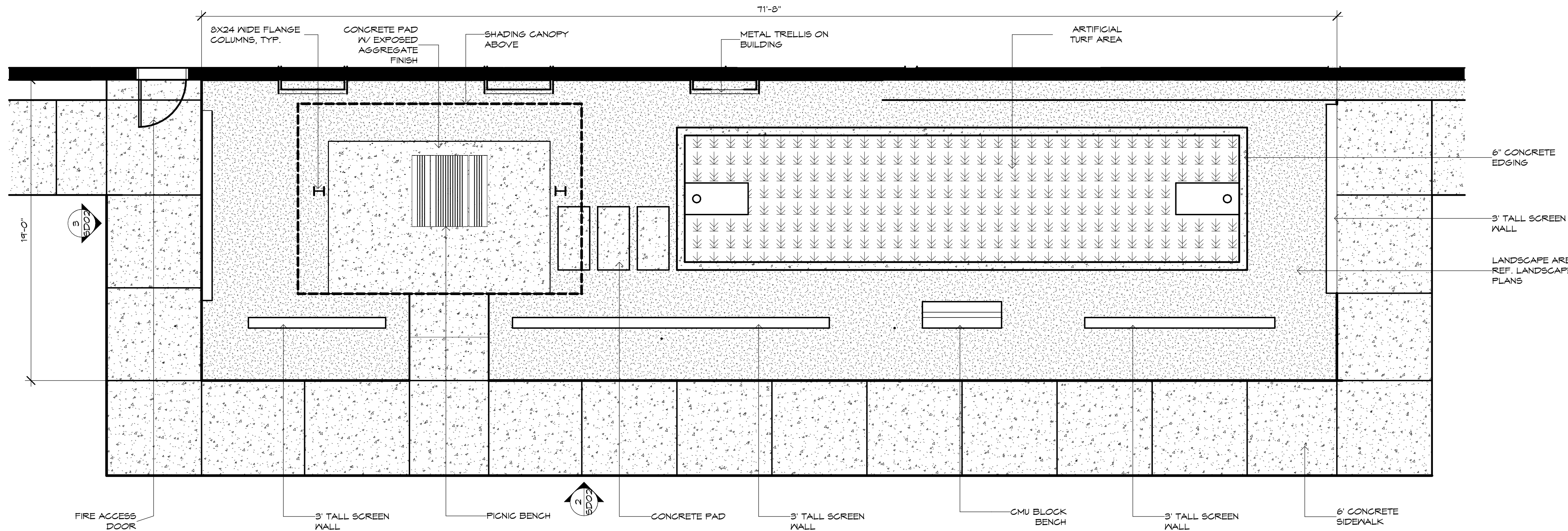
1 Amenity Space - Small - Floor Plan
SCALE: 1/4" = 1'-0"



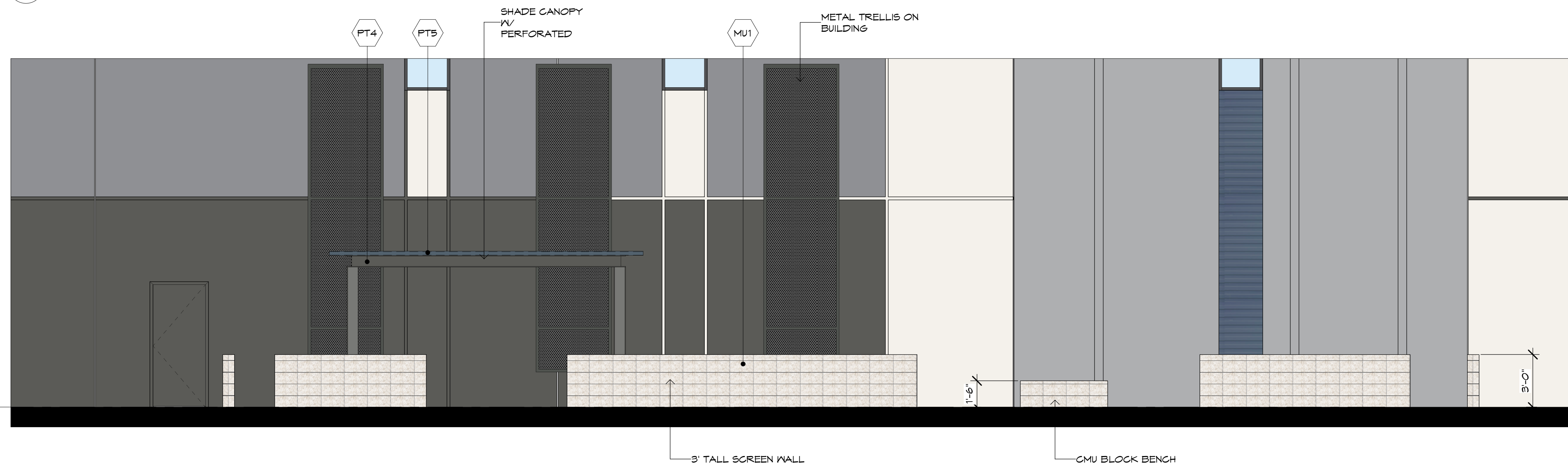
2 Amenity Space - Small - East Elevation
SCALE: 1/4" = 1'-0"



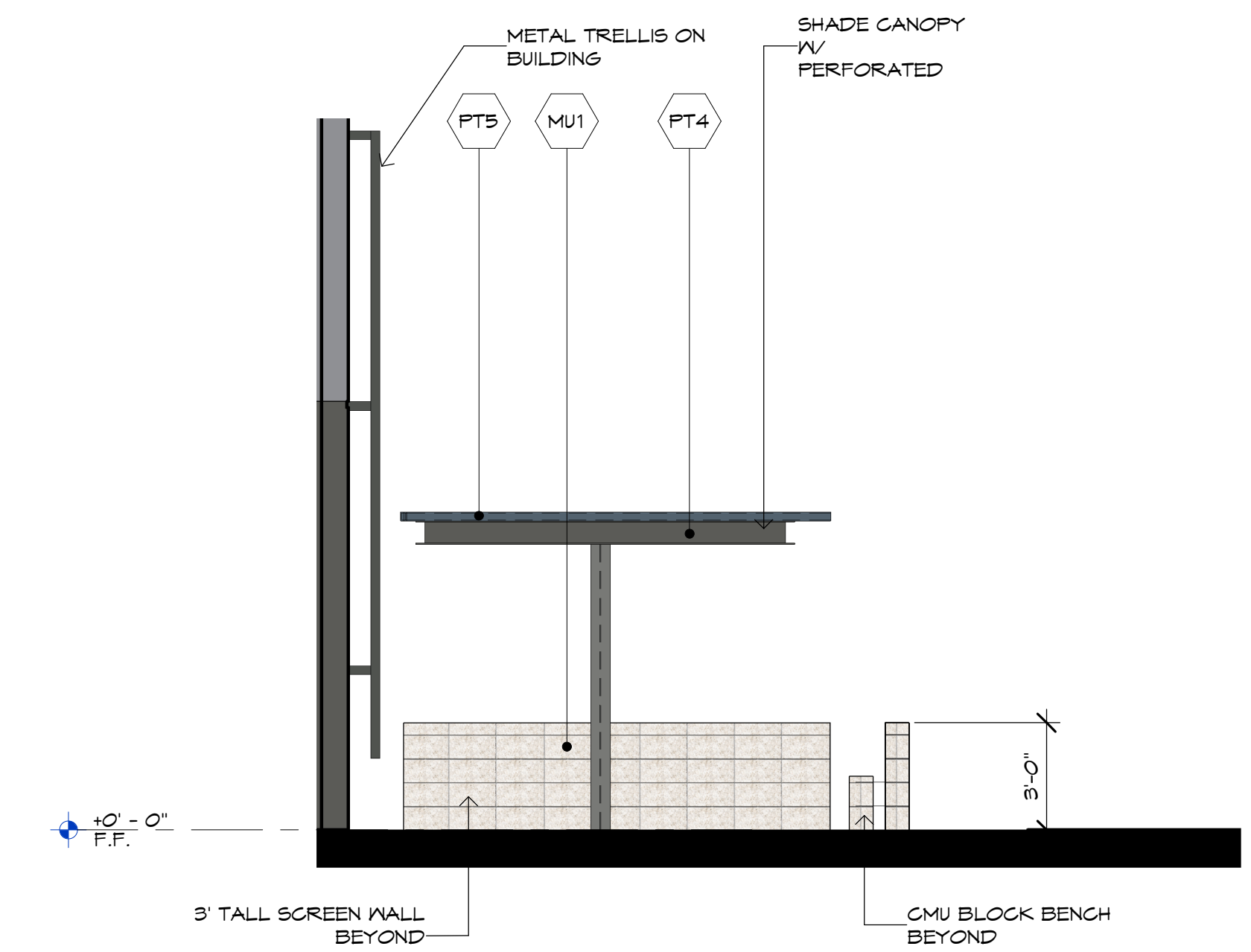
3 Amenity Space - Small - North/South Elevation
SCALE: 1/4" = 1'-0"



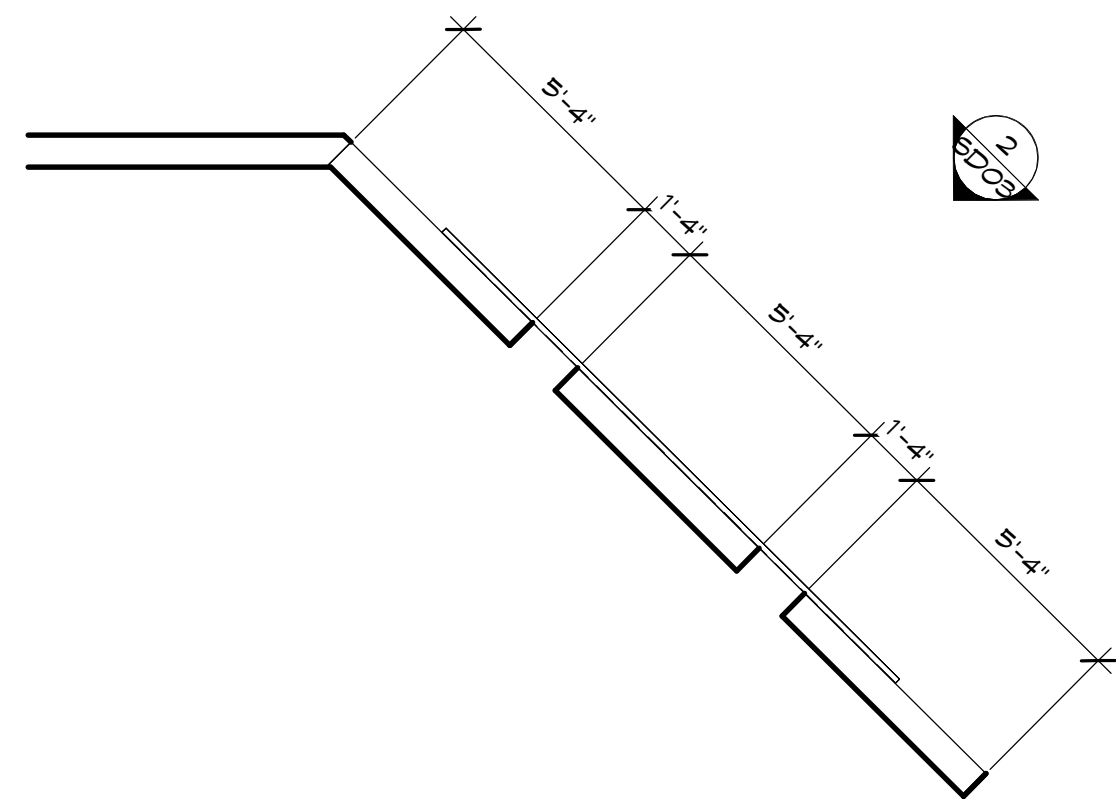
1 Amenity Space - Large - Floor Plan
SCALE: 1/4" = 1'-0"



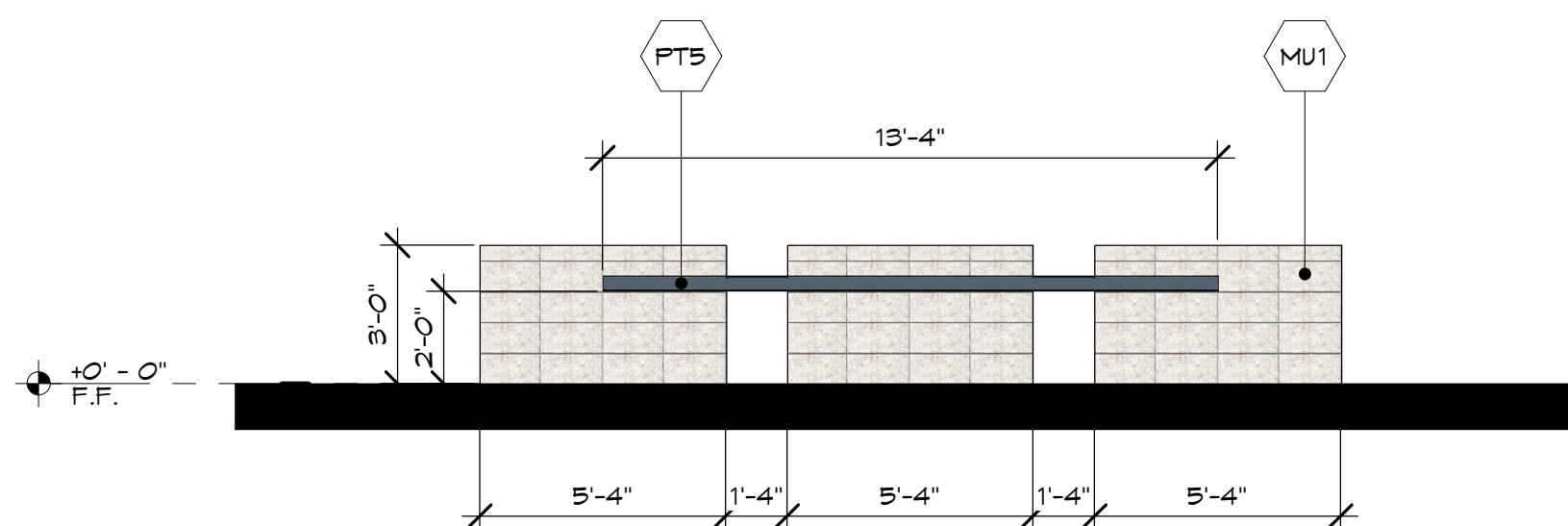
2 Amenity Space - Large - West Elevation
SCALE: 1/4" = 1'-0"



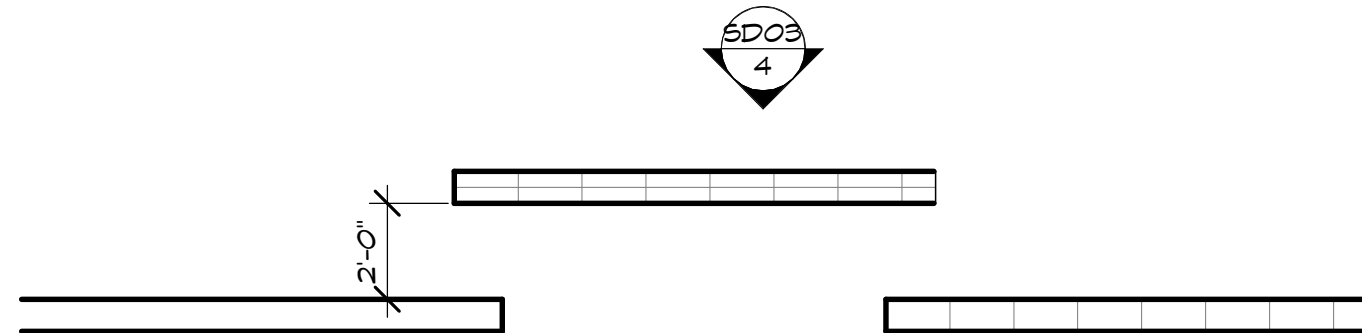
3 Amenity Space - Large - North/South Elevation
SCALE: 1/4" = 1'-0"



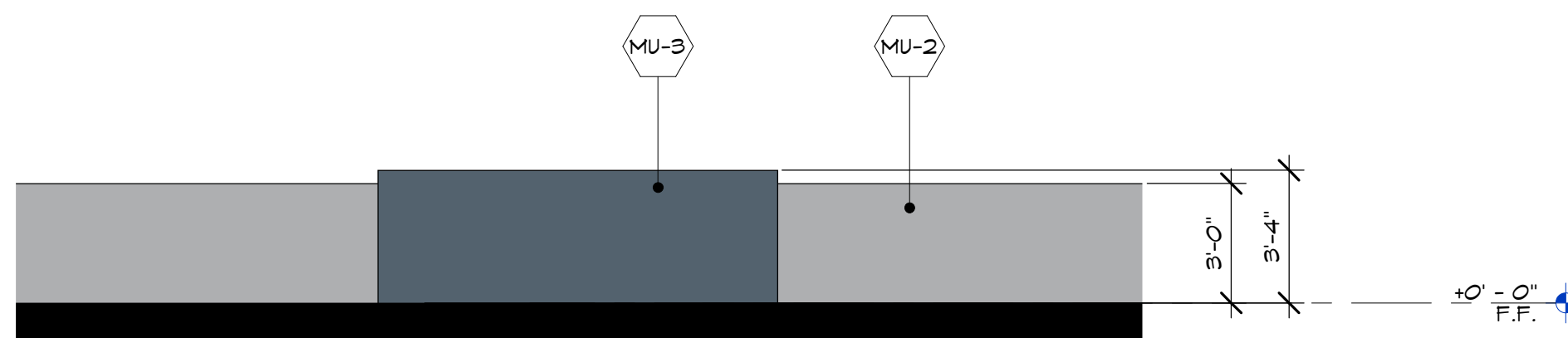
1 Entry Drive Screen Wall - Floor Plan
SCALE: 1/4" = 1'-0"



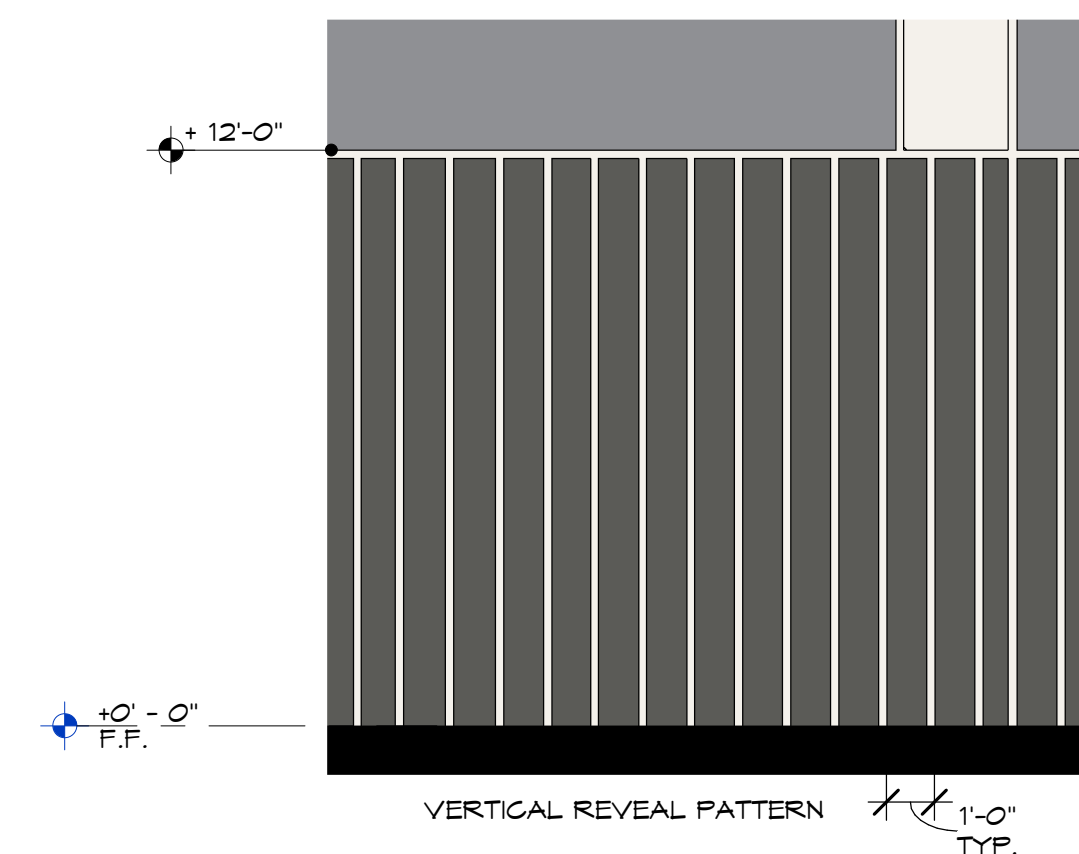
2 Entry Drive Screen Wall - Elevation
SCALE: 1/4" = 1'-0"



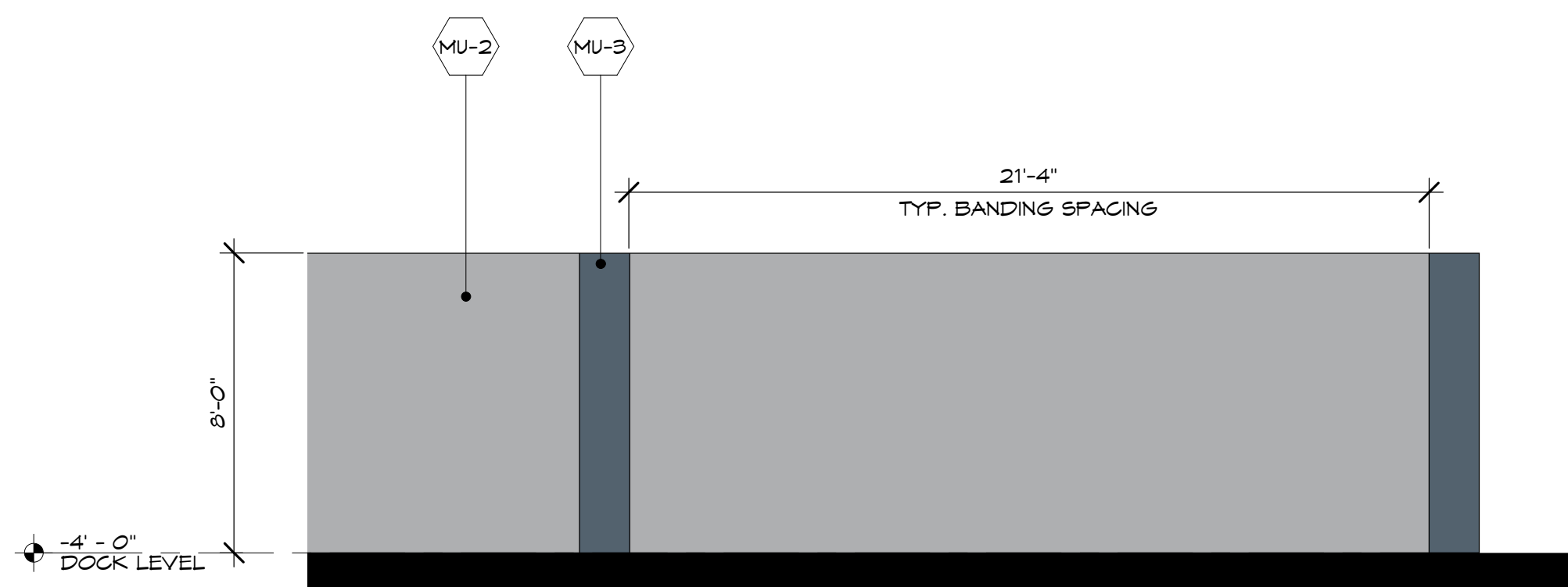
3 Parking Screen Wall Plan
SCALE: 1/4" = 1'-0"



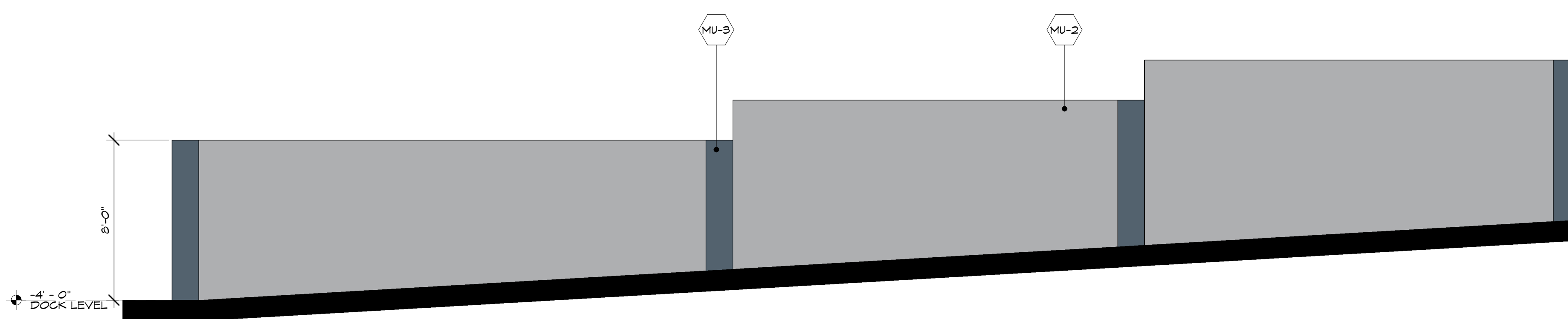
4 Parking Screen Wall Elevation, TYP.
SCALE: 1/4" = 1'-0"



7 REVEAL PATTERN, TYP.
SCALE: 1/4" = 1'-0"



5 Truck Court Screen Wall Elevation, TYP
SCALE: 1/4" = 1'-0"



6 Truck Court Screen Wall Elevation, TYP.
SCALE: 1/4" = 1'-0"



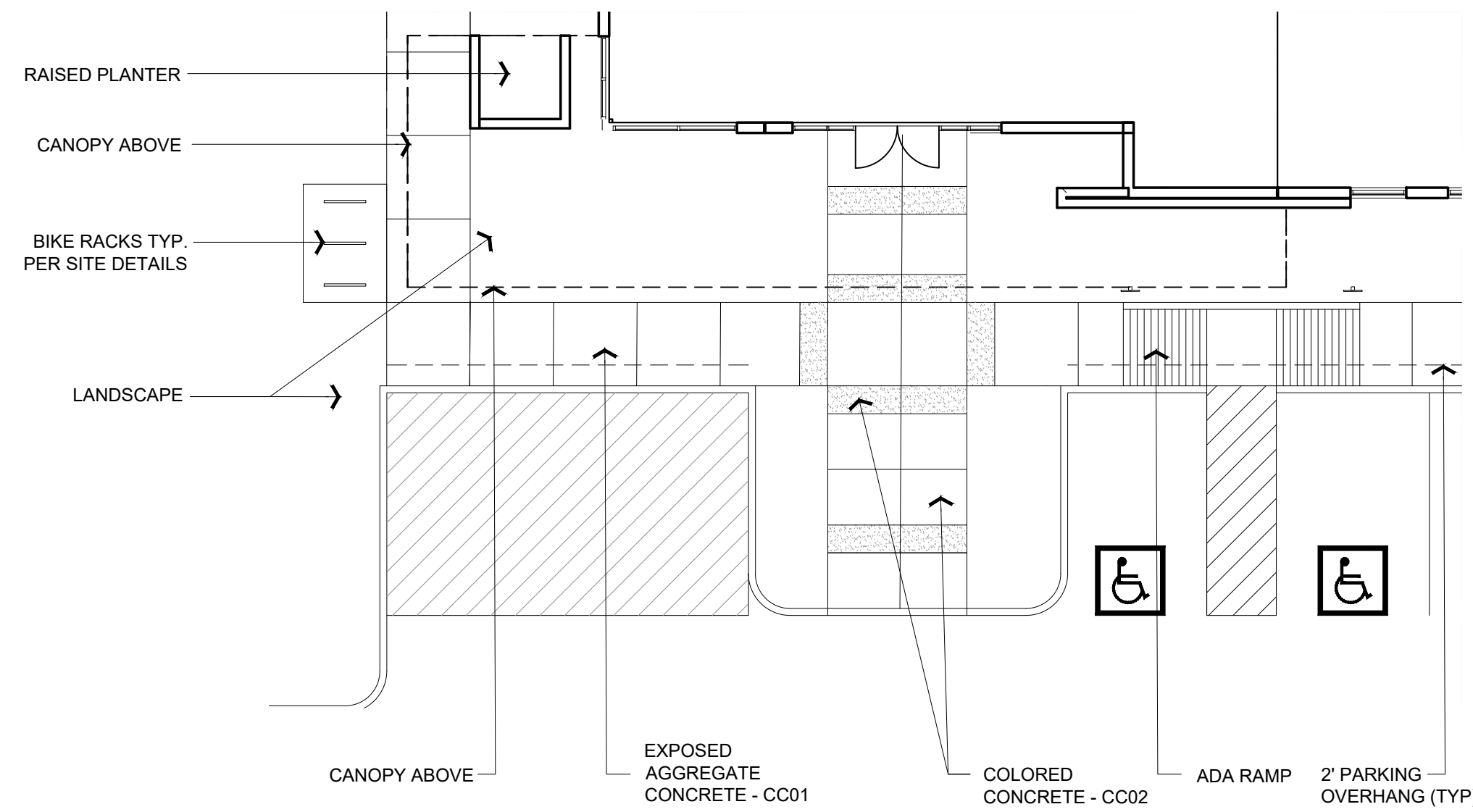
1 CORNER ENTRANCE ELEVATION -TYP
SCALE: 1" = 10'-0"



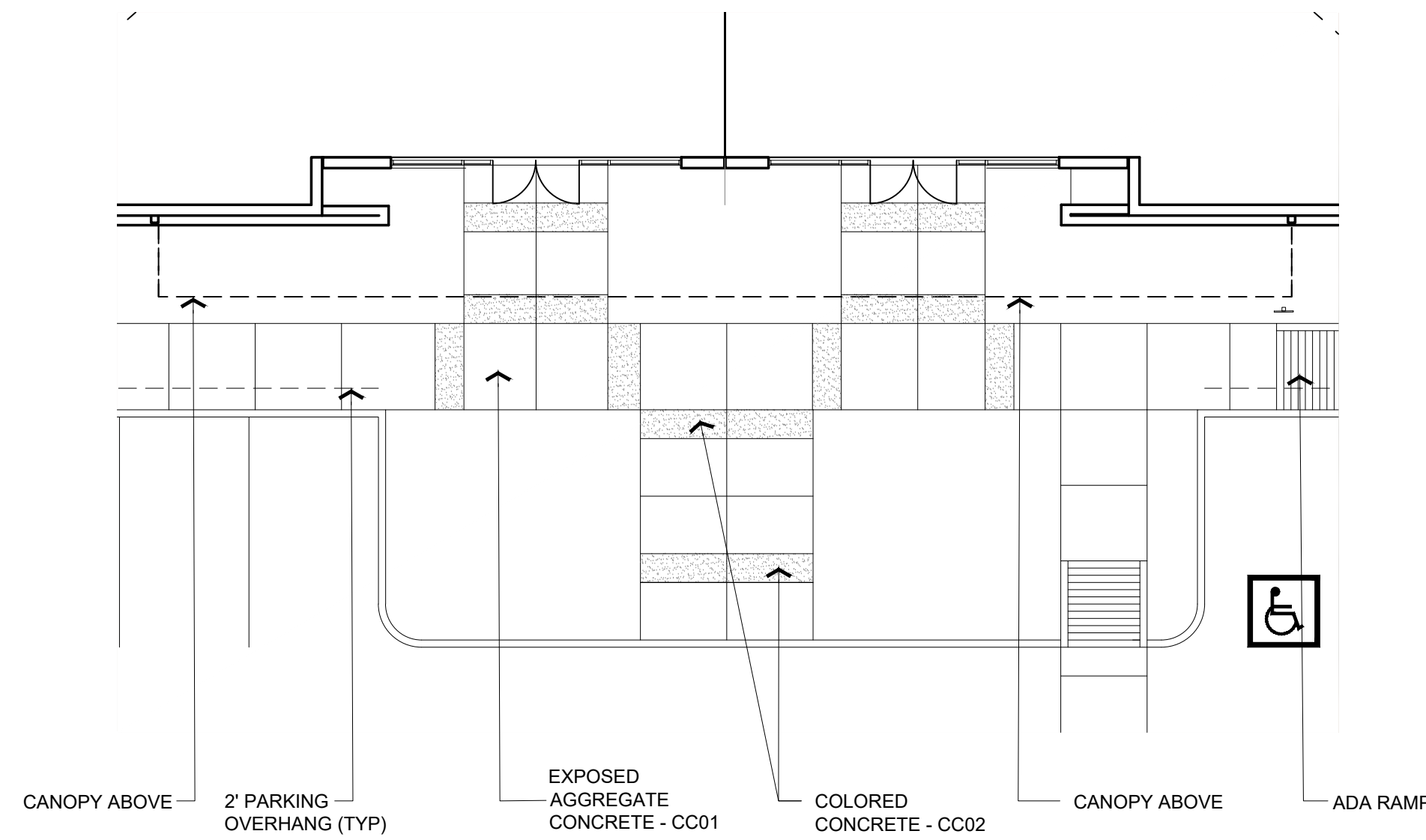
3 MIDDLE ENTRANCE ELEVATION - TYP.
SCALE: 1" = 10'-0"



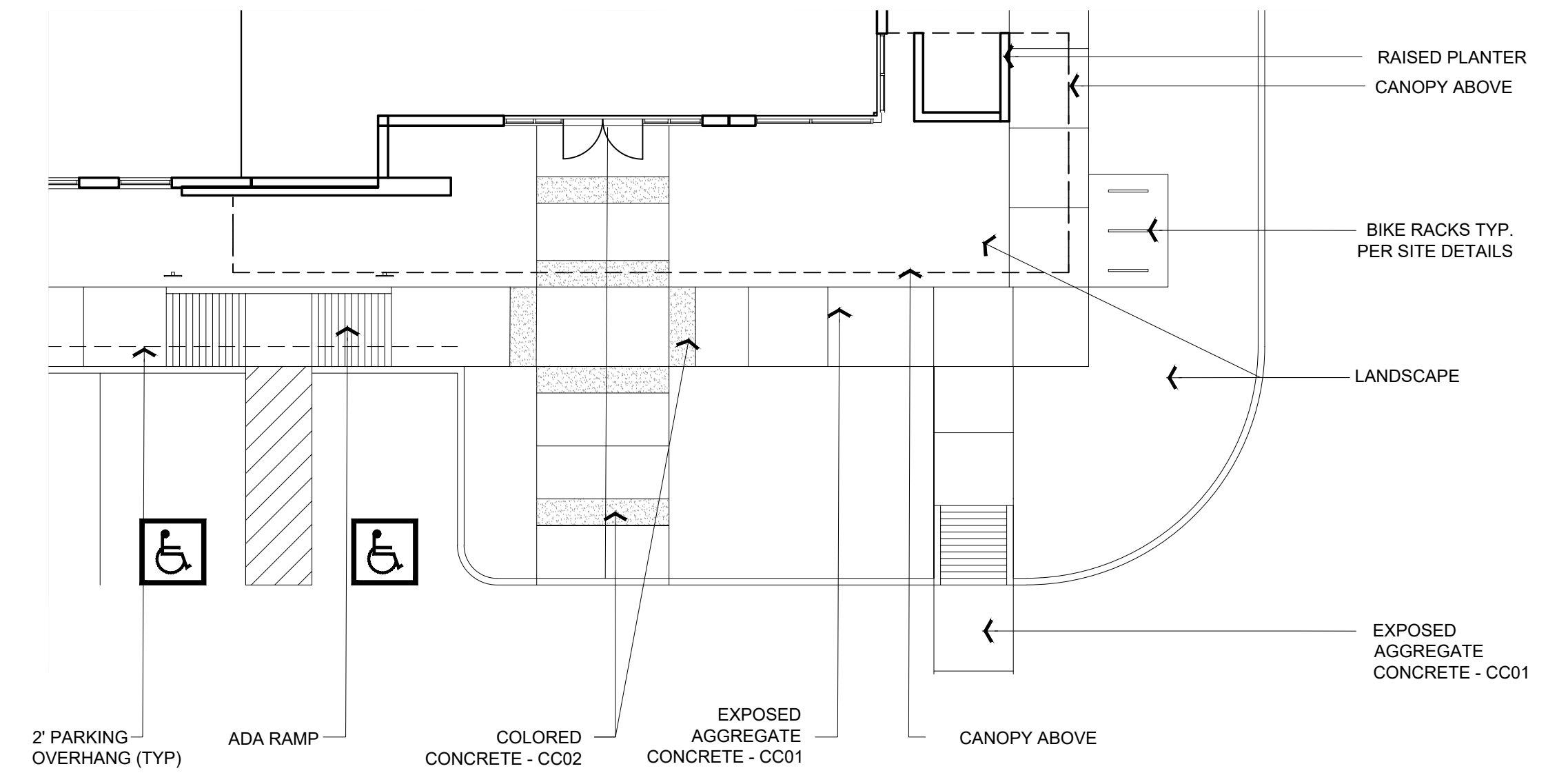
5 CORNER ENTRANCE ELEVATION TYP.
SCALE: 1" = 10'-0"



2 HARDSCAPE PLAN - CORNER ENTRANCE TYP
SCALE: 1" = 10'-0"



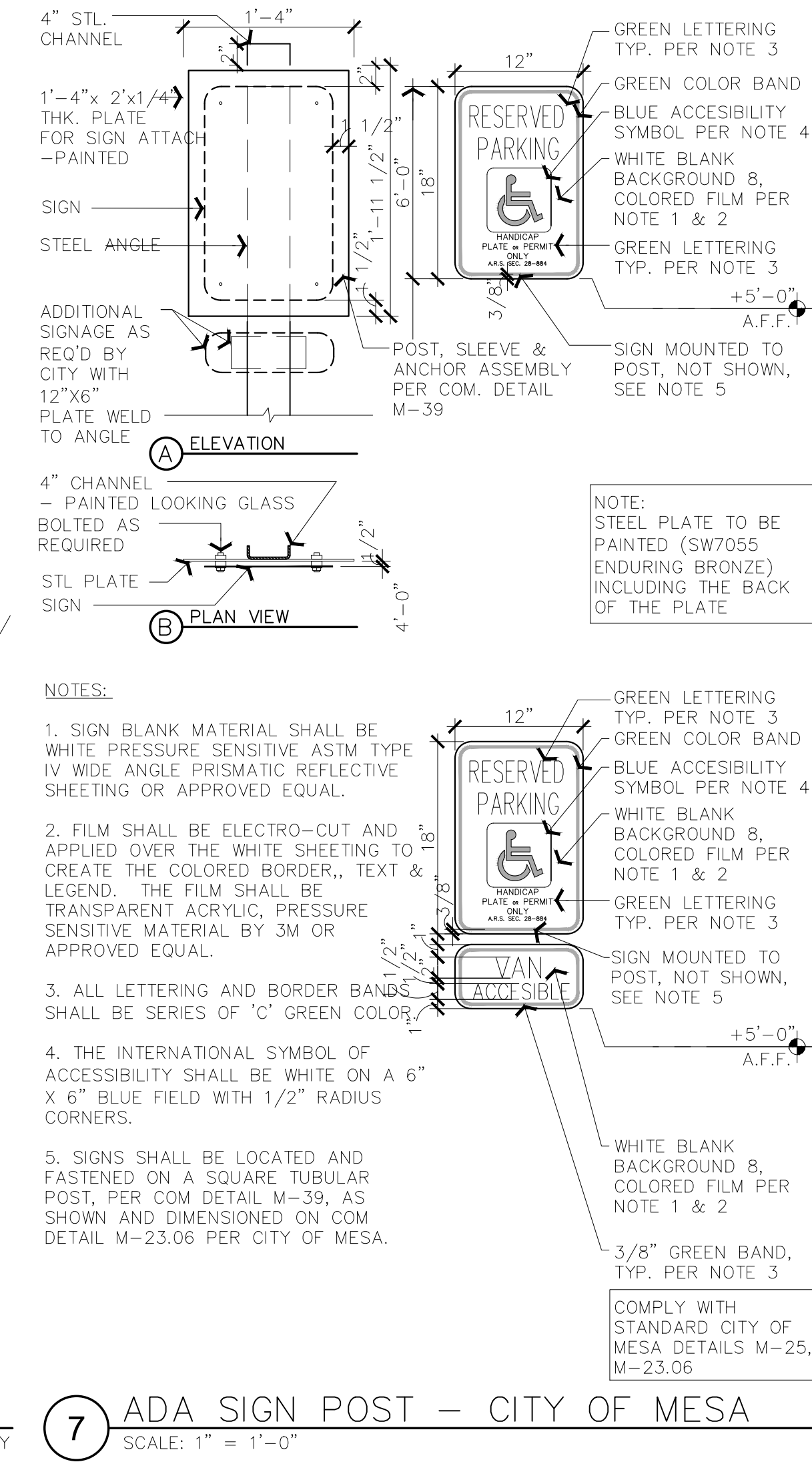
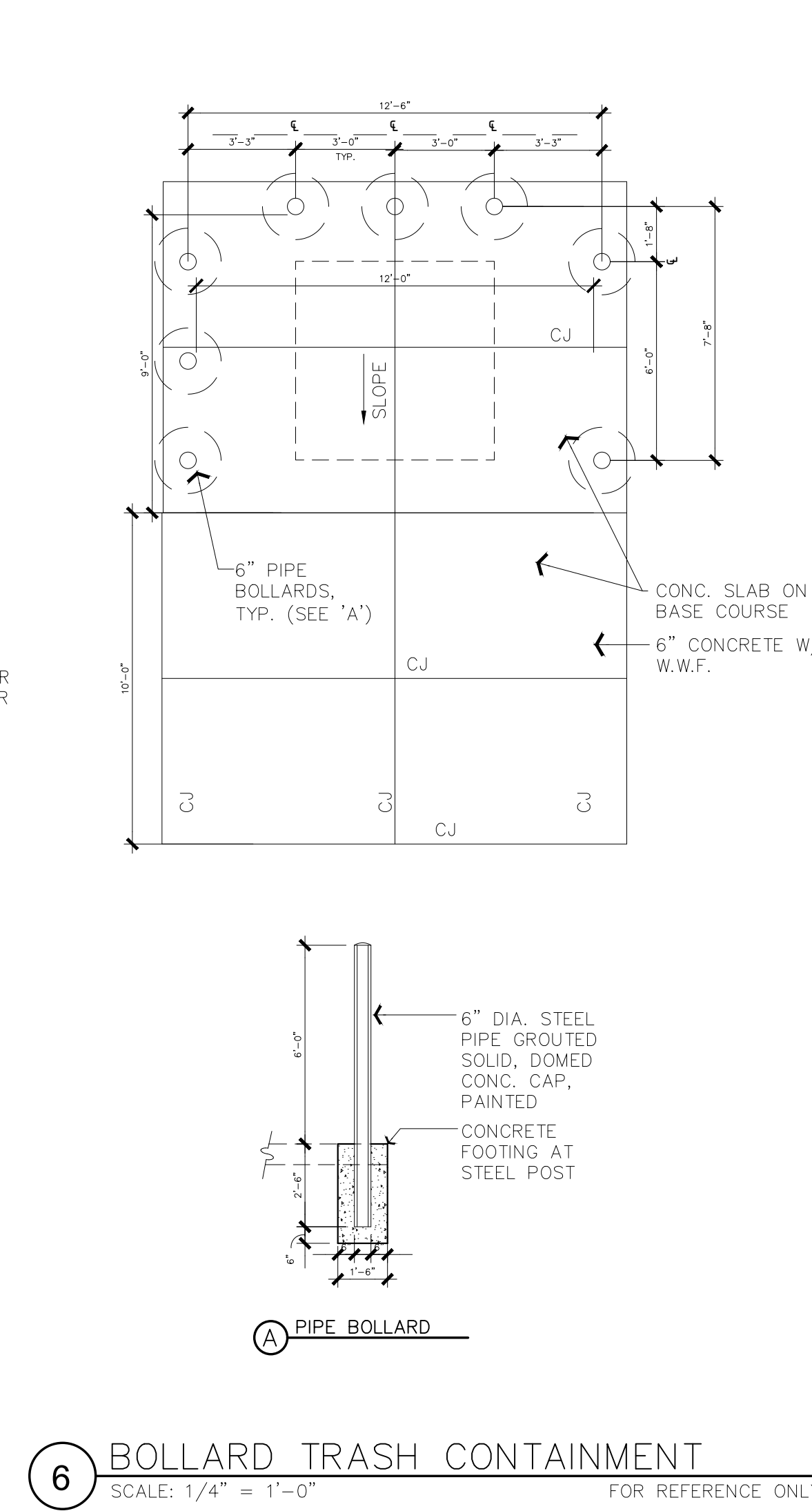
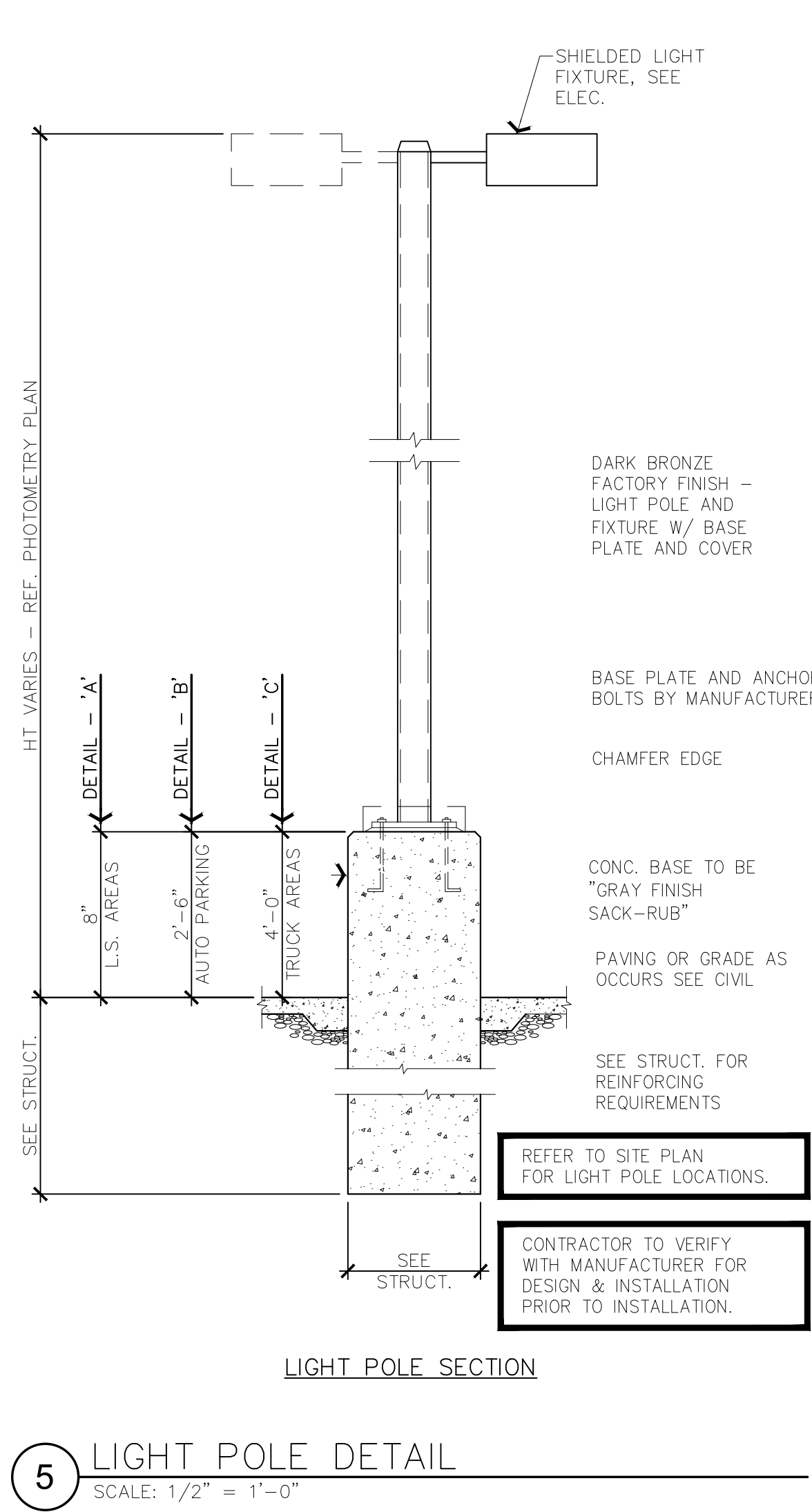
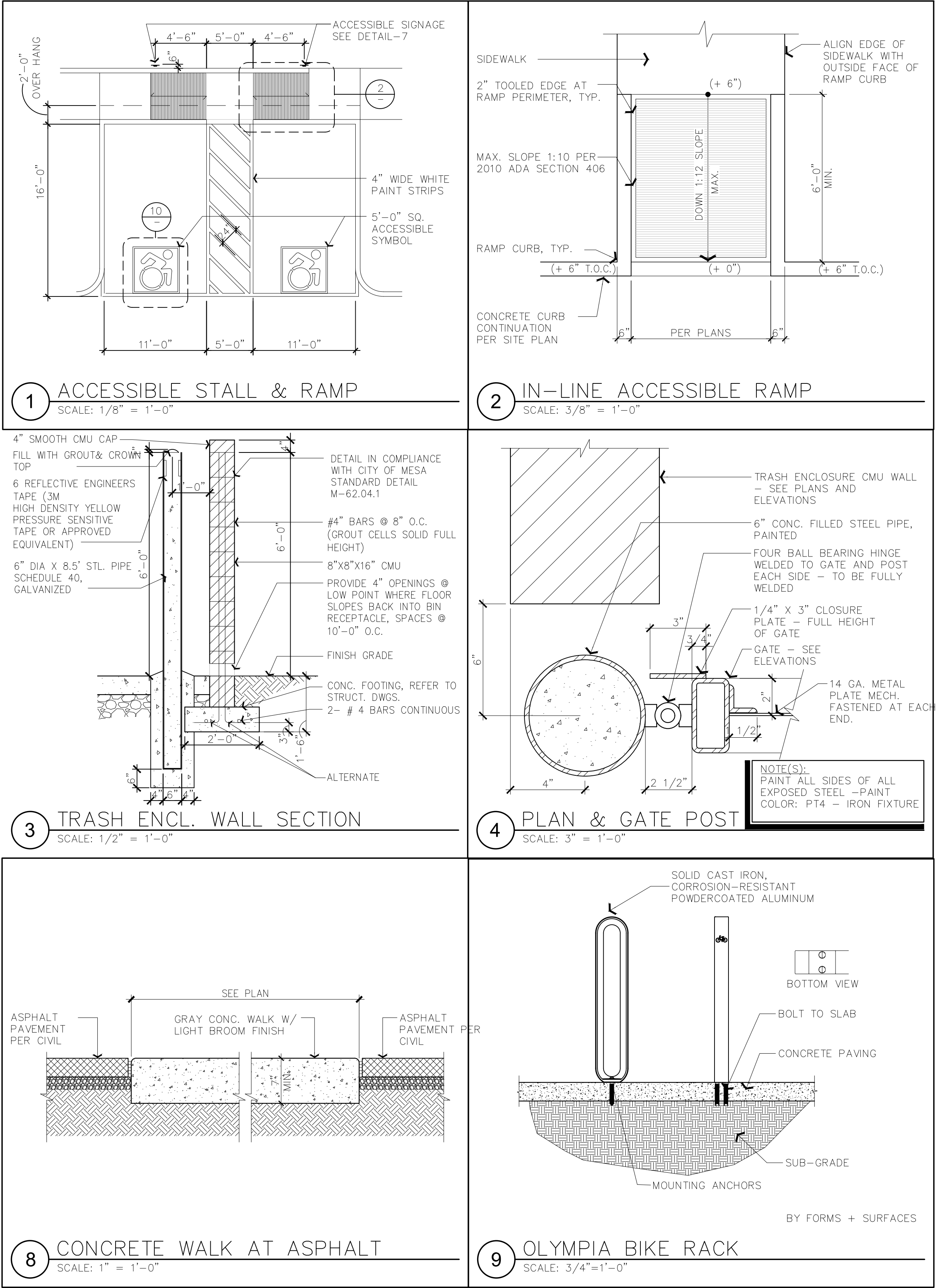
4 HARDSCAPE PLAN - MIDDLE ENTRANCE TYP.
SCALE: 1" = 10'-0"

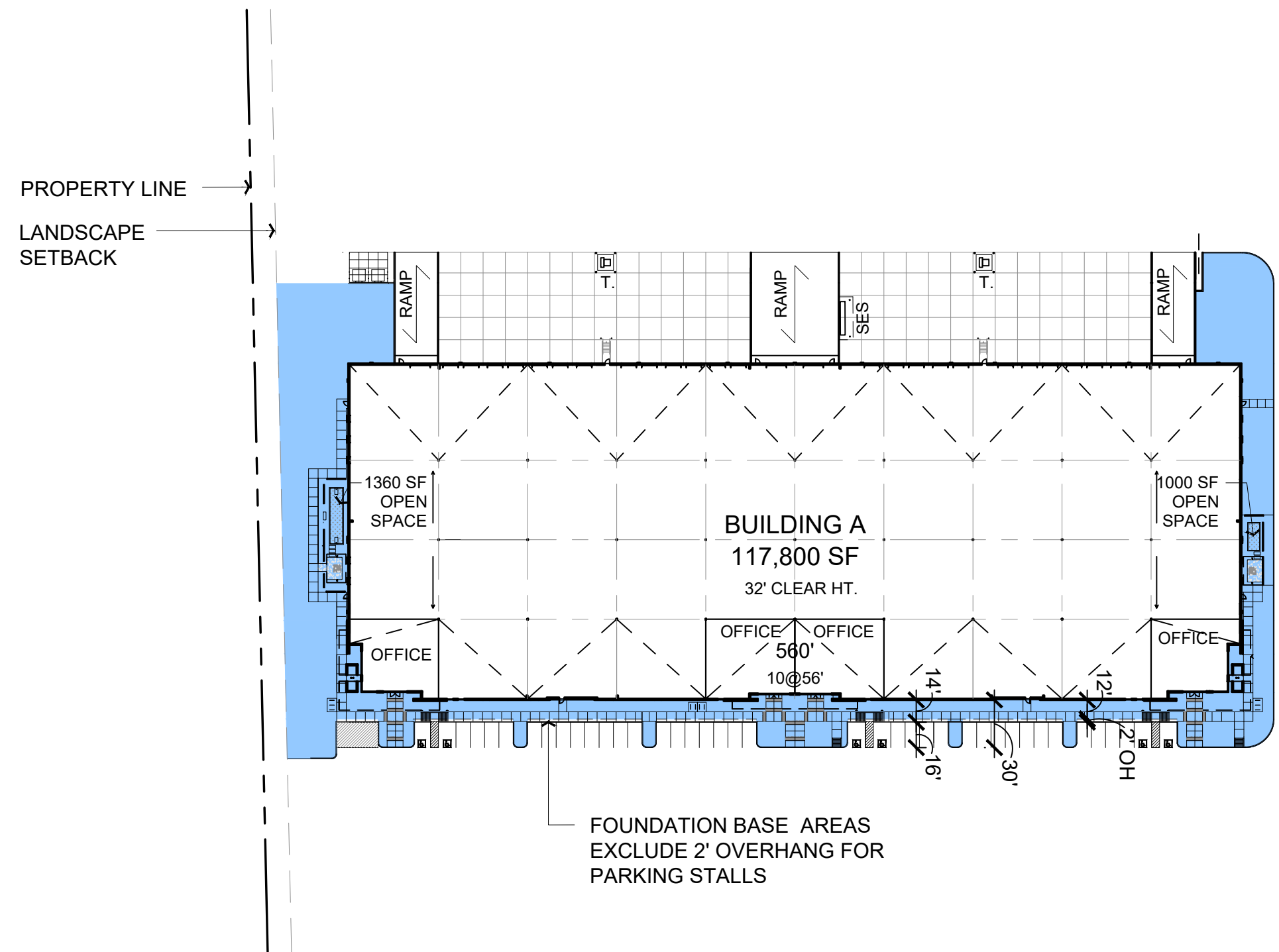


6 HARDSCAPE PLAN - CORNER ENTRANCE TYP.
SCALE: 1" = 10'-0"

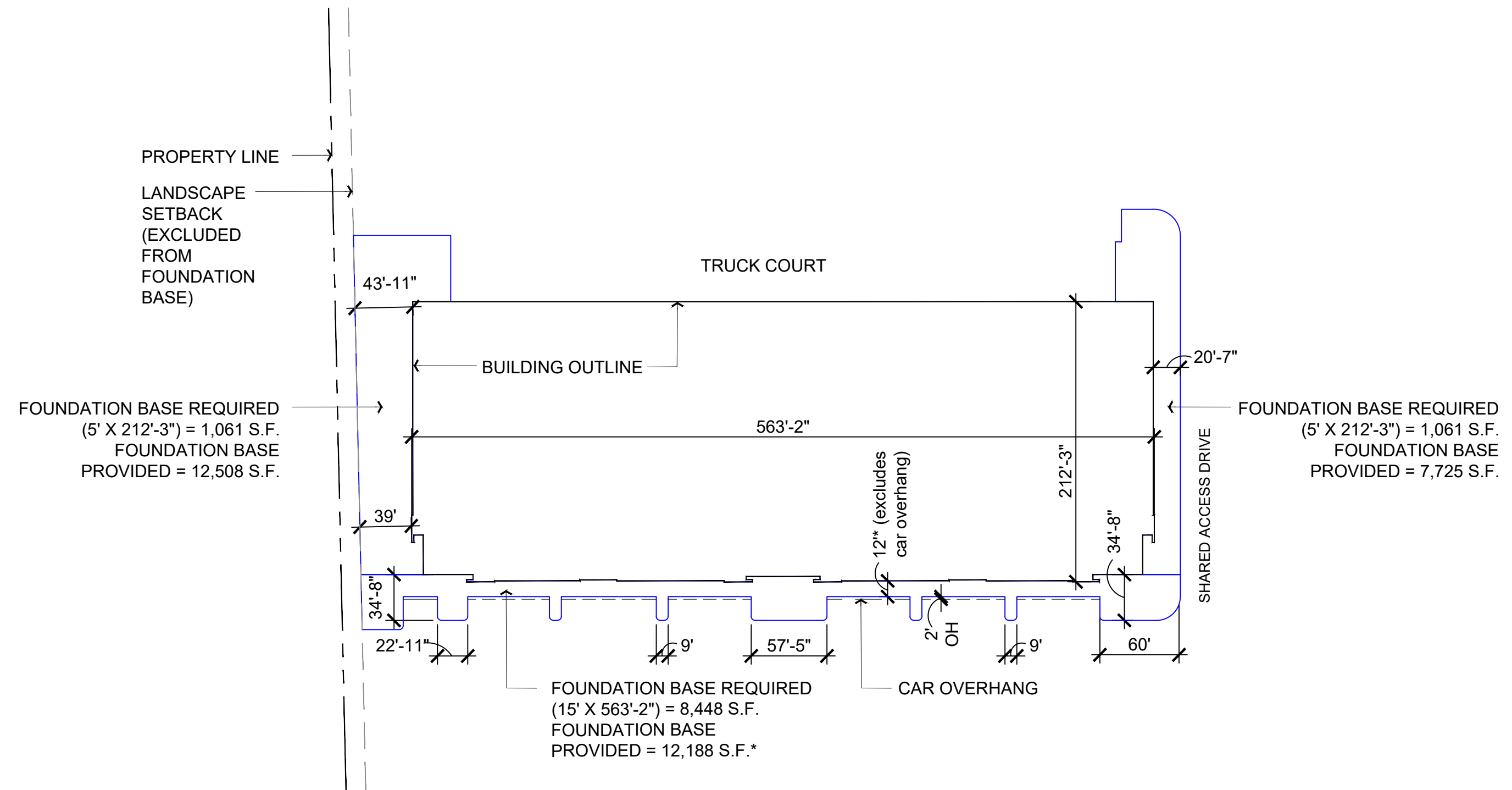
*NOTE: SIMILAR ENTRANCE & HARDSCAPE
DESIGN FOR BOTH BUILDINGS A & B

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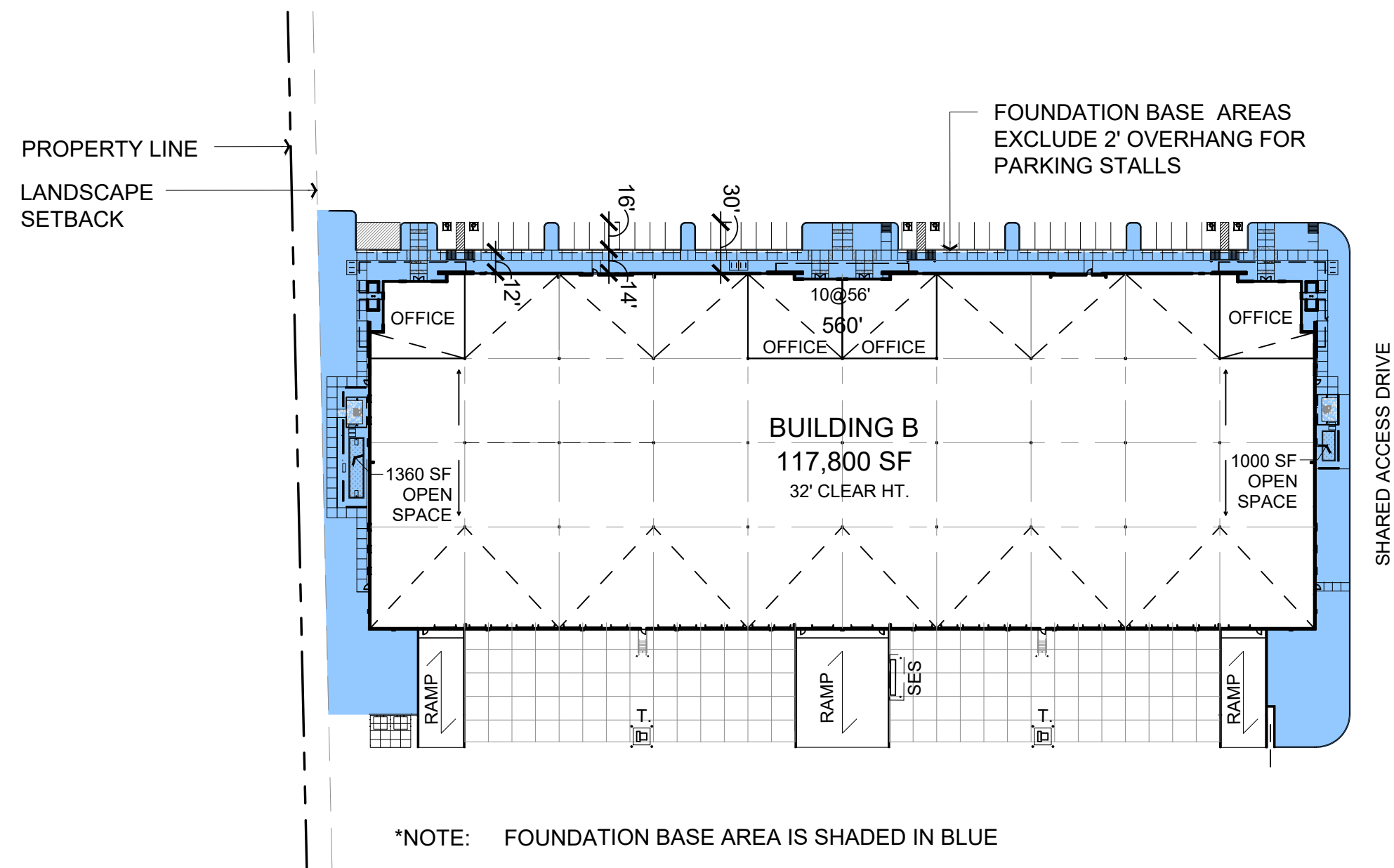




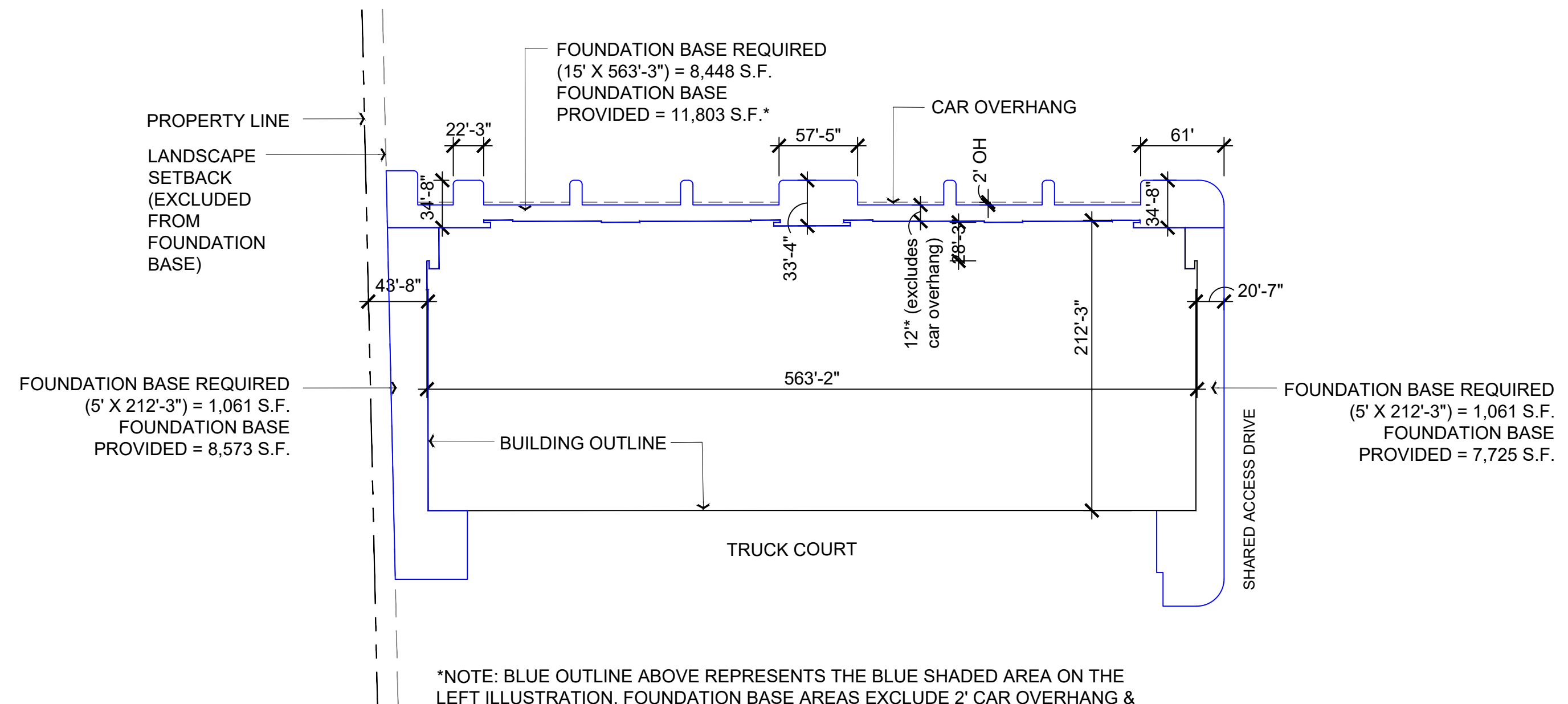
*NOTE: FOUNDATION BASE AREA IS SHADED IN BLUE



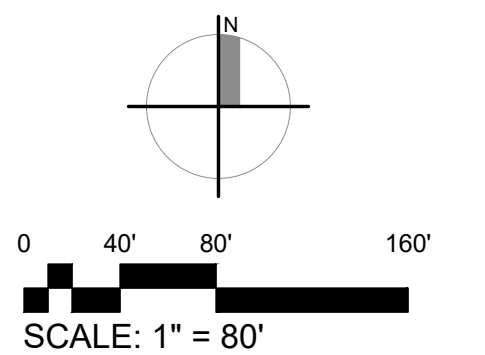
*NOTE: BLUE OUTLINE ABOVE REPRESENTS THE BLUE SHADED AREA ON THE LEFT ILLUSTRATION. FOUNDATION BASE AREAS EXCLUDE 2' CAR OVERHANG & LANDSCAPE SETBACK.



*NOTE: FOUNDATION BASE AREA IS SHADED IN BLUE



*NOTE: BLUE OUTLINE ABOVE REPRESENTS THE BLUE SHADED AREA ON THE LEFT ILLUSTRATION. FOUNDATION BASE AREAS EXCLUDE 2' CAR OVERHANG & LANDSCAPE SETBACK.



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