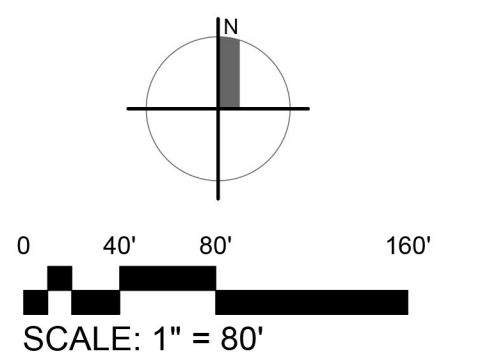
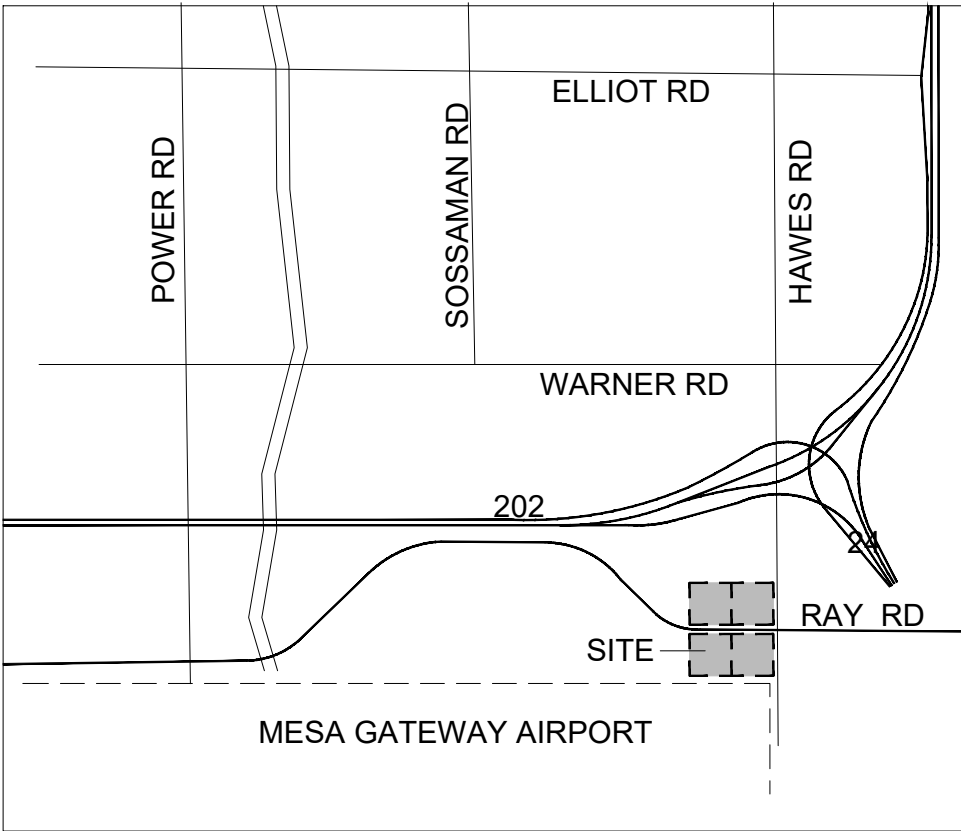




Butler Design Group, Inc.
architects & planners

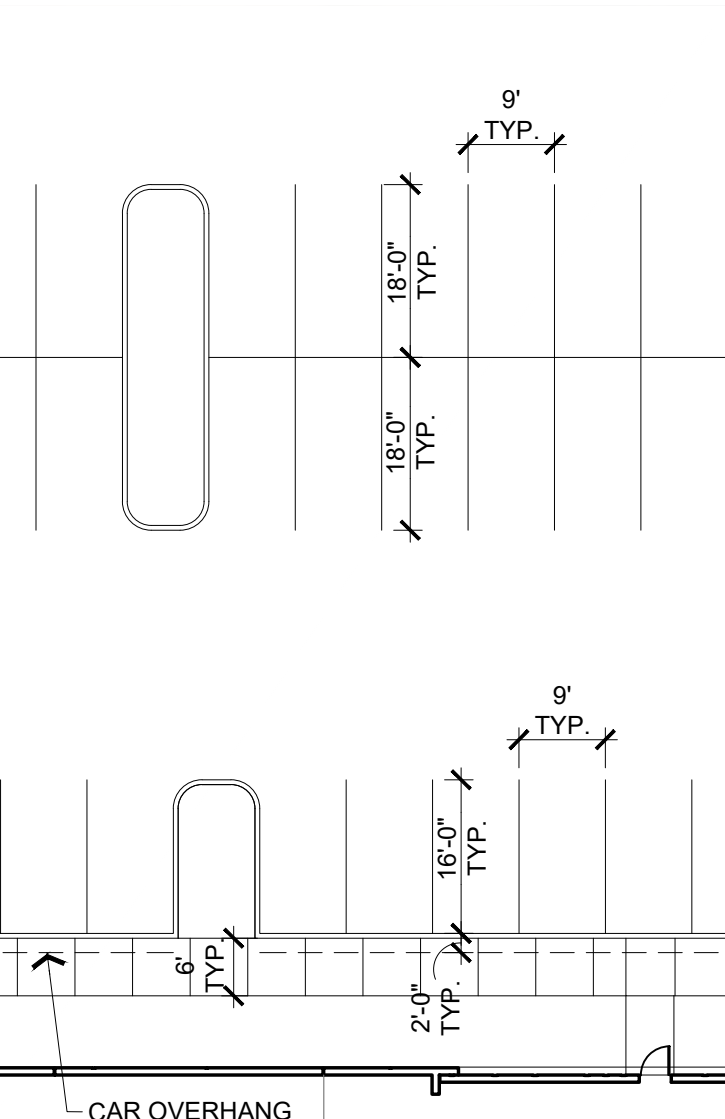
VICINITY MAP



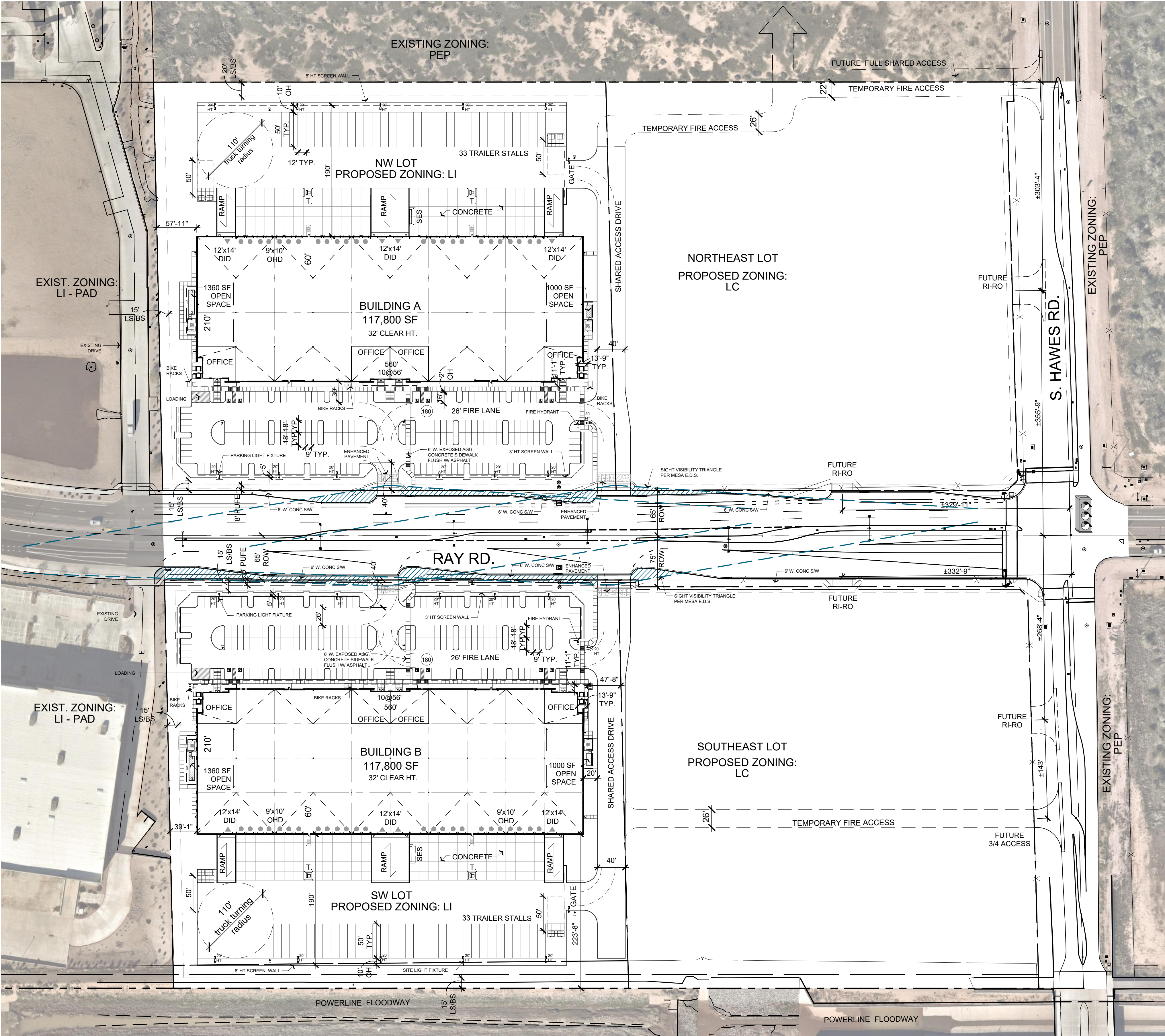
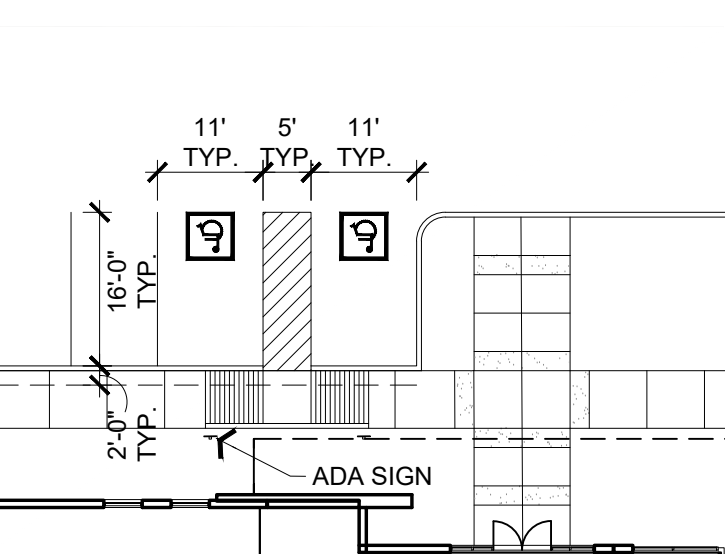
BUILDING CODES

- 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)
- 2018 International Mechanical Code (IMC)
- 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
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ADA Parking Required:	6 Spaces
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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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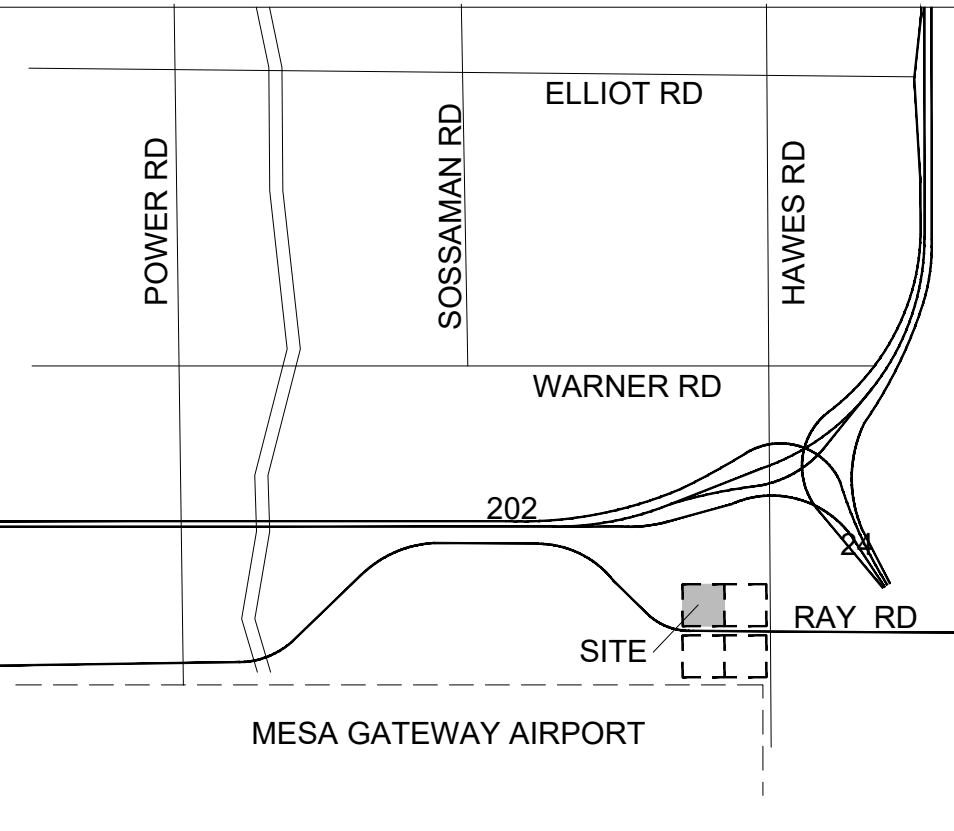


GATEWAY PARK
RAY ROAD & HAWES ROAD
Mesa, Arizona

SP-1
SITE PLAN



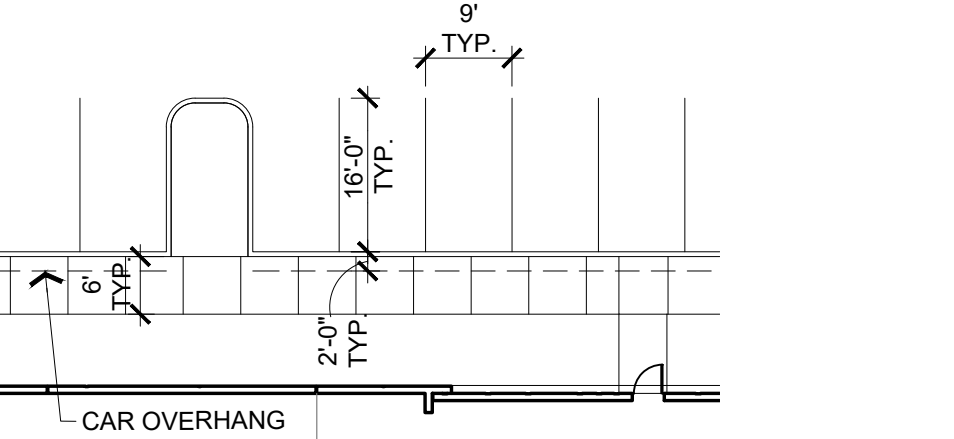
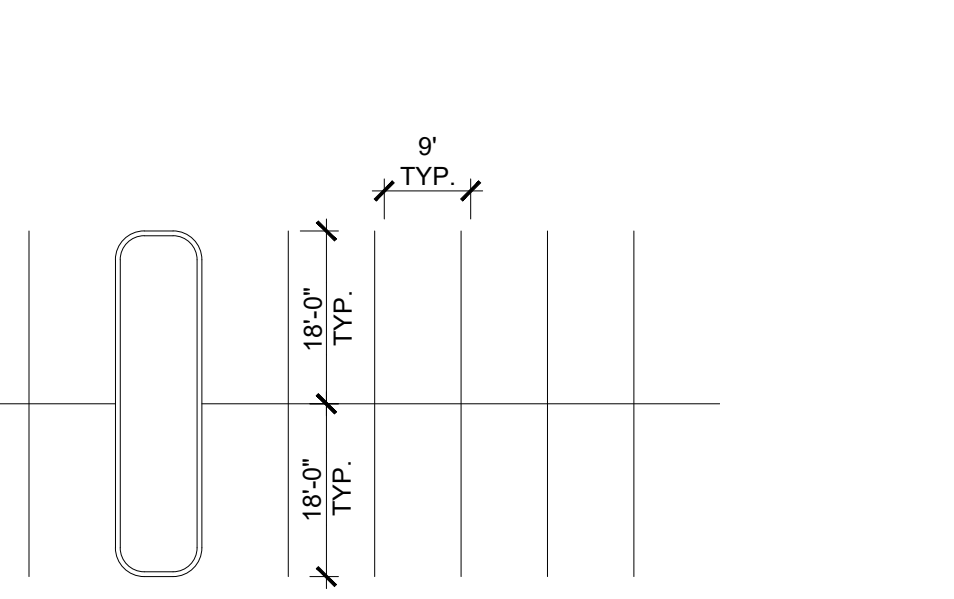
VICINITY MAP



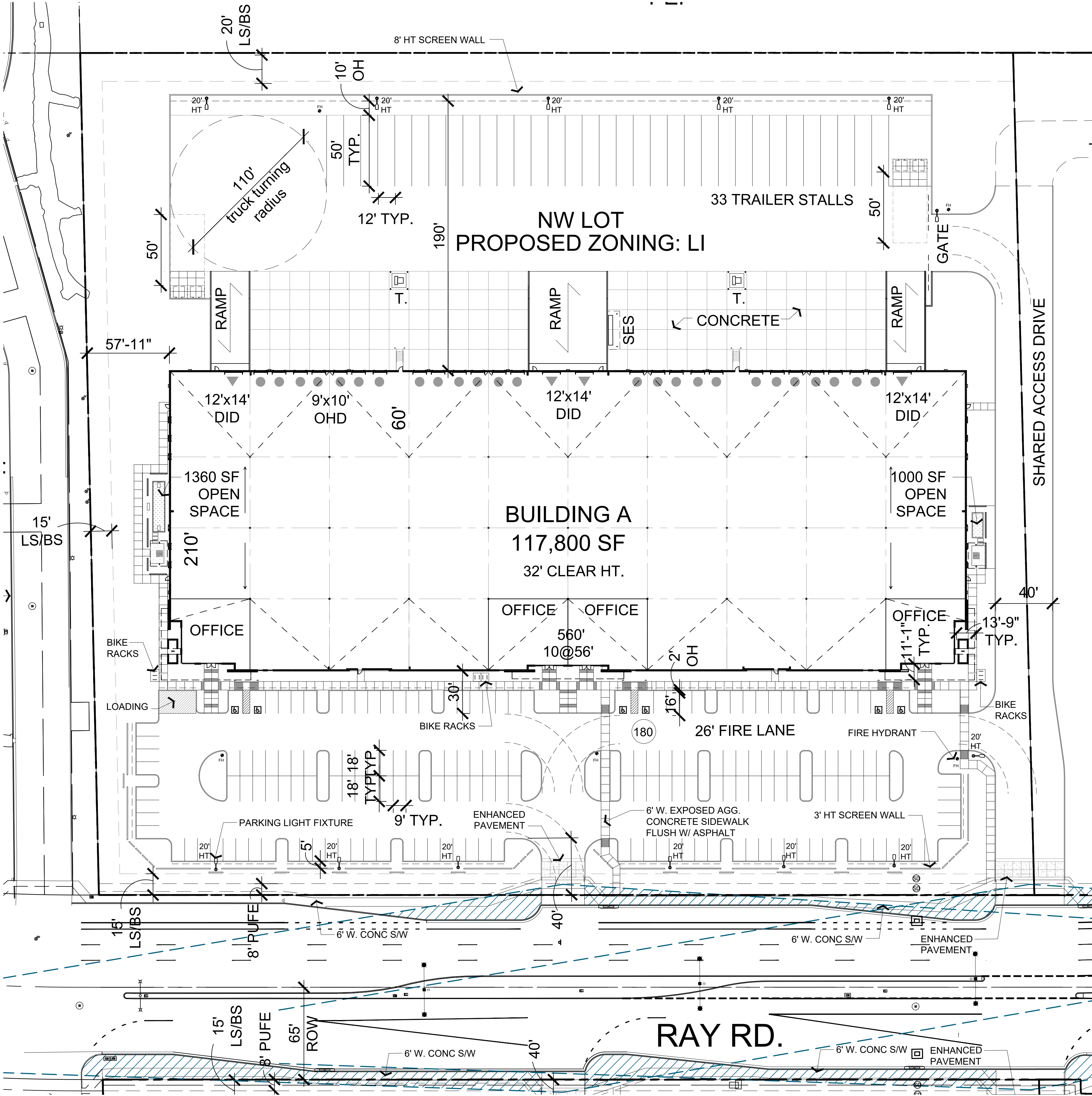
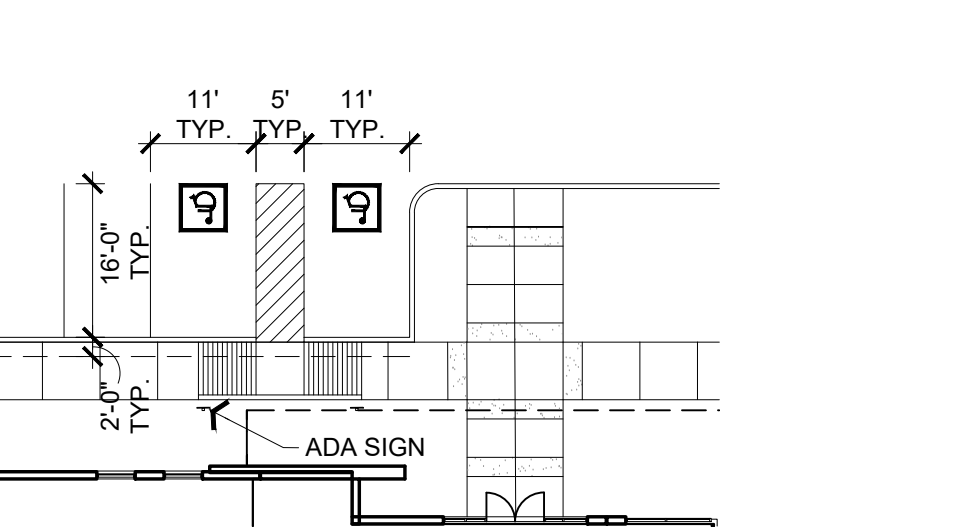
BUILDING CODES

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- 2018 International Residential Code (IRC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fire Code (IFC)
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- 2018 International Swimming Pool and Spa Code (ISPS)
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TYP. PARKING STALLS



TYP. ADA & EV PARKING STALLS



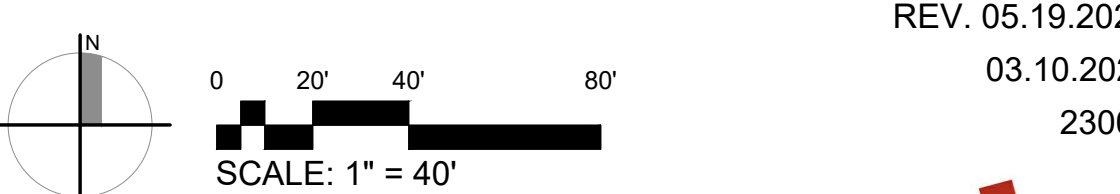
GATEWAY PARK
RAY ROAD & HAWES ROAD
Mesa, Arizona

PROJECT TEAM

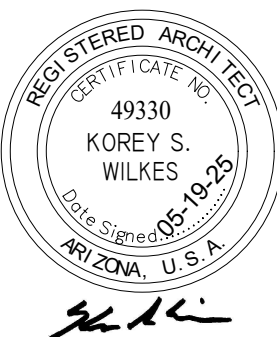
Owner/Developer Park Ventures 4939 W. Ray Rd, Suite #4-322 Chandler, Arizona 85226 Contact: Morgan Neville Ph: (480) 586-4300 Hutchhawk@cox.net	Architect Butler Design Group 5013 E. Washington St, Ste 100 Phoenix, Arizona 85034 Contact: Corey Wilkes Ph: (602) 957-1800 KWilkes@bdgaz.com
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NORTHWEST LOT - BUILDING A

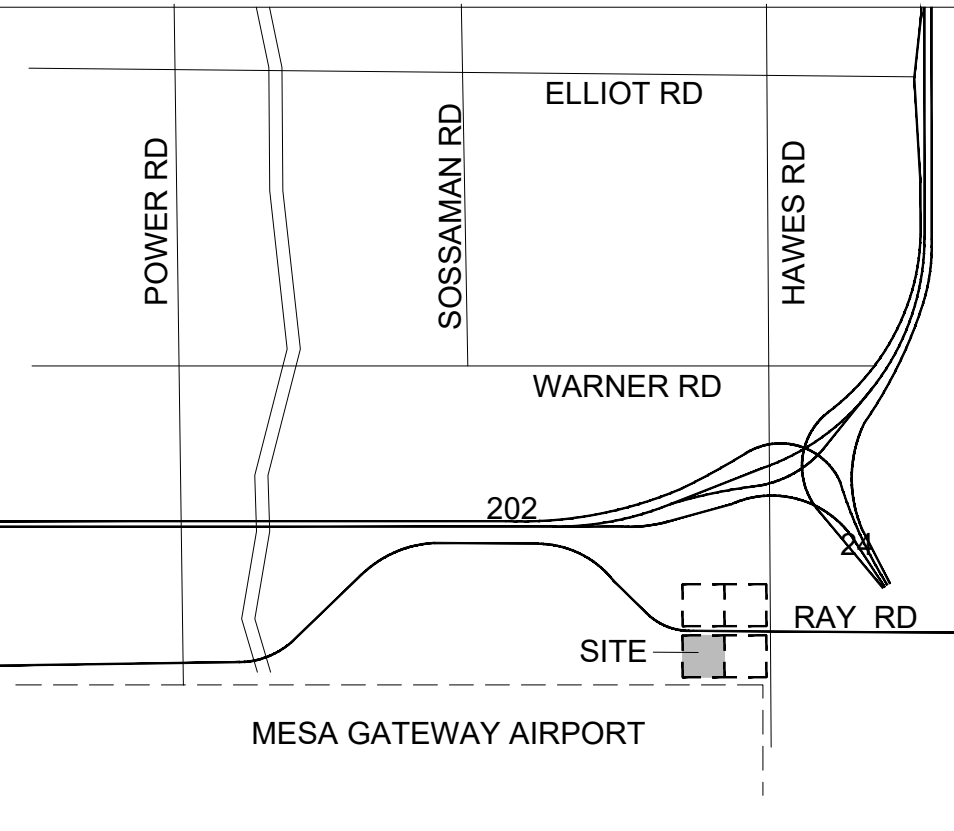
Existing Zoning:	LC-PAD
Proposed Zoning:	LI
APN#:	304-30-022F
Net Site Area:	390,450 S.F. (8.96 AC.)
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Impervious Area:	306,972 SF (78.6%)



SP-2
ENLARGED SITE PLAN - NORTH



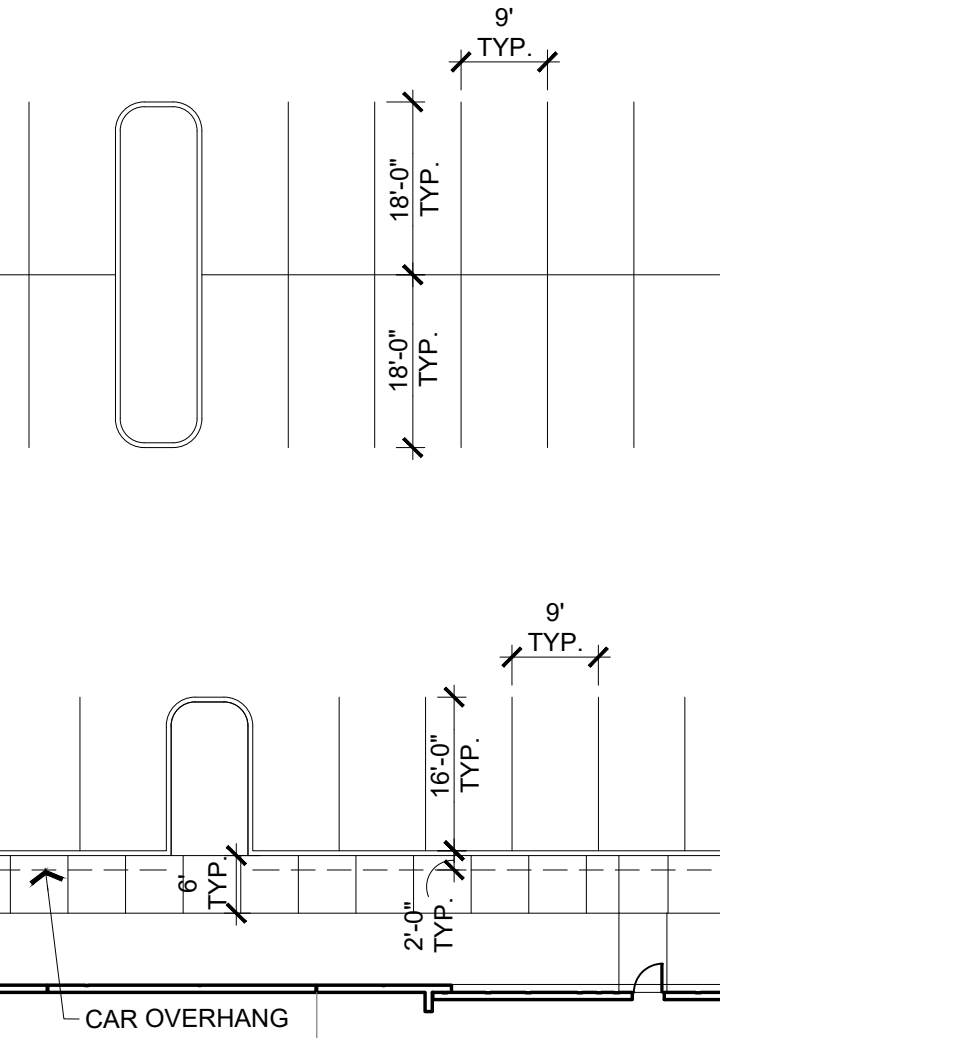
VICINITY MAP



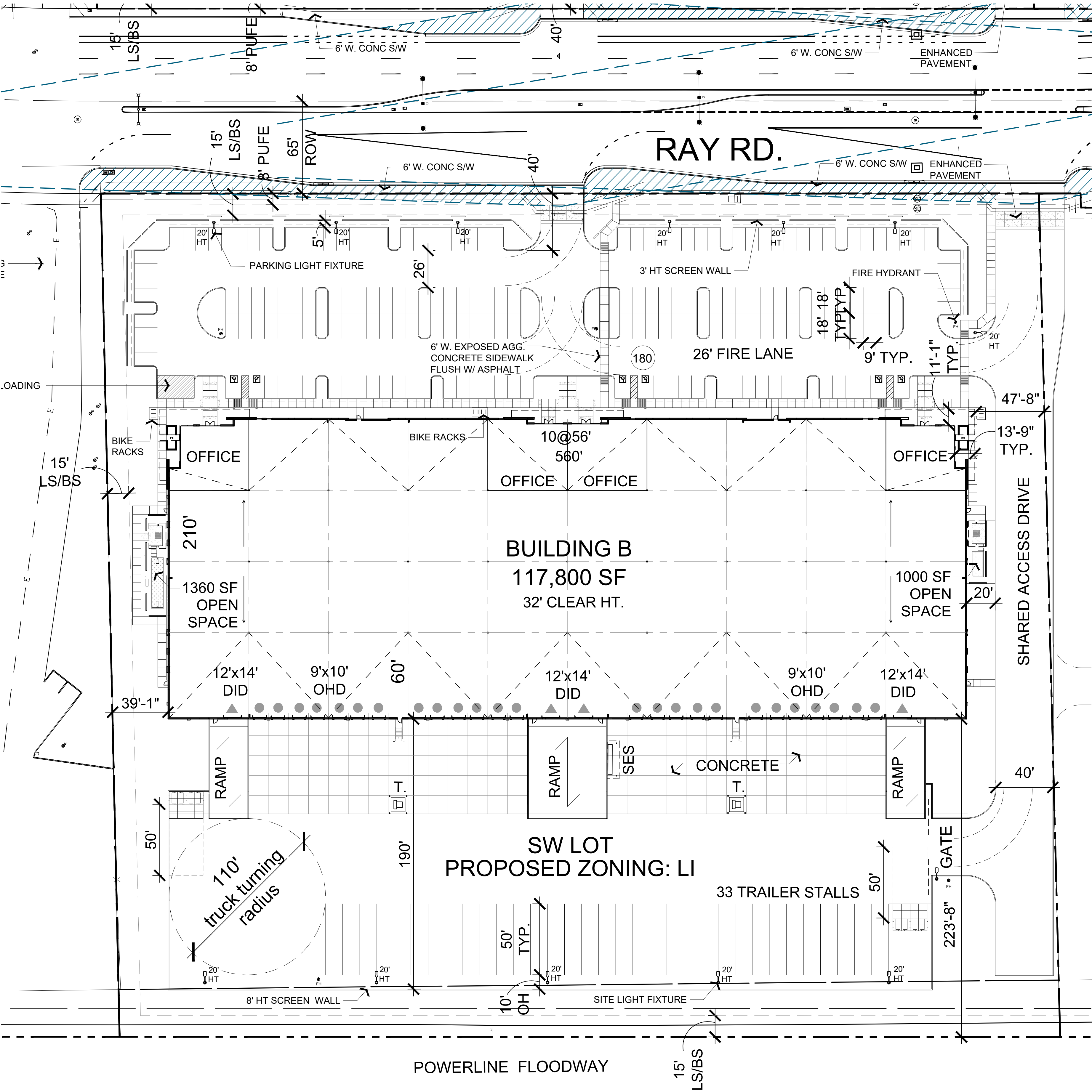
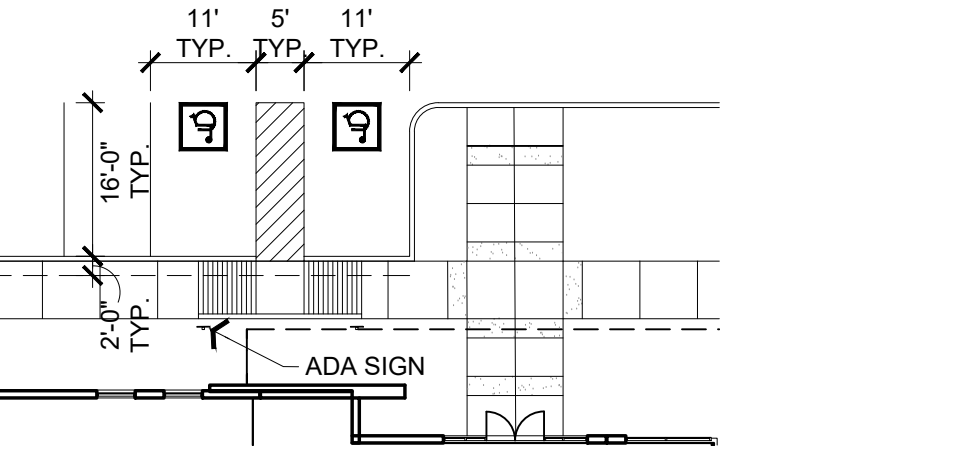
BUILDING CODES

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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TYP. PARKING STALLS



TYP. ADA & EV PARKING STALLS



PROJECT TEAM

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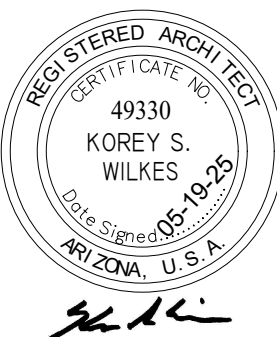
SOUTHWEST LOT - BUILDING B

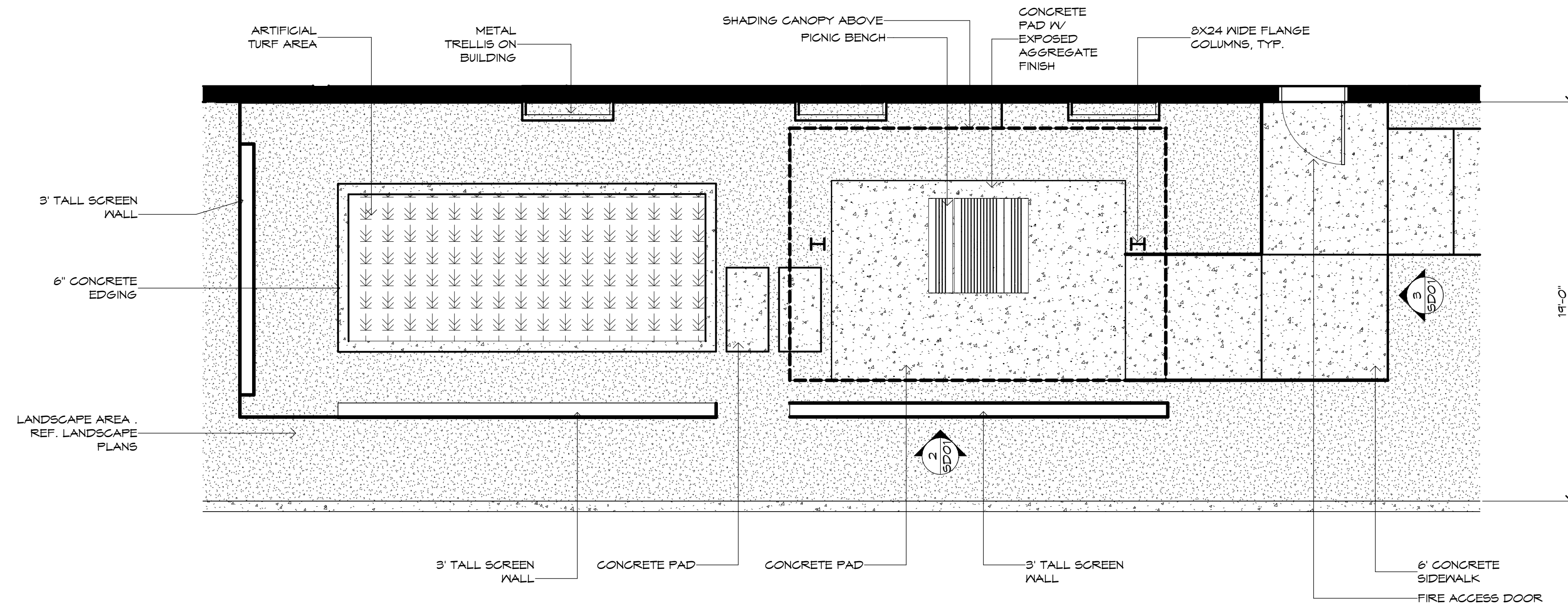
Existing Zoning:	LC-PAD
Proposed Zoning:	LI
APN#:	304-30-022G
Net Site Area:	385,620 S.F. (8.85 AC.)
Building Area:	117,800 S.F.
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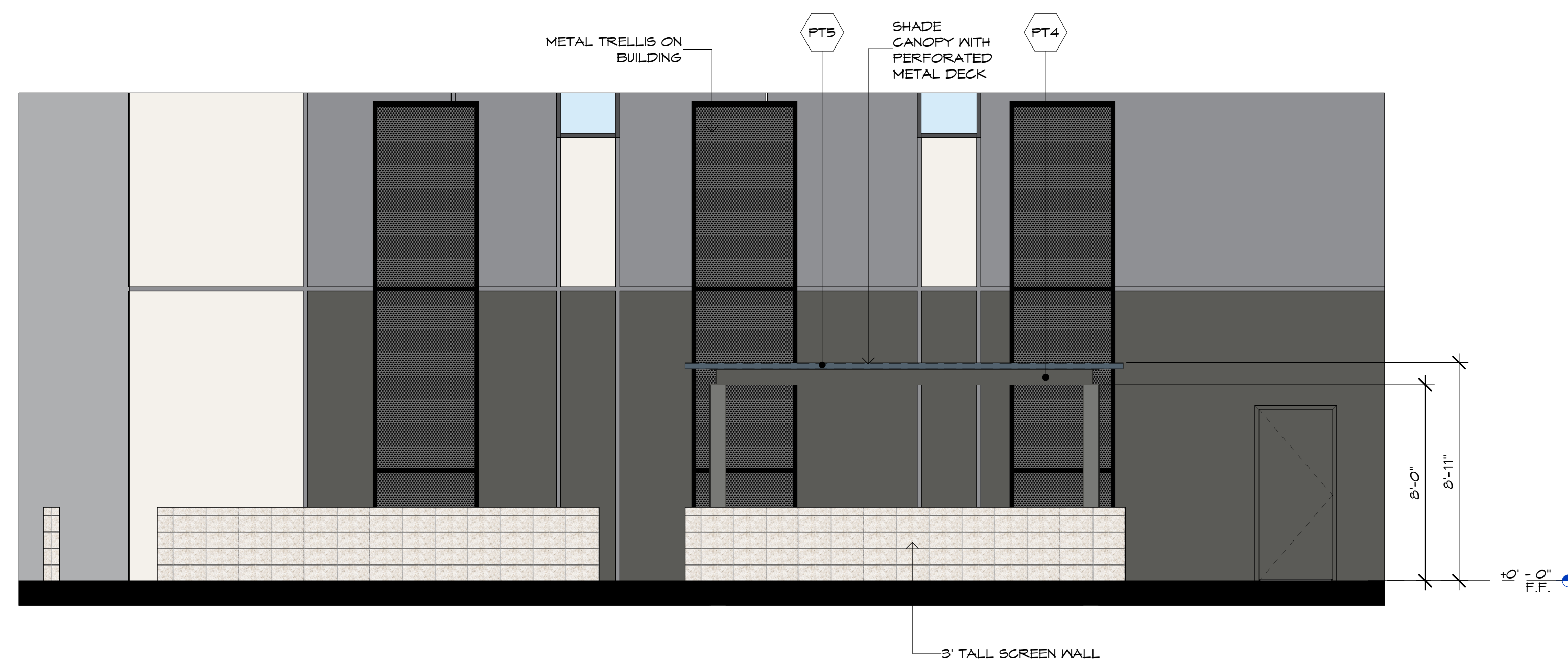
GATEWAY PARK
RAY ROAD & HAWES ROAD
Mesa, Arizona

SP-3
ENLARGED SITE PLAN - SOUTH

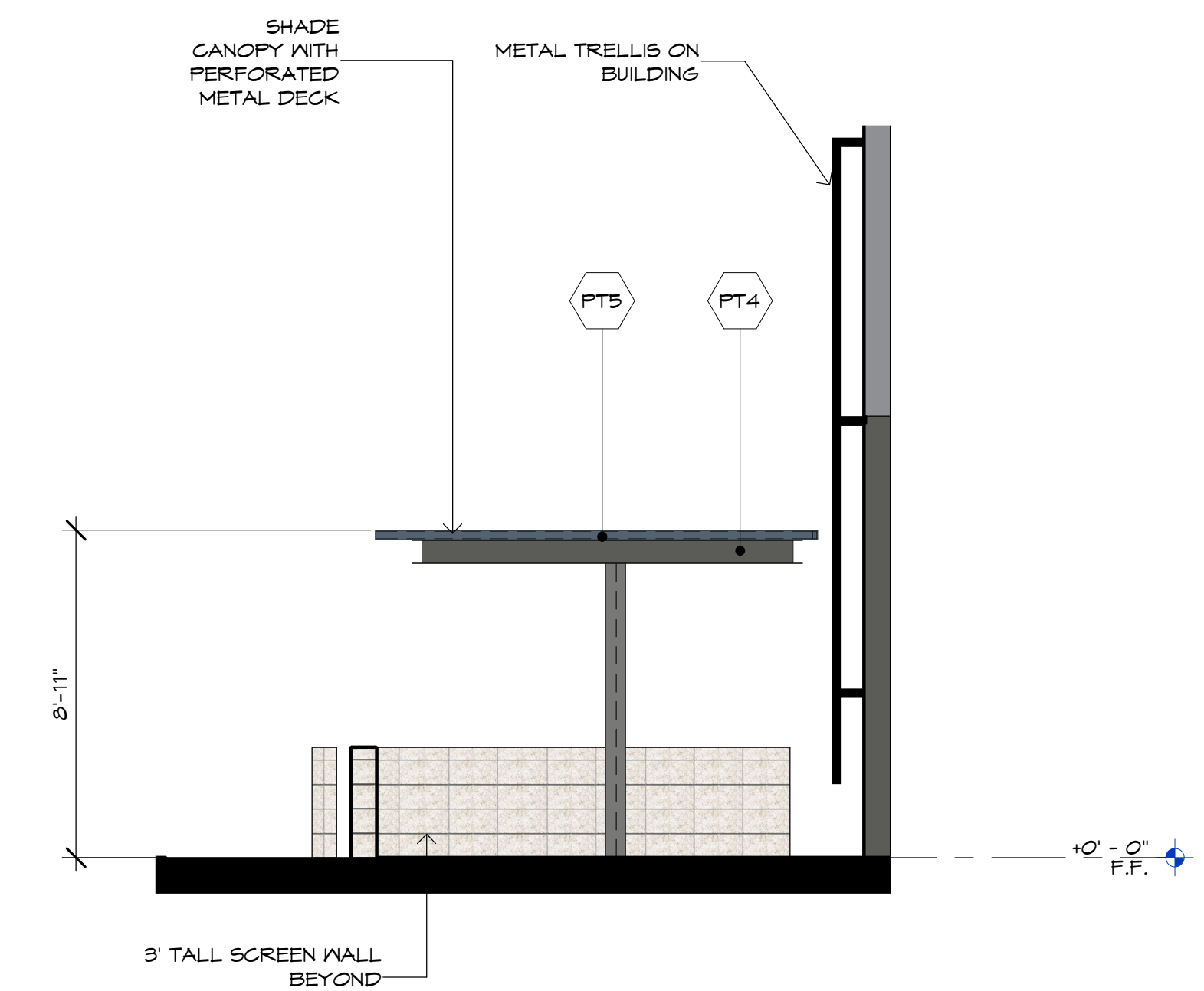




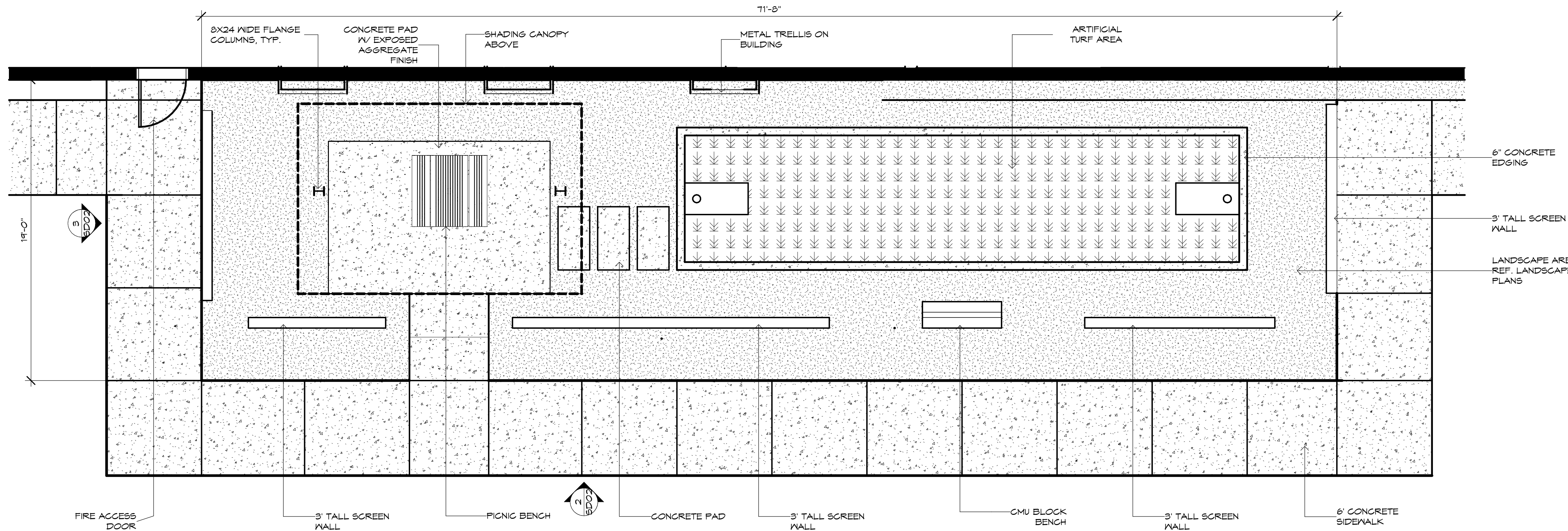
1 Amenity Space - Small - Floor Plan
SCALE: 1/4" = 1'-0"



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



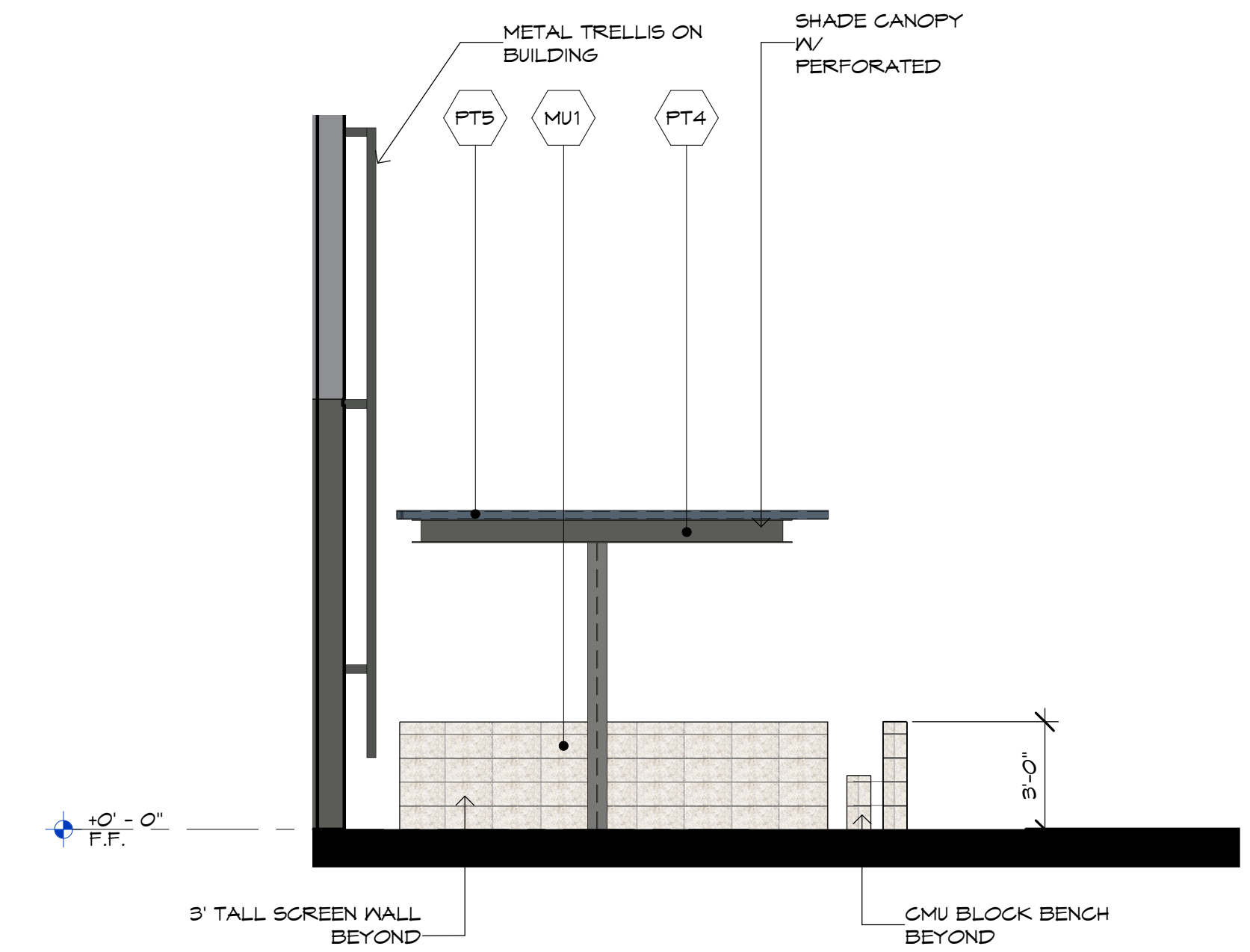
3 Amenity Space - Small - North/South Elevation
SCALE: 1/4" = 1'-0"



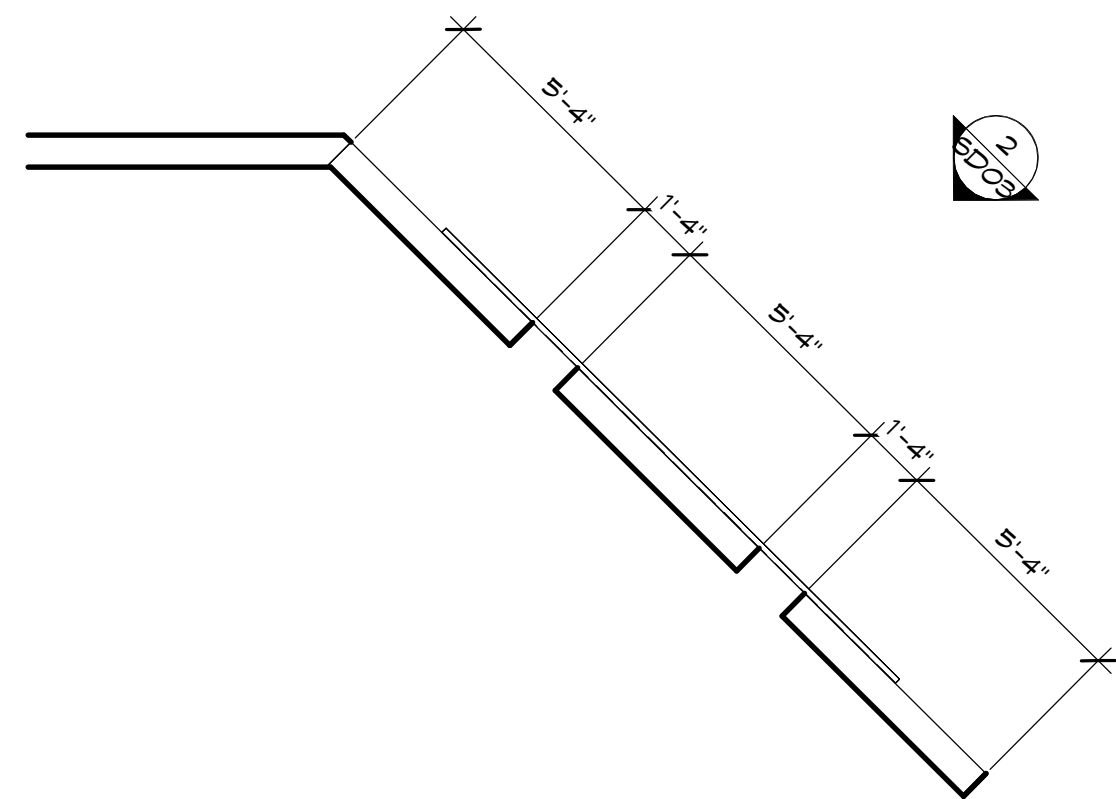
1 Amenity Space - Large - Floor Plan
SCALE: 1/4" = 1'-0"



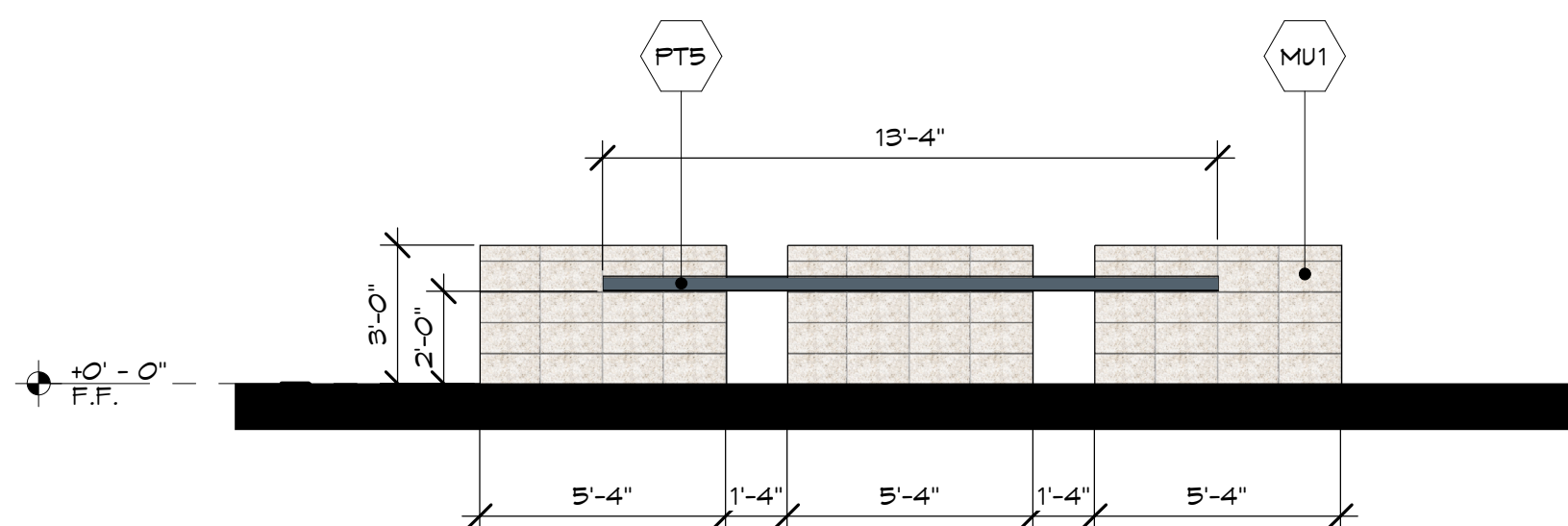
2 Amenity Space - Large - West Elevation
SCALE: 1/4" = 1'-0"



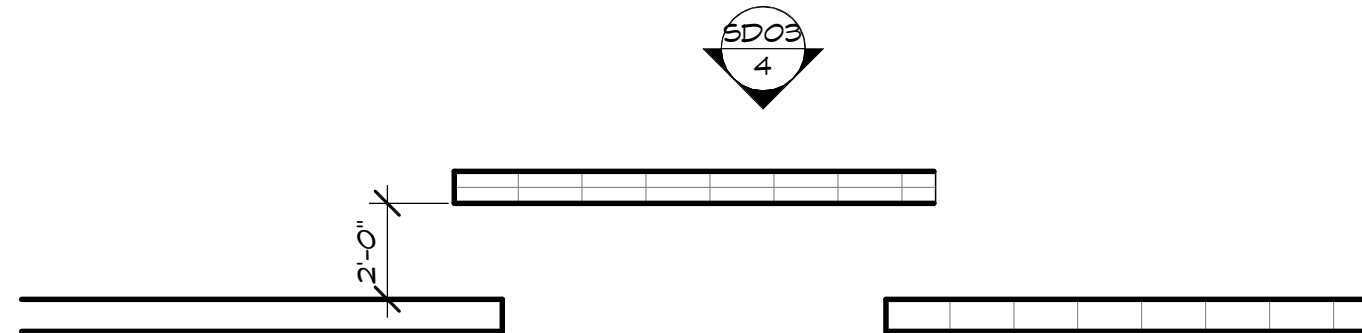
3 Amenity Space - Large - North/South Elevation
SCALE: 1/4" = 1'-0"



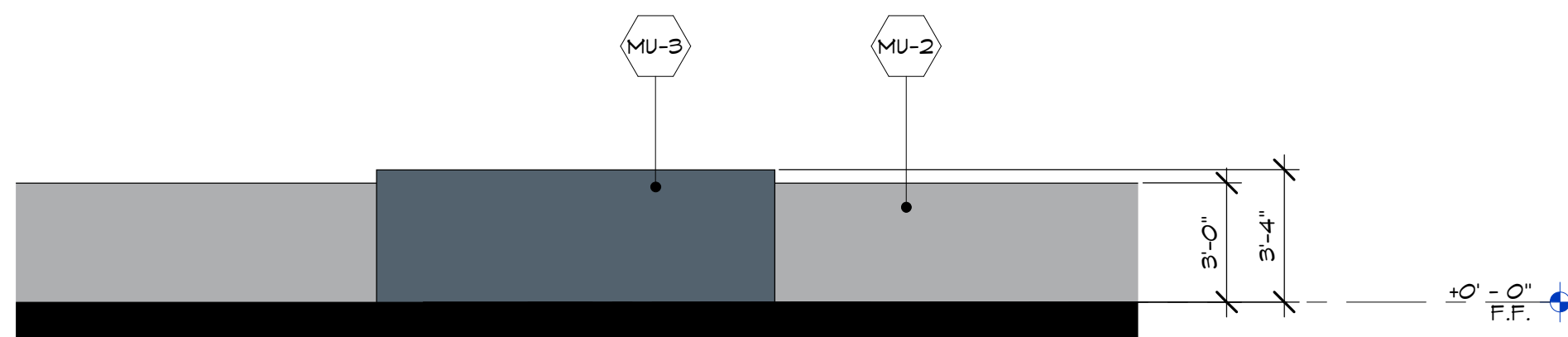
1 Entry Drive Screen Wall - Floor Plan
SCALE: 1/4" = 1'-0"



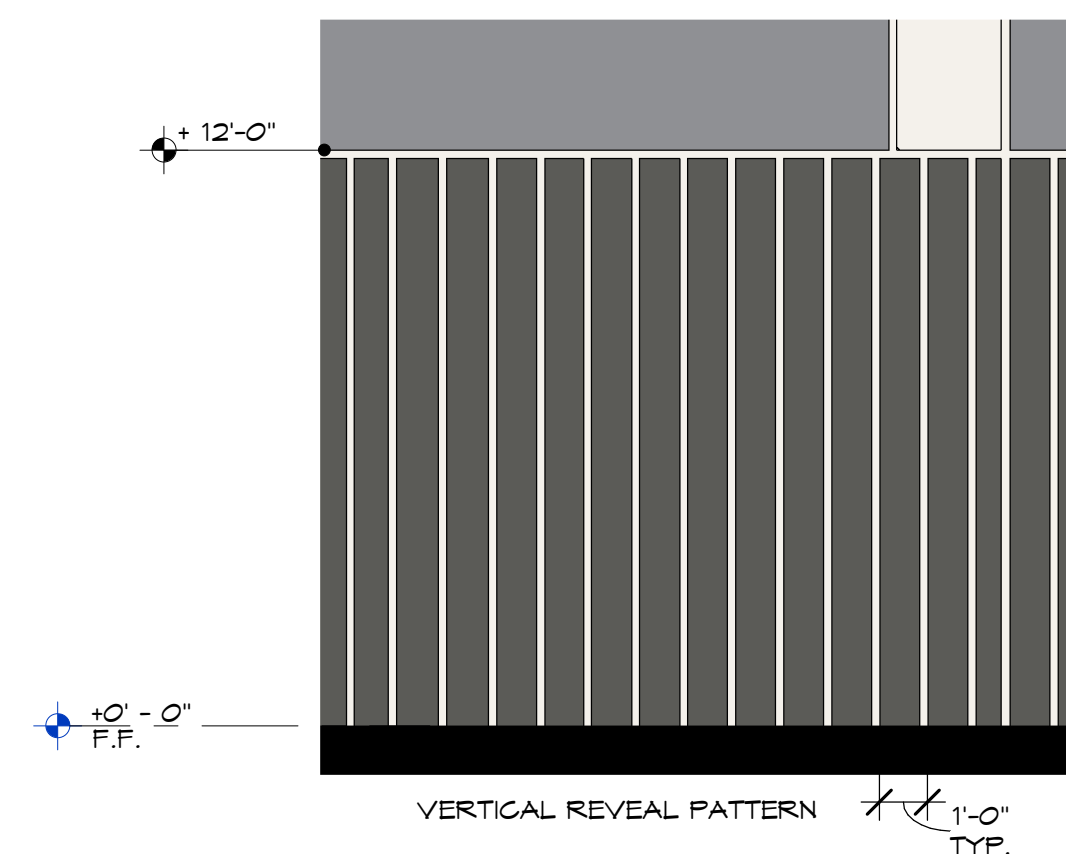
2 Entry Drive Screen Wall - Elevation
SCALE: 1/4" = 1'-0"



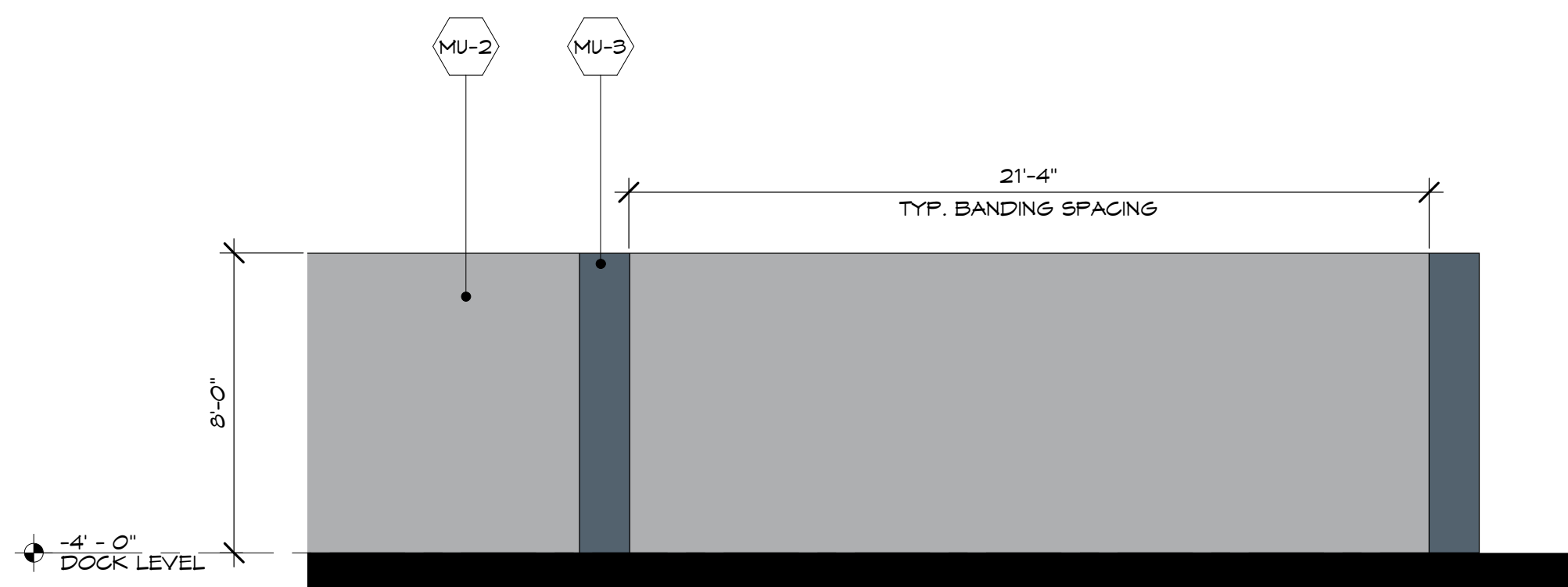
3 Parking Screen Wall Plan
SCALE: 1/4" = 1'-0"



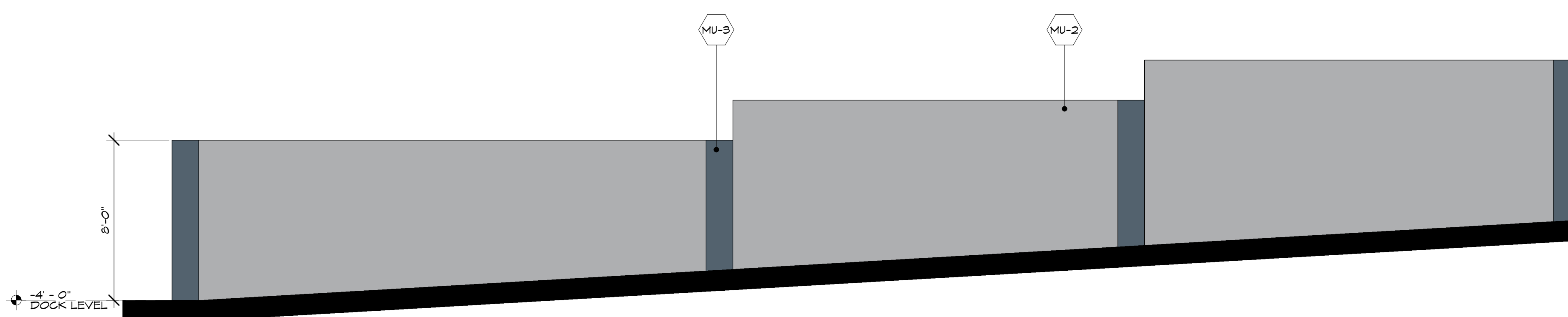
4 Parking Screen Wall Elevation, TYP.
SCALE: 1/4" = 1'-0"



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"



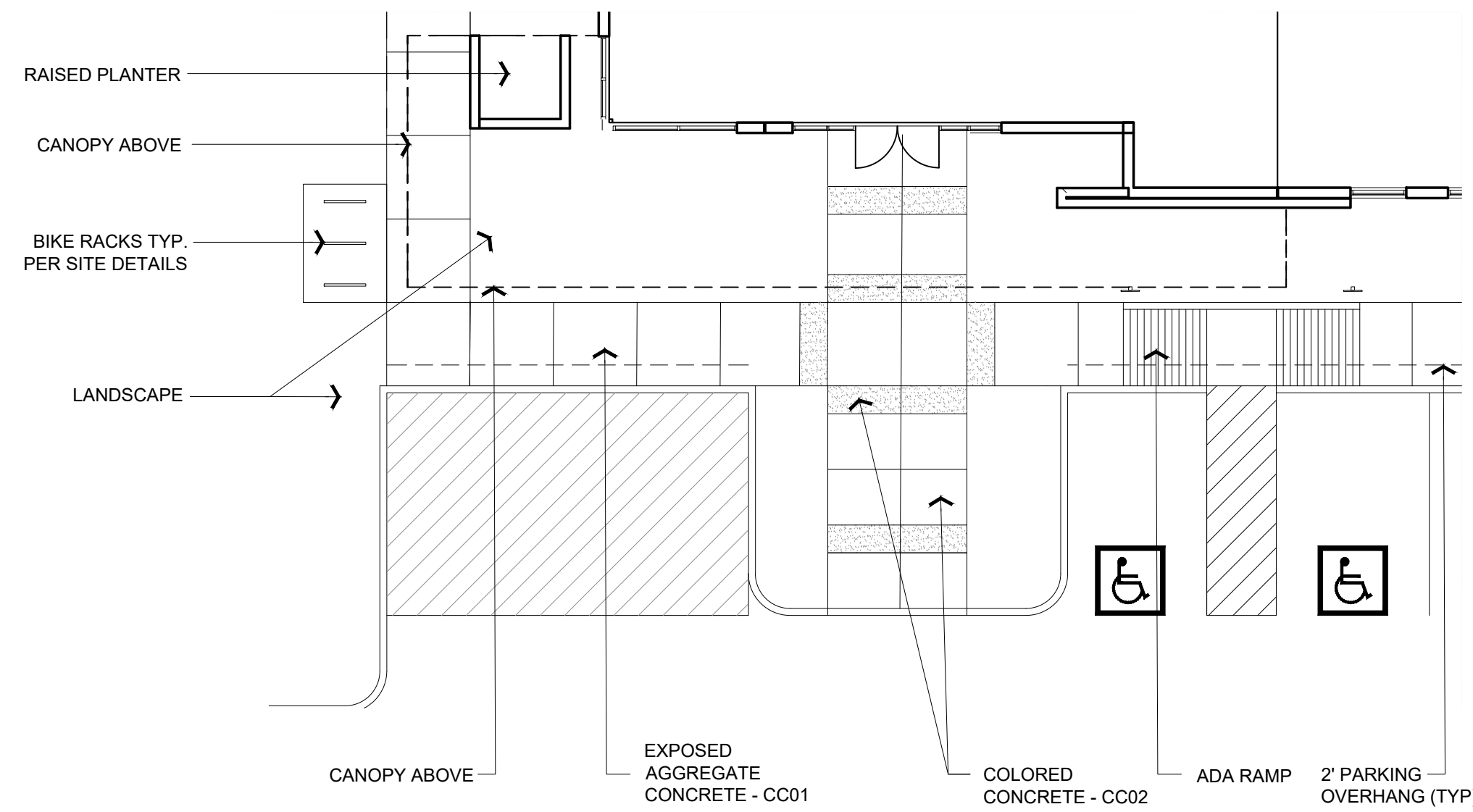
1 CORNER ENTRANCE ELEVATION -TYP
SCALE: 1" = 10'-0"



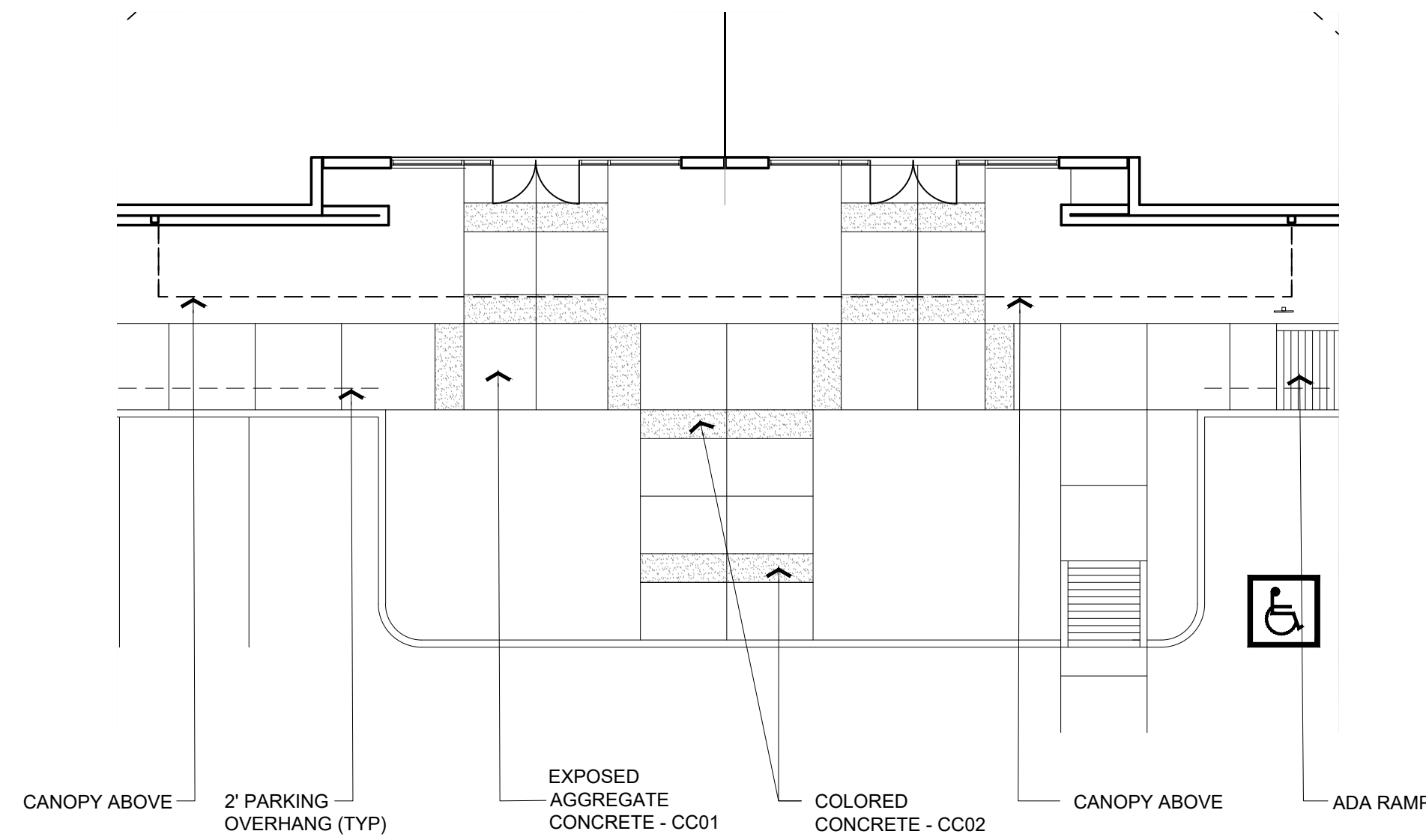
3 MIDDLE ENTRANCE ELEVATION - TYP.
SCALE: 1" = 10'-0"



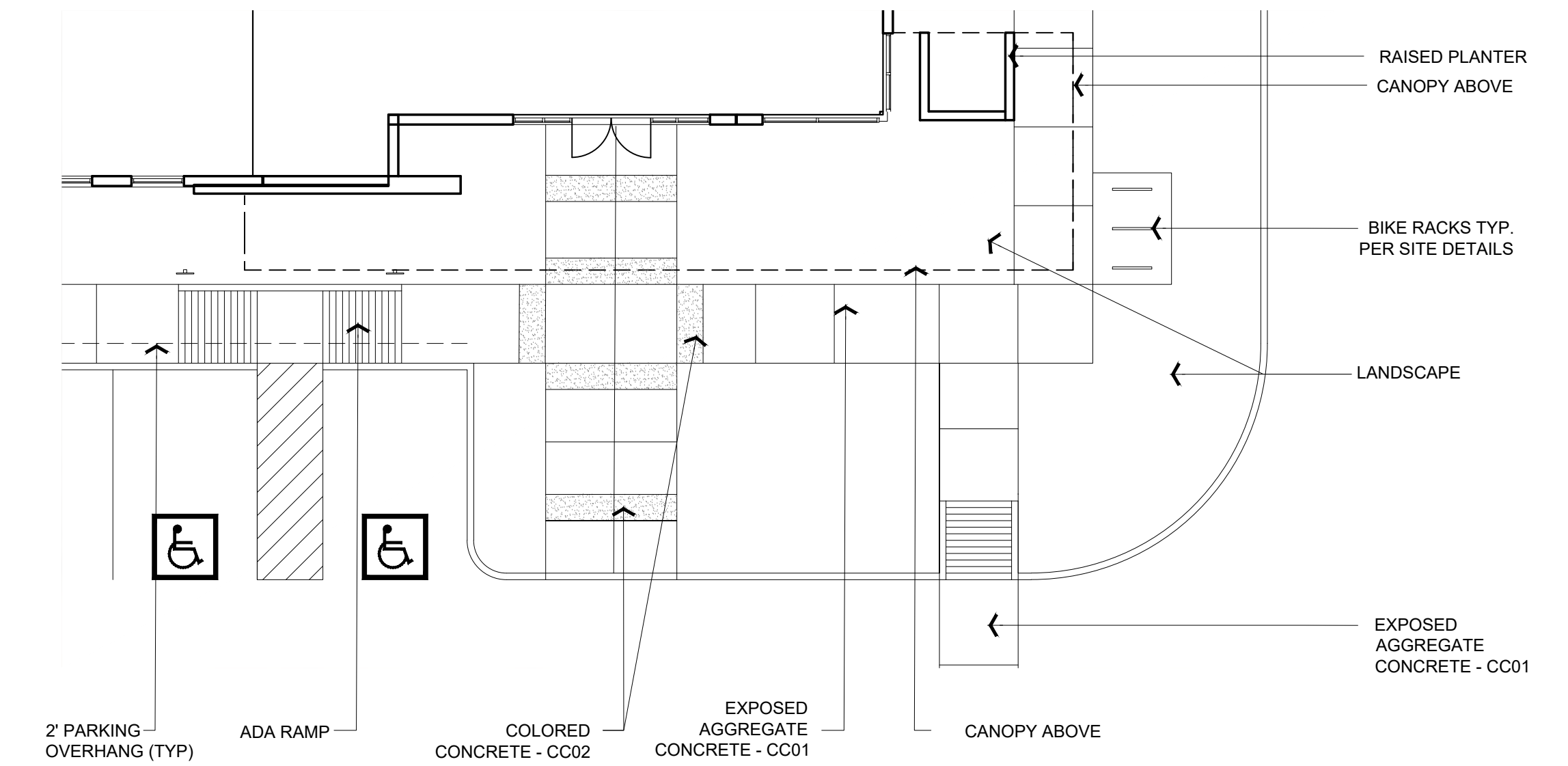
5 CORNER ENTRANCE ELEVATION TYP.
SCALE: 1" = 10'-0"



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



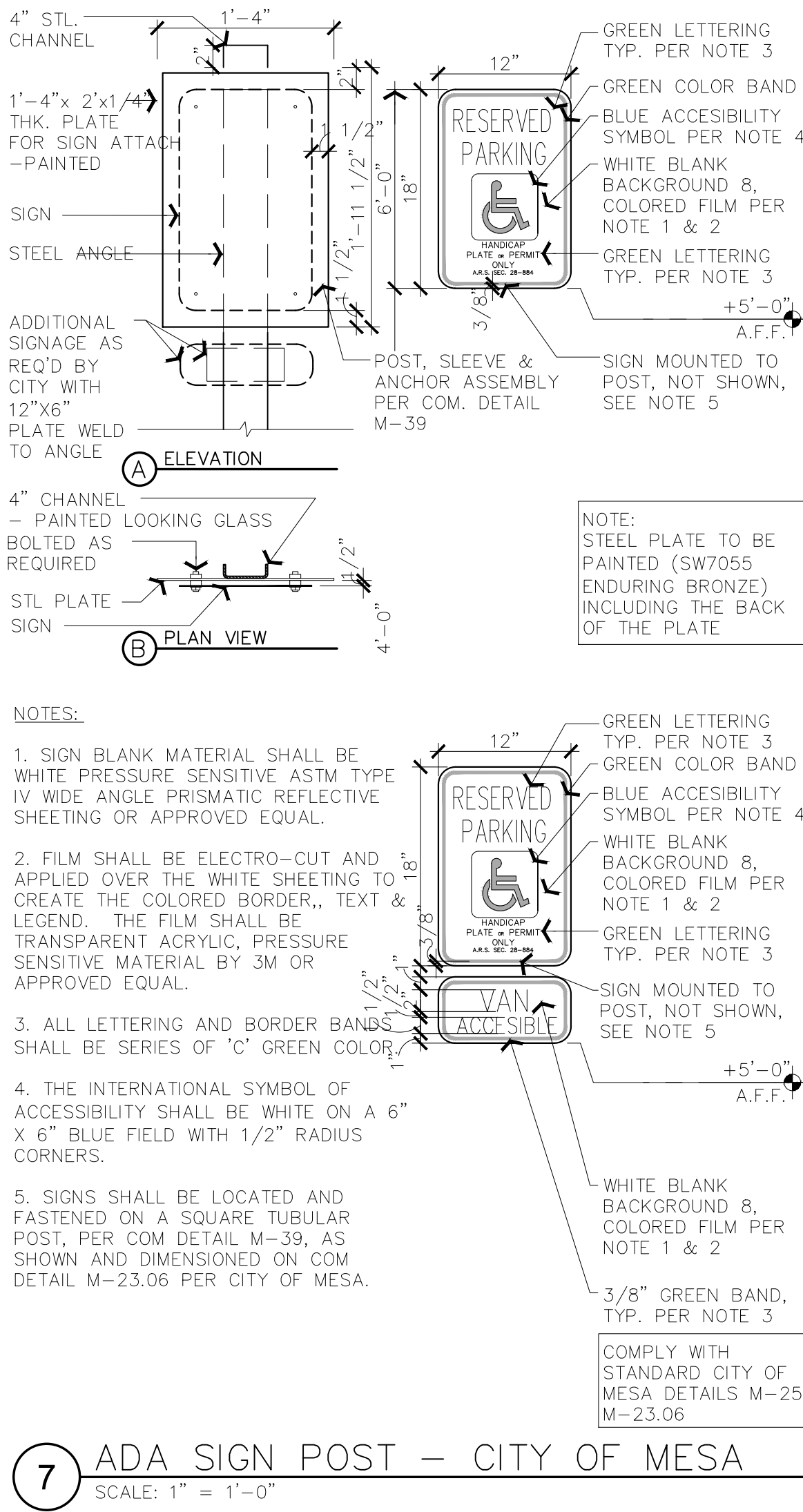
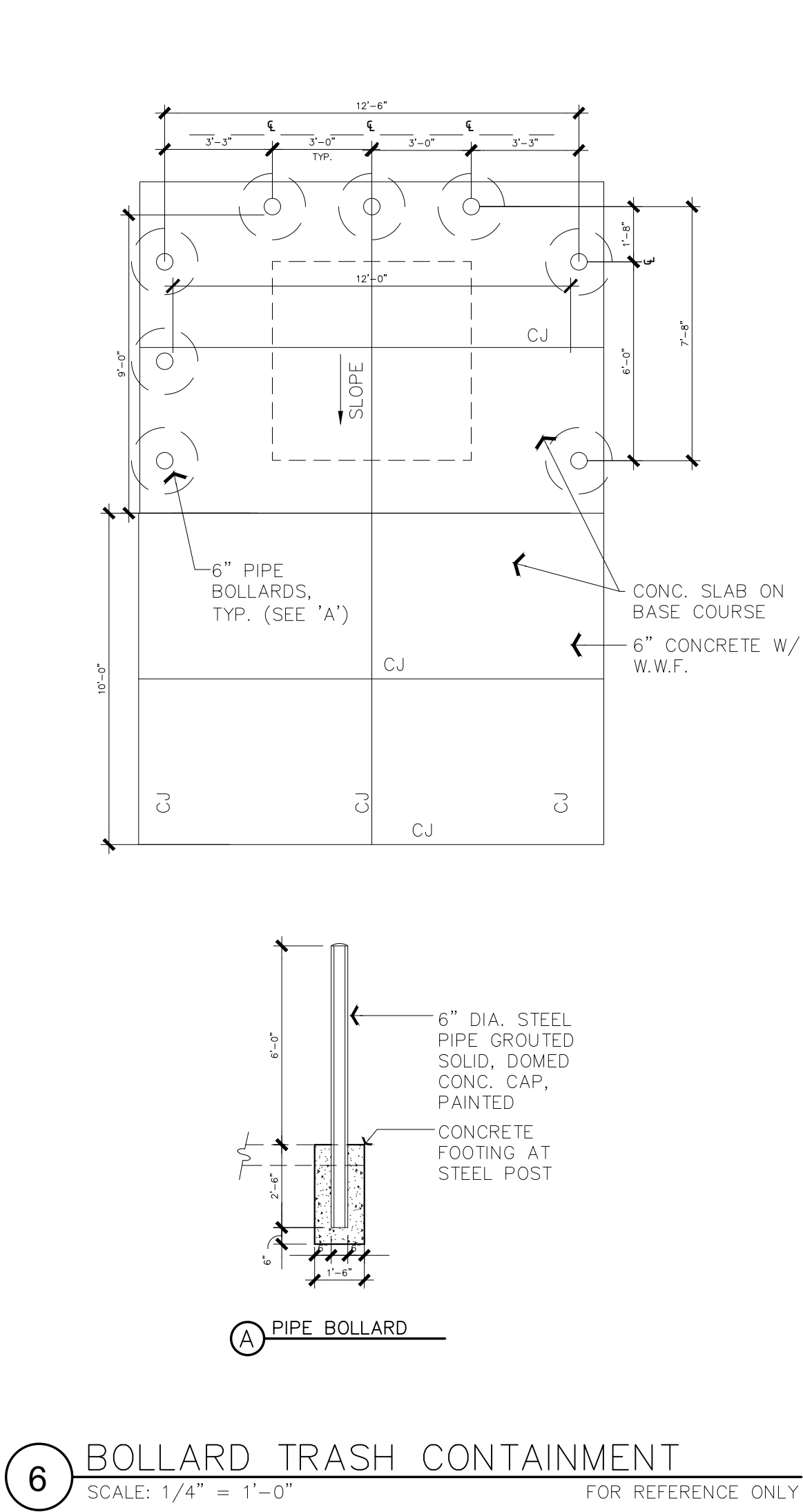
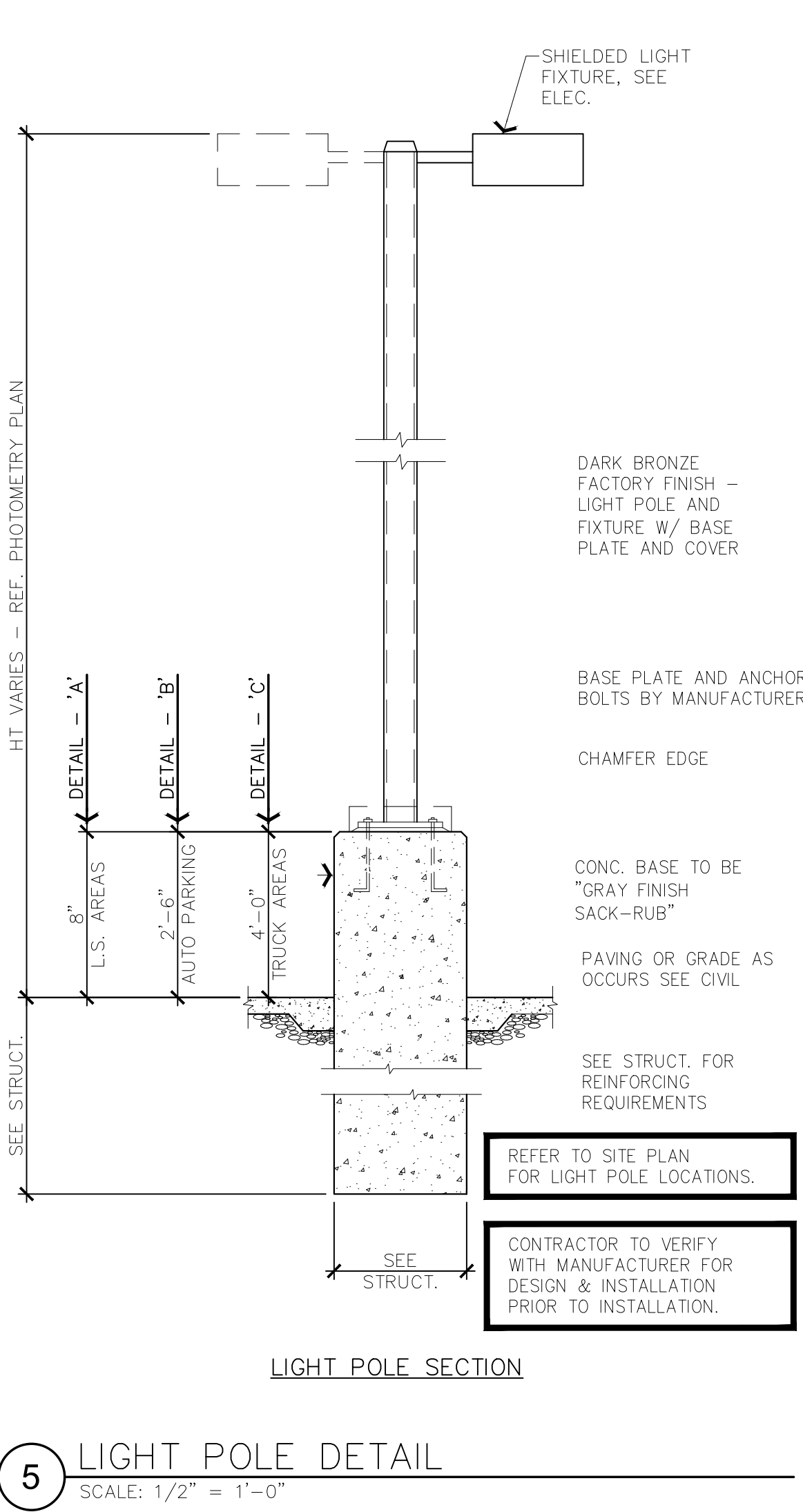
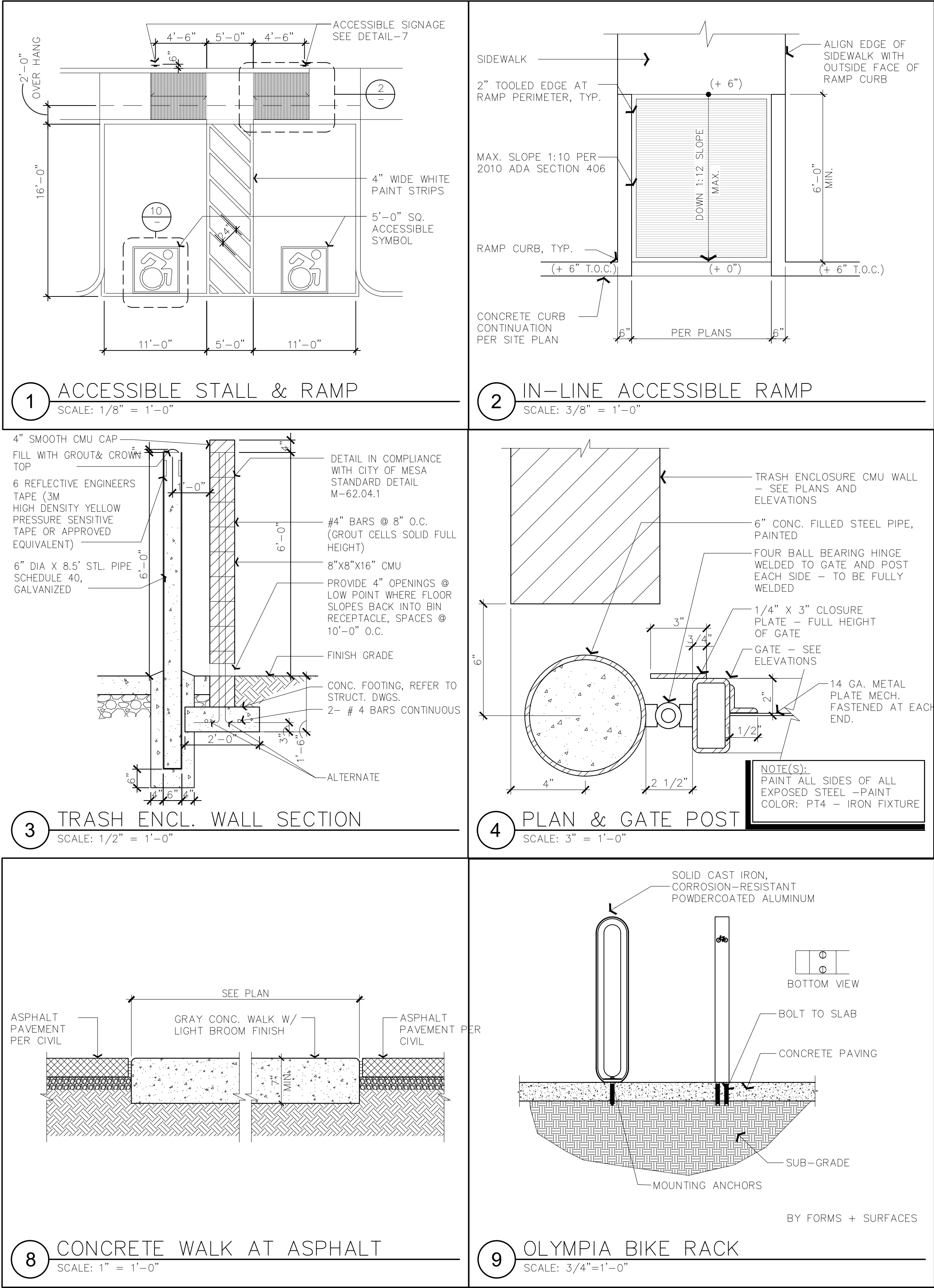
4 HARDSCAPE PLAN - MIDDLE ENTRANCE TYP.
SCALE: 1" = 10'-0"

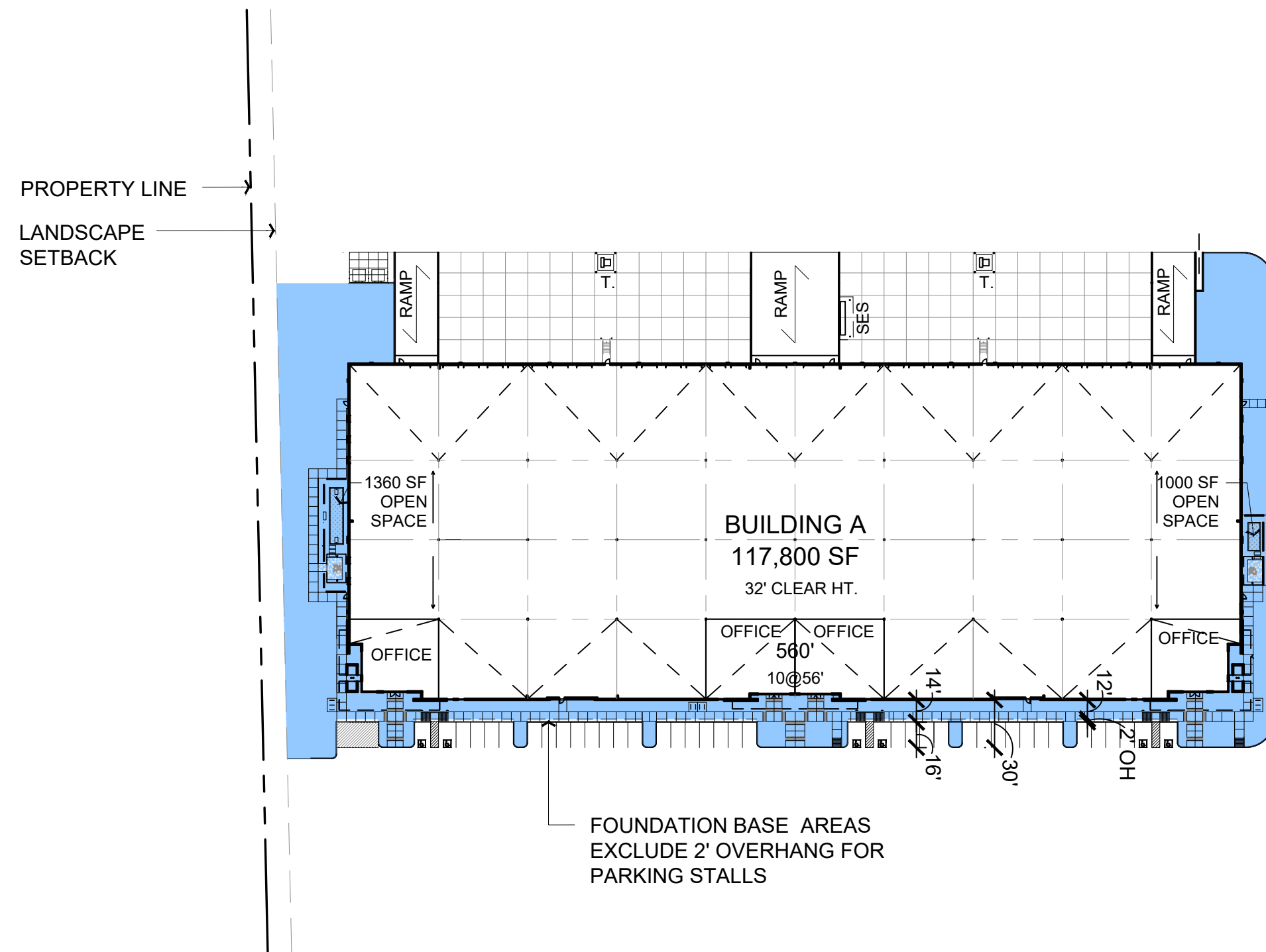


6 HARDSCAPE PLAN - CORNER ENTRANCE TYP.
SCALE: 1" = 10'-0"

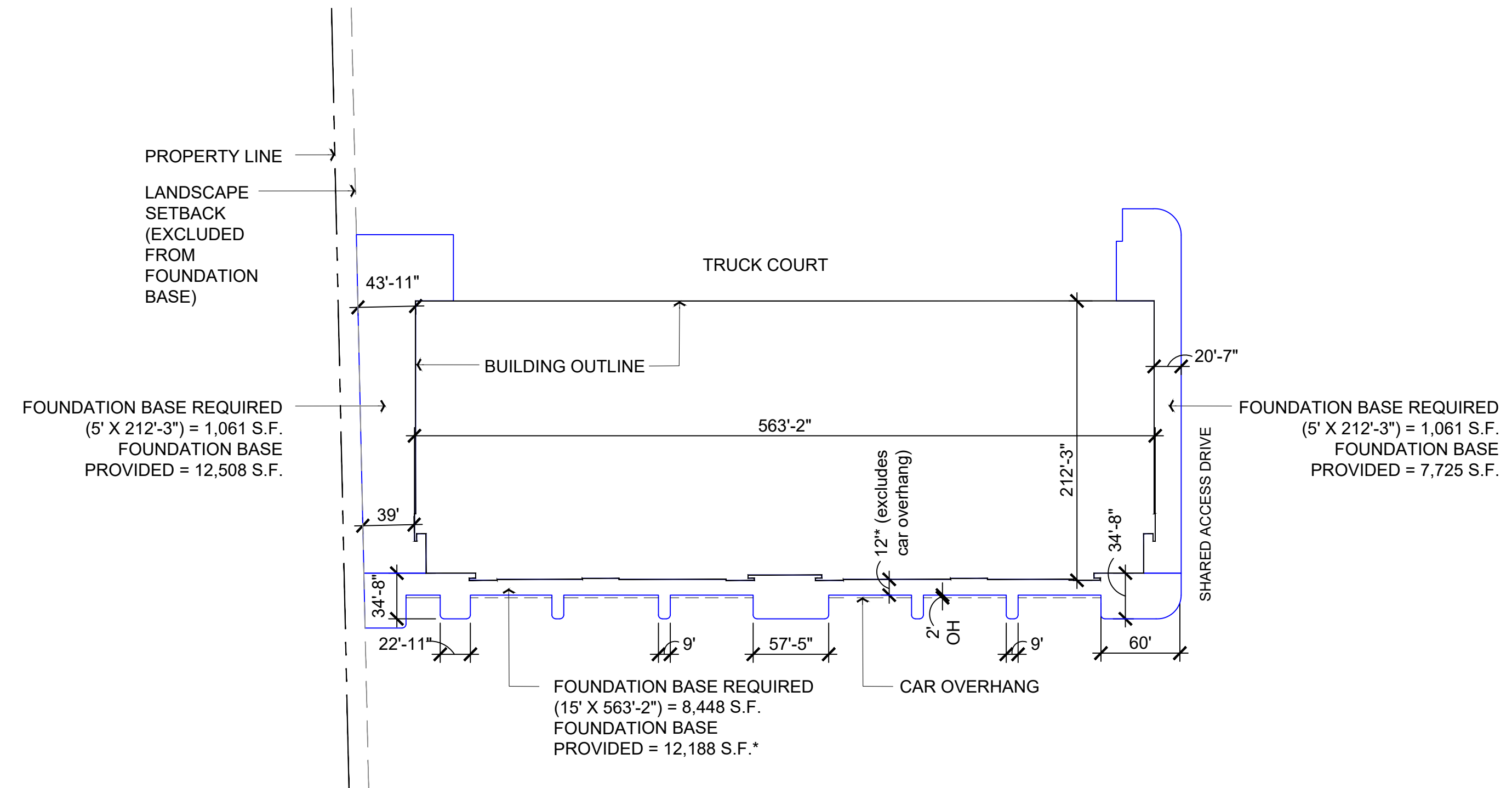
*NOTE: SIMILAR ENTRANCE & HARDSCAPE DESIGN FOR BOTH BUILDINGS A & B

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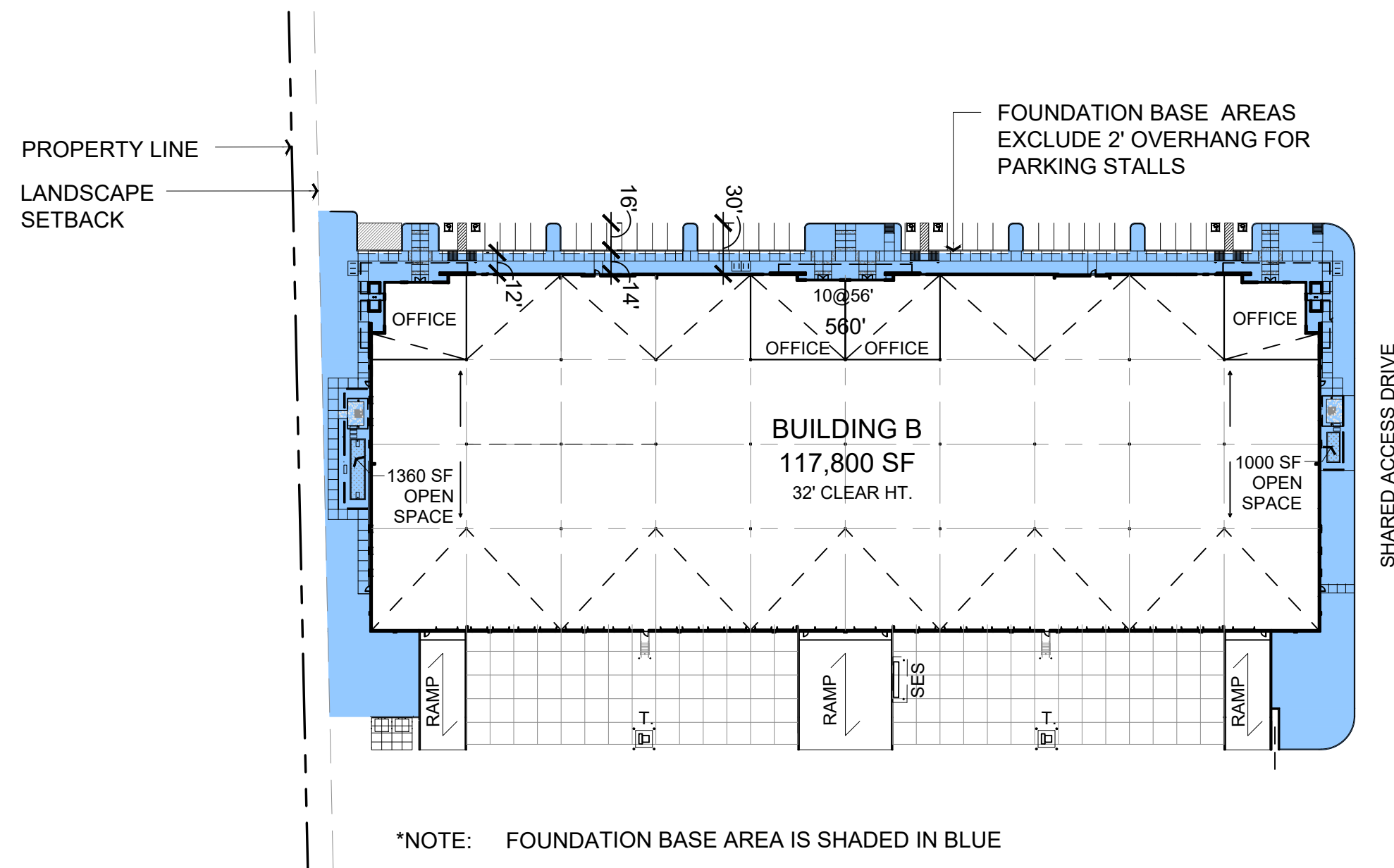




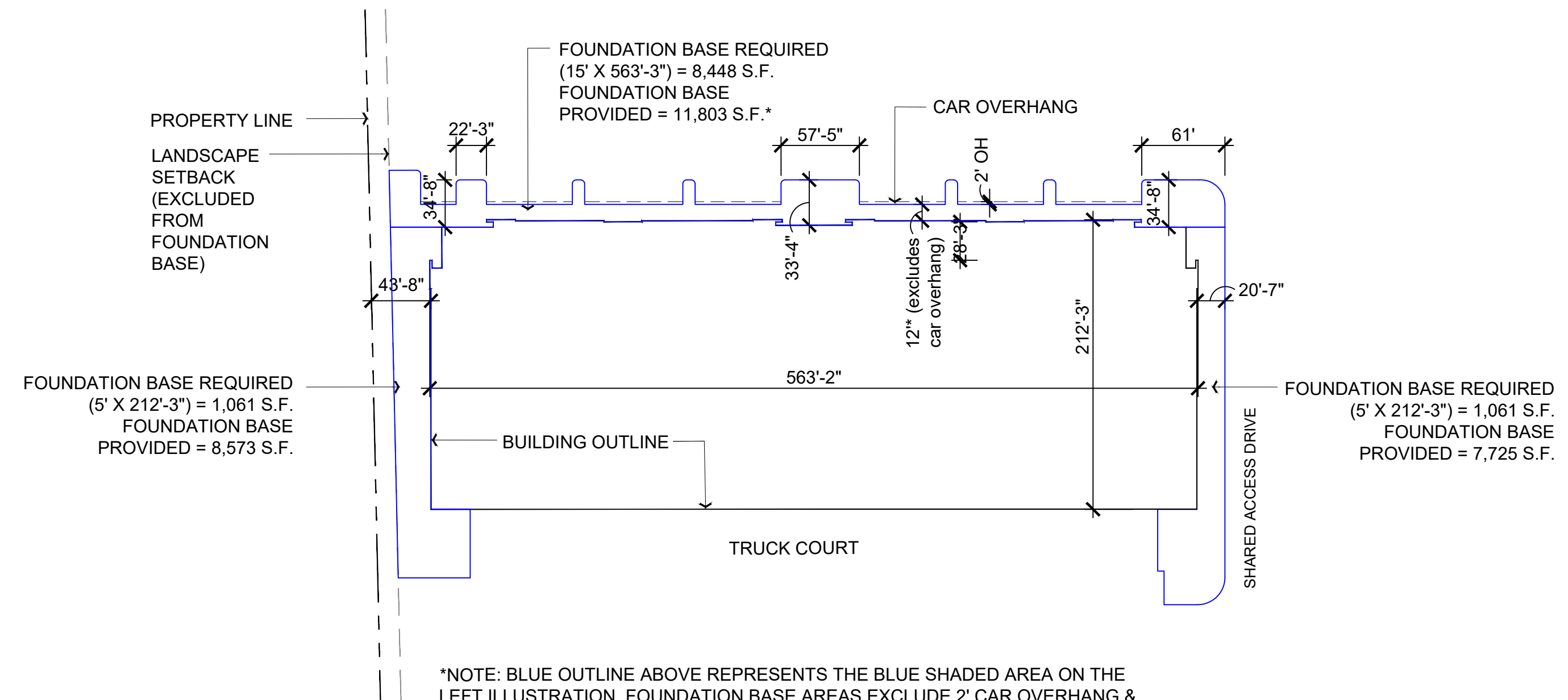
*NOTE: FOUNDATION BASE AREA IS SHADED IN BLUE



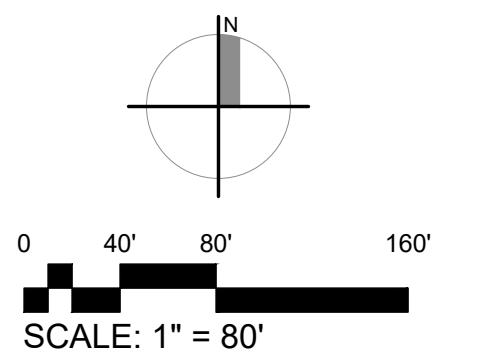
*NOTE: BLUE OUTLINE ABOVE REPRESENTS THE BLUE SHADED AREA ON THE LEFT ILLUSTRATION. FOUNDATION BASE AREAS EXCLUDE 2' CAR OVERHANG & LANDSCAPE SETBACK.



*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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