

GATEWAY INTERCHANGE BUSINESS PARK PHASE III

PROJECT NARRATIVE

DRB23-00178 - ZON23-00235

**REQUEST FOR LIGHT INDUSTRIAL (L1) REZONING WITH PLANNED
AREA DEVELOPMENT (PAD) OVERLAY FOR A LIGHT INDUSTRIAL
BUSINESS PARK DEVELOPMENT ON APPROXIMATELY 9.4 ACRES**

LOCATED AT 4541 SOUTH 80TH STREET, MESA, ARIZONA

SUBMITTED TO:

CITY OF MESA PLANNING DIVISION

PREPARED BY:

BUTLER DESIGN GROUP ON BEHALF OF EASTGROUP PROPERTIES

March 3, 2023

Revised April 10, 2023

Revised May 15, 2023

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I. Introduction

EastGroup Properties (“Developer”) plans to develop a 9.4 gross acreage property located at the northeast corner of Sebring Avenue and 80th Street (the “Property”). This application requests site plan approval of a Light Industrial Planned Area Development (“L1-PAD”) to allow an industrial distribution and warehouse development called Gateway Interchange – Phase III. The Applicant seeks to develop the Property in accordance with the L-I zoning and the adjacent Gateway Interchange Phase I and II PAD development standards, also owned by EastGroup Properties.

The Property has been used as a storage yard for several years and is improved with various storage structures, dirt roadways and unimproved desert. Rezoning the property from AG to PAD for industrial uses will permit the development of light industrial and business park uses which are compatible with the City of Mesa General Plan. It will eliminate residential land uses as a permitted use.

The property is bounded by a building materials open storage yard to the north, to the east are residential farmland properties and the Mesa Wash Cattle Ranch. To the south is Gateway Interchange Phase I and II, recently rezoned to LI-PAD and entitled as the Gateway Interchange Business Park, also for industrial uses. South of that development is the Loop 202 freeway.

II. Current Zoning and General Plan

The Property is located within the Employment – Business Park of the Inner Loop District of the Gateway Strategic Development Plan as a part of the “Mixed Use Activity / Employment” area on the City’s 2040 General Plan. The proposed rezoning of the property to Light Industrial with a Planned Area Development Overlay (LI-PAD) to create a business and industrial park complex is consistent with this land use designation and specifically promotes the General Plan’s intent to grow and maintain diverse employment opportunities,

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across 80 th street) L1 Vacant	North AG Vacant	Northeast RSL-2.5 Vacant
West (Across 80 th street) L1 Vacant	Subject Property AG Vacant	East GC Vacant
Southwest (Across 80 th street) L1 Vacant	South (Across Sebring Ave.) L1-PAD Under Construction	Southeast (Across Sebring Ave.) L1-PAD Under Construction

III. Planned Area Development Plan

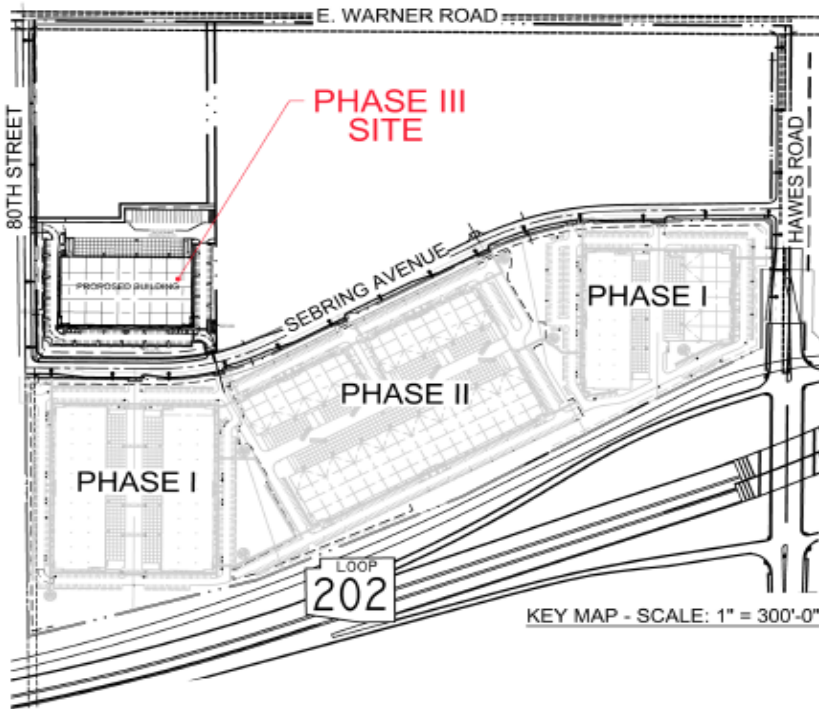
1. Purpose and Overview

The intent of the Gateway Interchange – Phase III PAD is rezoning of the property to Employment-based zoning from the existing AG zoning district. This will allow for this development to be consistent with the General Plan land use designation while offering a cohesive extension to the development to the approximately 50 acre Gateway Interchange I & II (Case No. ZON21-01133) to the south along the Loop 202 employment corridor near Mesa Gateway Airport. The new LI-PAD zoning district boundary will better connect uses to the south business park by implementing a new collector road (Sebring Avenue) connecting Hawes Road and 80th Street that will connect to Warner Road to the north of the Property. This road is being constructed with the Gateway Interchange Phase I improvements.

2. Site Plan

To maximize and attract potential users, the concept plan to help illustrate how the property could be designed for either single or multi building arrangements. This ensures optimal flexibility while demonstrating potential development options. See Conceptual Site Plan.

As shown on the site plan, primary access is provided via a proposed east-west collector street (Sebring Avenue) south of the Property, which will extend west from the S. Hawes Road alignment and connect to the S. 80th Street alignment.



3. Development Standards

As reflected with Table A below, the development standards for the PAD are created to facilitate the industrial warehouse development. Most specifically, the permitted heights and intensity will permit the development of a highly attractive and superior industrial warehouse development. Should a conflict exist between any provision in this PAD and the Mesa L-1 Zoning Ordinance, the PAD shall apply.

Table A: Comparative Development Standards

	L1	LI-PAD Proposal
Min. Lot Area	1 acre	1 acre
Building Setbacks		
• Street Frontage	• 20'	• 20'
• Rear (next to RSL)	• 50'	• 50'
• Side (next to RSL)	• 50'	• 50'
Max. Building Height	40'	50'
Max. Lot Coverage	0.90	0.33
Landscape Setback (adjacent to RSL)	25'	15' minimum, 20' max.
Parking		
• Warehouse (specified use)	• 1/900 sf	• 1/900 sf
• Warehouse(unspecified use)	• 1/500 sf	• 1/900 sf
• Office	• 1/375 sf	• 1/375 sf
• Accessory Showroom Retail	• 1/375 sf	• 1/375 sf

PAD Overlay Deviation Justification

a. Height: The requested PAD overlay is necessary to permit an additional 10' of building height. The proposed building height to the low-slope roof ridgeline is 39'-6" with parapets extending to 44'-6" to provide screening of future tenant roof-top mechanical units. This is a relatively small deviation to the base LI district development standards, however, to provide flexibility to adjust parapet heights for future tenant equipment should that be needed, a 50'-0" building height is requested with this submittal now so that a future need for that height will not generate a zoning amendment case.

The proposed 50' of building height is also significantly less height than the adjacent GC portion of the Hawes Crossing PAD, which is permitted to allow building heights up to 75'.

b. Parking: Reduced parking ratios requested for the warehouse / distribution portion of the building consider the anticipated heavy storage / limited occupancy characteristics of the potential tenant mix for the project. As storage systems become more automated and based on historical ratios of warehouse employees to storage space, fewer employees are required for storage areas.

As part of the PAD overlay request, a parking reduction for the warehouse area of 1 car per 900 s.f. at 75% of the building area is proposed. The office area parking is to remain per ordinance, based on 25% office at 1 car per 375 s.f. of office area. These same ratios were approved as part of the Phase I & II PAD Overlay.

Based on the large open spaces available within the dock areas of these types of buildings, supplemental parking areas are available in the trailer parking areas, based on specific tenant needs, providing flexibility to increase parking ratios as required.

c. Elevations: Deviation from the maximum 50% of one material is requested. The concrete panel areas exceed this, but provide multiple colors and parapet height variation, consistent with previously approved Phase 1 elevations.

d. Flag-Pole Lot Landscaping: As part of the PAD overlay request, we would like to eliminate the requirement to landscape this sliver lot per Chapter 11-33 of the *Ordinance*. The lot is 30 feet wide by 687 feet long. The land adjacent to the west is AG zoning (vacant desert) and the land adjacent to the east is RSL-2.5 zoning (vacant desert). The lot is too narrow to meet the minimum requirements for access road width to Warner Road or provide landscape screening between the AG and RSL parcels. And if landscaped, a 10 foot wide maintenance "path" would be needed to maintain access to the landscaping and irrigation. This could create opportunities for dumping rubbish or simply ATV joyriding, potentially destroying the landscape plantings.

IV. Landscape Design

Landscaping will be designed to complement the building architecture overall design theme for the site. All materials will comply with the City low water plant palette. The Sebring Avenue and 80th Street frontage landscaping will provide an attractive public edge to the property. Enhanced landscaping will further define potential building entries with canopy trees at City-required spacing to provide shading for the parking areas. A variety of tree species, combined with a colorful combination of shrubs and groundcovers, will provide an overall landscape composition of appropriate scale to enhance the overall development and its visual impact on its surroundings. Foundation base landscaping is provided adjacent to car parking. A conceptual landscape plan is included with this submittal along with landscape calculations listing the type, size and number of plantings. See Conceptual Landscape Plans attached.

V. Architectural Design

The design of large industrial facilities requires a specific response to anticipated tenant requirements combined with careful aesthetic consideration of dealing with such a large building mass.

Color and pattern will be used to develop visual interest that creates an overall pleasing aesthetic on all sides of the building. The color palette includes a range from warm to cool neutrals that respect the surrounding desert hues and include limited color accents to provide additional interest or address corporate logo imaging. By extension, the palette will match Gateway Interchange - Phase I and II, to better provide a cohesive marketing advantage of a larger scale business park campus.

The primary building material will be painted, articulated concrete wall panels and feature accent materials that provide additional colors where areas of enhancement are appropriate. Glass will be incorporated at anticipated office areas or to provide additional daylighting at potential office areas. Metal canopies will provide further shade, shadow, and accent at specific points of entry.

Building parapets will extend above the roof line to provide screening of roof top equipment from view at adjacent public right of ways along Sebring Avenue and facing adjacent residential zoning. Truck court dock and outdoor storage areas will be screened with an 8' masonry wall with detail and color to complement the building architecture. A similar 3' high articulated masonry screen wall will screen parking along Sebring Avenue and 80th Street.



The building design will be submitted concurrently with the Design Review Board application and this Site Plan application.

VI. Circulation and Access

1. Existing Conditions

As part of the Gateway Interchange Phase I & II development the east-half of 80th Street will be constructed from Sebring Avenue (E. Nunneley Rd) up to Warner Road and the northside and southside of Sebring Avenue will be fully constructed from 80th Street to Hawes Road.

A 16-inch waterline and 12-inch sewer line are proposed in 80th street and Sebring Avenue.

2. Proposed Street Improvements

As part of the proposed Project development, driveway cuts on 80th Street and Sebring Avenue are proposed.

VII. Grading and Site Drainage

The grading and drainage for the site will be designed to retain the 100 year 2-hour storm event in accordance with the City of Mesa drainage design guidelines. Storm drainage will be conveyed as overland flow across the parking lots and truck dock areas into either catch basins or curb openings which will outfall to a combination of surface and/or underground retention areas. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells.

VIII. Infrastructure/Utilities

Water and sewer lines will be installed and connected to 80th Street improvements completed with Phase I & II. Final design of all wet and dry utilities will be completed during the construction document phase of the project.

IX. Signage

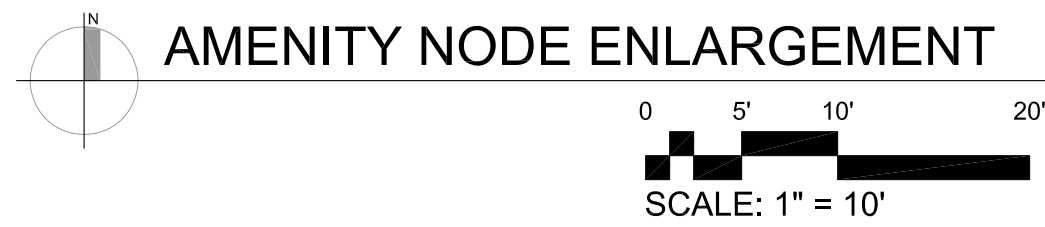
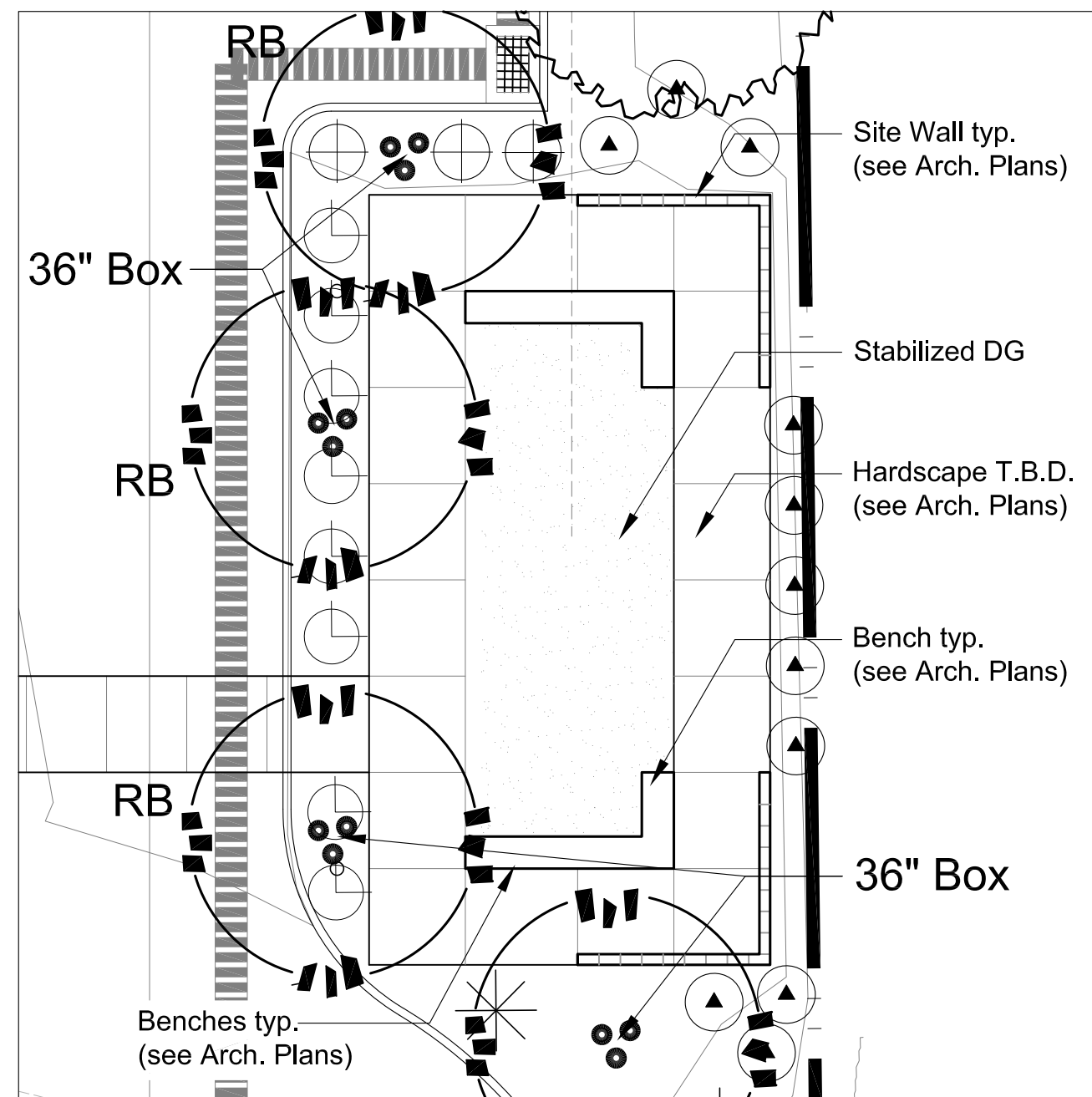
Once future tenants are identified, the applicant will submit a Comprehensive Sign Plan (CSP) to provide attractive and consistent signage for tenants of the Project. The future CSP will contain guidelines with regard to color, materials, location of wall signage, allowable areas, illumination, and configuration.

X. Summary

The Gateway Interchange – Phase III PAD is a significant and attractive opportunity for the City of Mesa to increase employment center uses in an area specifically designated in its General Plan for such purpose. The LI PAD zoning case, combined with the site plan application, provides the City a comprehensive level of detail in its evaluation of the proposal while considering

the change in land use from agricultural and commercial zoning to light industrial.

As illustrated by the project's exhibits, special care has been taken at all levels of design to create an extension of the Phase I and II Gateway Interchange Business Park design.



AMENITY NODE LEGEND

- Stabilized Decomposed Granite
- 1/4" Minus Rock Pros Rose
- 3" Minimum Thickness with 95% Compaction

LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 674'-0"				
NORTH PERIMETER				
3 TREE / PER 100 L.F.T.	20	03		
20 SHRUBS / PER 100 L.F.T.			130	24
EAST 1114'-0"				
EAST PERIMETER				
3 TREE / PER 100 L.F.T.	13	13		
20 SHRUBS / PER 100 L.F.T.			85	89
SOUTH 609'-0"				
SEBRING AVE				
1 TREE / PER 25 L.F.T.	24	24		
4 SHRUBS / PER 25 L.F.T.			96	700
WEST 505'-0"				
80TH STREET				
1 TREE / PER 25 L.F.T.	20	21		
4 SHRUBS / PER 25 L.F.T.			80	361
PARKING LOT				
1 TREE / PER 15' ISLAND	28	28		
3 SHRUBS / PER 15' ISLAND			99	99
FOUNDATION PLANTING				
1 TREE / PER 50 L.F.T. 1,022'-0"	20	30	N/A	N/A
TOTAL REQD/FRNSHD	125	119	490	1,273
SIZE REQD/FURNISHED				
TREES 36" BOX MIN 25%	25	55 (36"/48")		
24" BOX MIN 50%	50	44		
15 GAL	0	07		
5 GAL	0	0		
Date Palms	0	04		
TOTAL TREES	75	110		
SHRUBS 15 GAL or Larger				25
5 GAL				1,191
1 GAL				310
CACTI				0
TOTAL SHRUBS				1,526

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.

AVERAGE FOUNDATION NOTES:

Front Entry Foundation Base Required: 15'-0"
 Non Entry Foundation Base Required: 10'-0"
 South Front Entry Foundation Base Required: 15' x 457'-6" = 6,863 SF
 Provided: 8,643 SF
 West Non Entry Foundation Base Required: 5' x 281'-6" = 1,408 SF
 Provided: 2,627 SF
 East Non Entry Foundation Base Required: 5' x 281'-6" = 1,408 SF
 Provided: 3,129 SF

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA
 +/- 20.7% OF ENTIRE SITE: 85,181 S.F. (1.96 ACRES)

LANDSCAPE COVERAGE:

- EVERGREEN TREES 6,900 SF
 - SHADE TREES 1,200 SF
 - ORNAMENTAL TREES 425 SF
 - LARGE SHRUBS 9,400 SF
 - MEDIUM SHRUBS 15,125 SF
 - SMALL SHRUBS 380 SF
 - GROUND COVER 17,200 SF
 85,181 SF LS AREA / 50,630 SF OPEN SPACE COVERAGE = 59.4%
 (MINIMUM 50% REQUIRED PER 11-33-2: GENERAL REQUIREMENTS SECTION E - OPEN SPACE)

AMENITY NODES AREA:

- SINGLE NODE: MINIMUM 256 S.F. (16' X 16')
 - REQUIRED: 1,190 SF
 - SITE AMENITY AREA TOTAL PROVIDED: 1,200 S.F. (0.03 ACRES)

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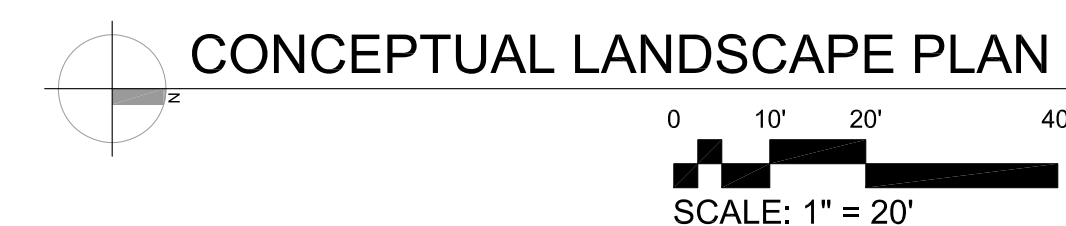
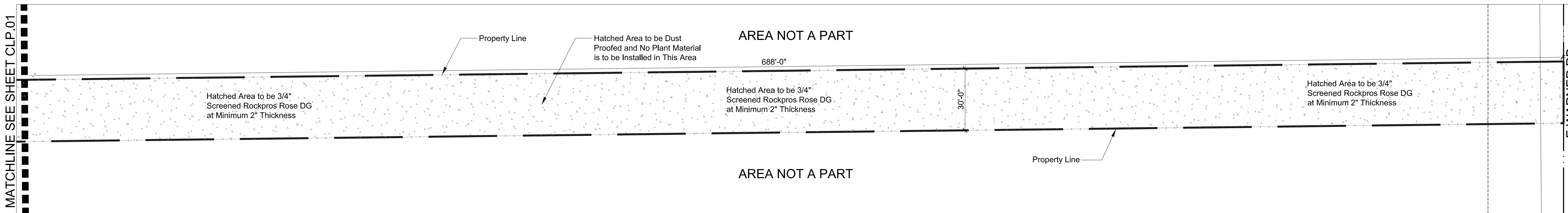
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 stanley@laskindesign.com

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- ALL TREES WILL BE 15 GALLON OR LARGER.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.



GATEWAY INTERCHANGE - PHASE III

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



BENCHMARK (HAS BEEN DESTROYED)
 BENCHMARK IS A FOUND P.K. NAIL W/ TAG AT THE NORTHWEST CORNER IN HEADWALL AT E ELLIOT ROAD AND S HAWES ROAD.
 CITY OF MESA BENCHMARK (88 DATUM)
 ELEVATION = 1377.52'
 DATUM: NAVD88

SECONDARY BENCHMARK
 BENCHMARK IS A FOUND BRASS TAG AND NAIL IN THE TOP OF CURB AT THE NORTHWEST CORNER OF S SOSSAMAN ROAD & E GUADALUPE ROADS.
 CITY OF MESA BENCHMARK
 ELEVATION = 1358.99
 DATUM: 2012 COM NAVD88
 ELEVATION = 1359.117
 DATUM: BASED ON THE PRIMARY BM LISTED HEREON

BASIS OF BEARING
 BASIS OF BEARING IS N89°34'33"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

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LEGEND

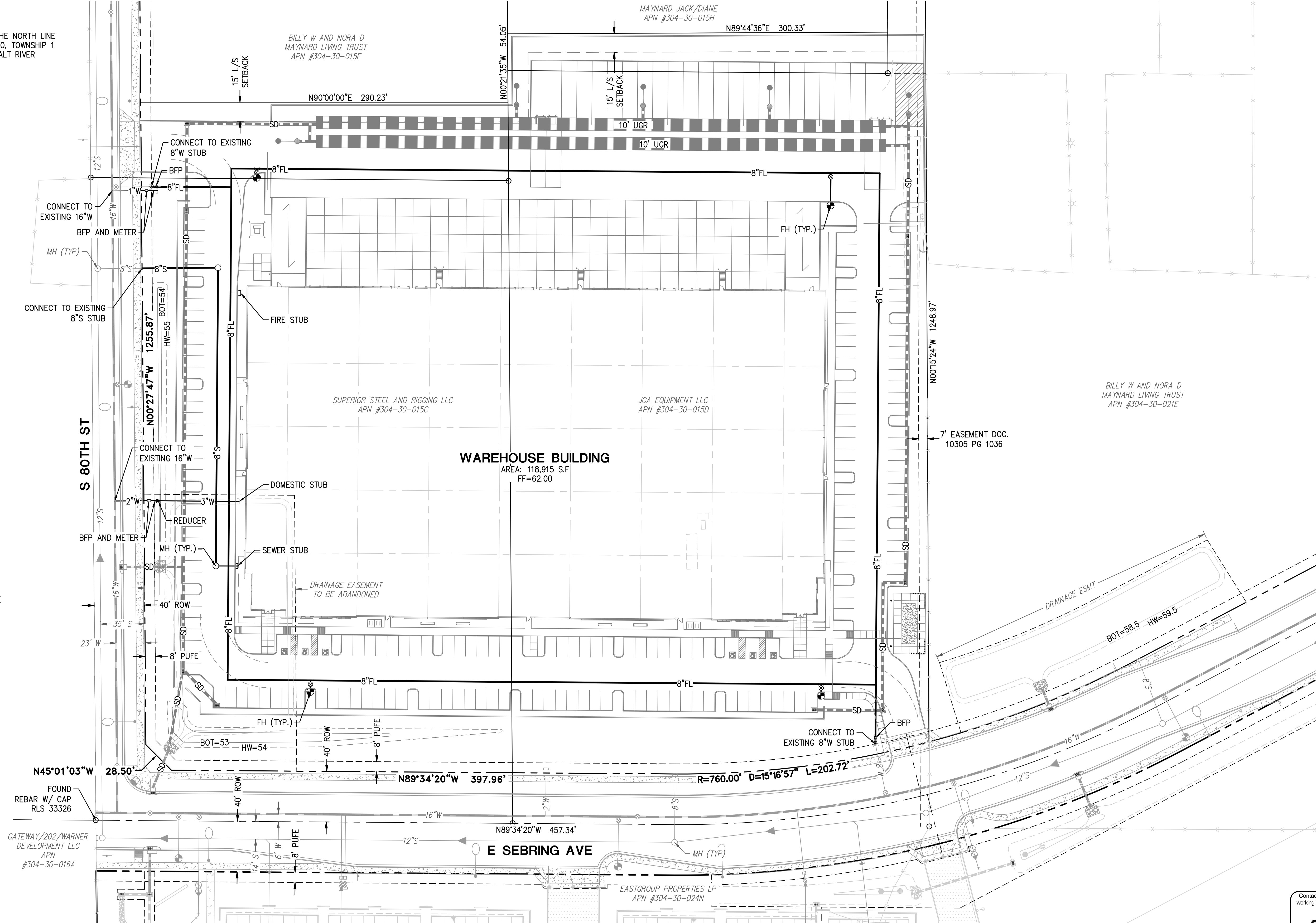
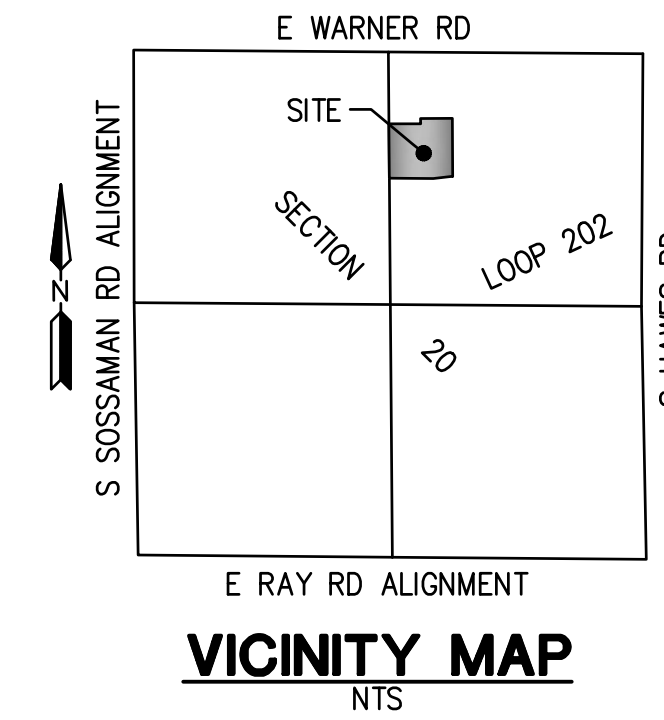
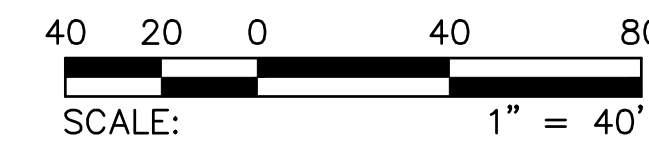
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- ELECTRIC PULL BOX
- ELECTRIC PANEL
- ELECTRIC CABINET
- LIGHT POLE
- TRAFFIC SIGNAL PULL BOX
- GRATE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER STUB OUT
- SANITARY SEWER MANHOLE
- FIRE TRUCK TURN RADIUS
- CHAIN LINK FENCE
- BARB WIRE FENCE
- STORM DRAIN
- SEWER LINE
- WATER LINE
- FIRE LINE
- LANDSCAPE
- BACKFLOW PREVENTER
- RIGHT-OF-WAY
- EASEMENT
- PUBLIC UTILITY FACILITY EASEMENT
- UNDER GROUND RETENTION
- BOTTOM OF BASIN
- HIGH WATER
- FINISH FLOOR

PRELIMINARY UTILITY PLANS

GATEWAY INTERCHANGE - PHASE III

MESA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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GATEWAY INTERCHANGE - PHASE III
 NEC SEBRING AVE & 80TH ST
 MESA, ARIZONA
PRELIMINARY UTILITY PLAN

HILGARTWILSON
 PROJ NO.: 1833.1203
 DATE: MAR 2023
 SCALE: 1" = 40'
 DRAWN: CM
 DESIGNED: DB
 APPROVED: CW

DWG. NO.
PUP
 SHT. 1 OF 1



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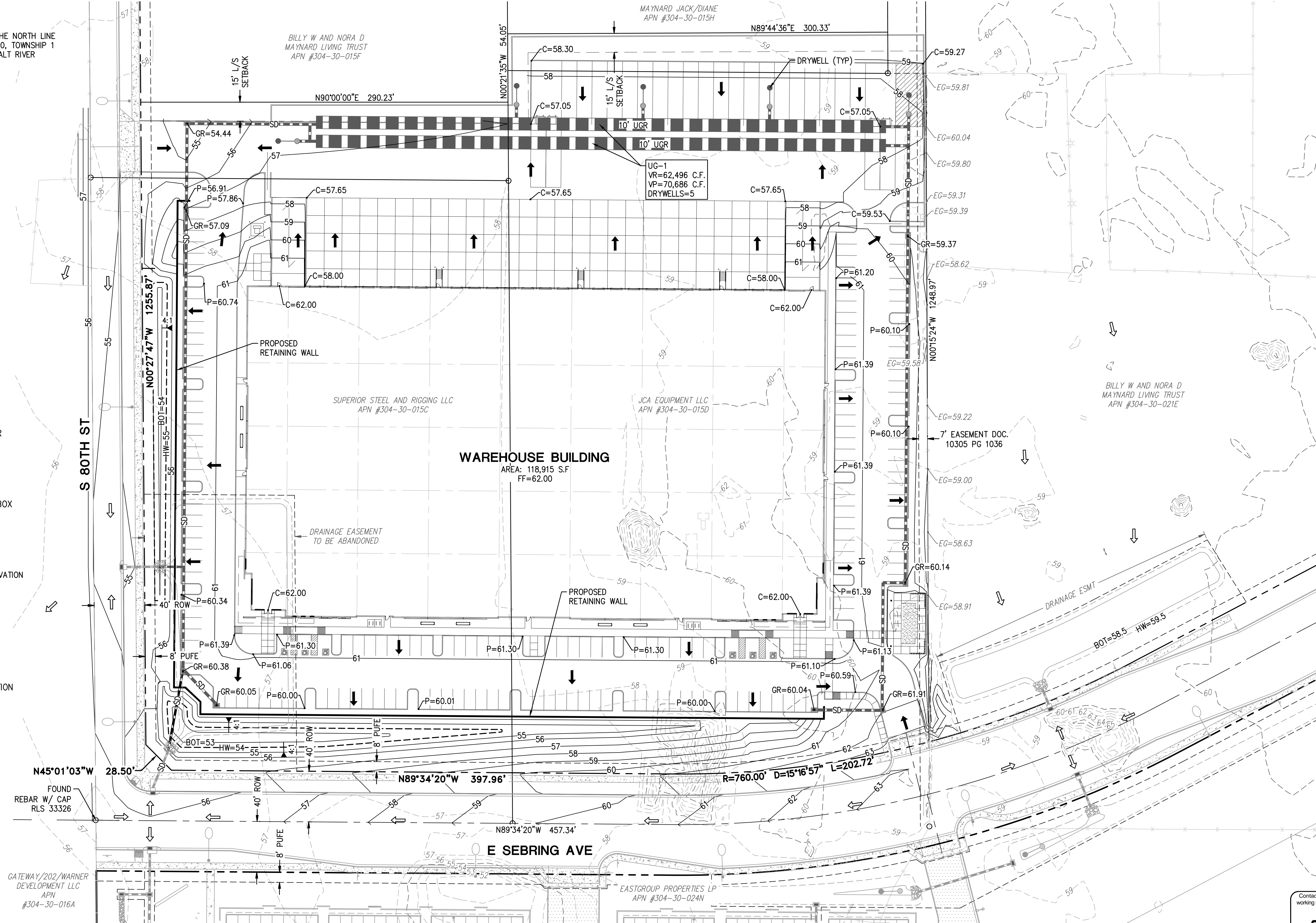
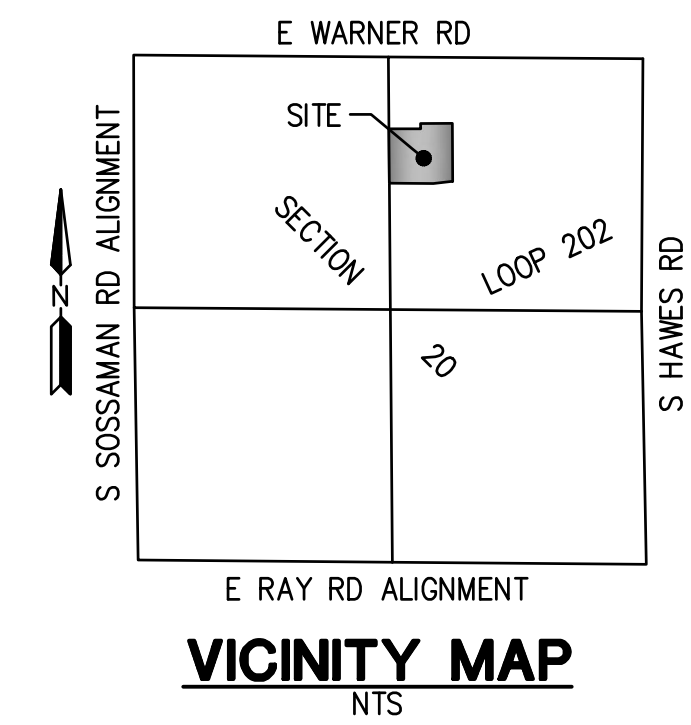
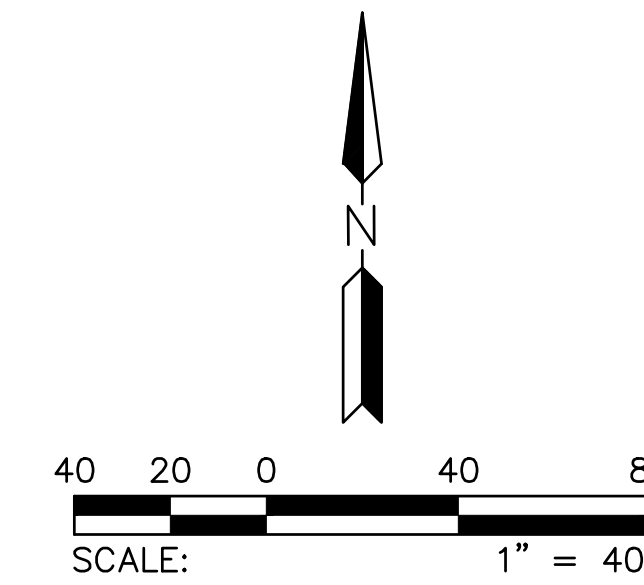
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 - TELEPHONE PEDESTAL
 - CHAIN LINK FENCE
 - BARB WIRE FENCE
 - SD STORM DRAIN
 - 60 PROPOSED CONTOUR ELEVATION
 - EX EX CONTOUR ELEVATION
 - L/S LANDSCAPE
 - ROW RIGHT-OF-WAY
 - ESMT EASEMENT
 - PUFE PUBLIC UTILITY FACILITY EASEMENT
 - ↑ FLOW ARROW
 - ↔ EX FLOW ARROW
 - UGR UNDER GROUND RETENTION
 - BOT BOTTOM OF BASIN
 - HW HIGH WATER
 - FF FINISH FLOOR

PRELIMINARY GRADING & DRAINAGE PLAN

GATEWAY INTERCHANGE - PHASE III

MESA, ARIZONA
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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REV:

HILGARTWILSON
 ENGINEER | PLAN | SURVEY | MANAGE
 2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
 PHOENIX, AZ 85016
 www.hilgartwilson.com



GATEWAY INTERCHANGE - PHASE III

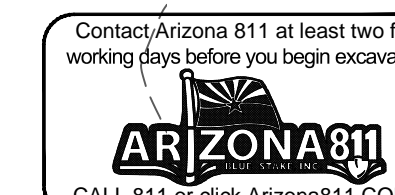
NEC SEBRING AVE & 80TH ST
 MESA, ARIZONA

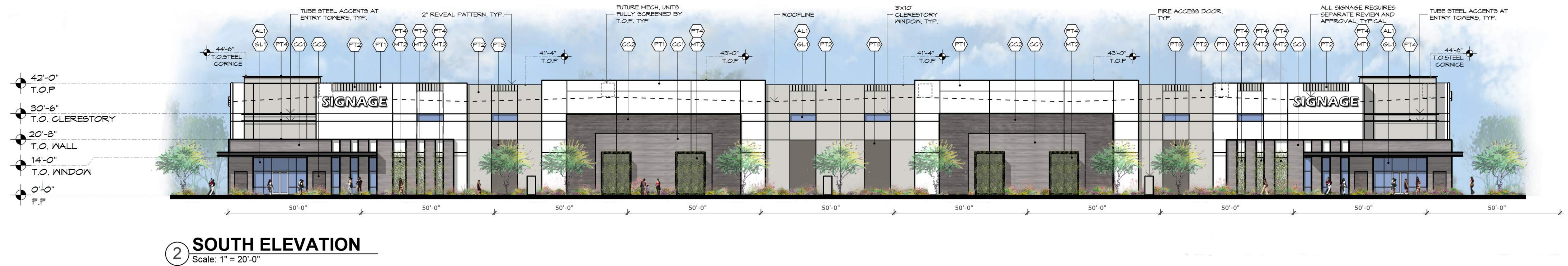
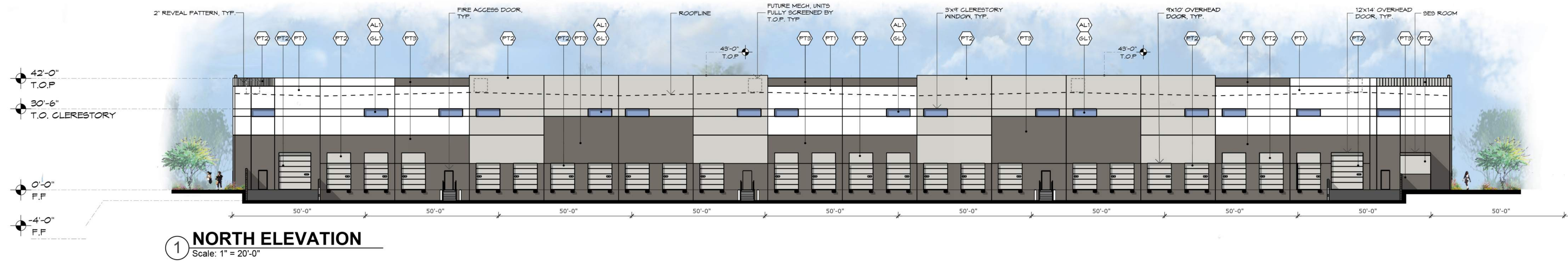
PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON
 PROJ NO.: 1833.1203
 DATE: MAR 2023
 SCALE: 1" = 40'
 DRAWN: CM
 DESIGNED: DB
 APPROVED: CW

DWG. NO.
PGD

SHT. 1 OF 1





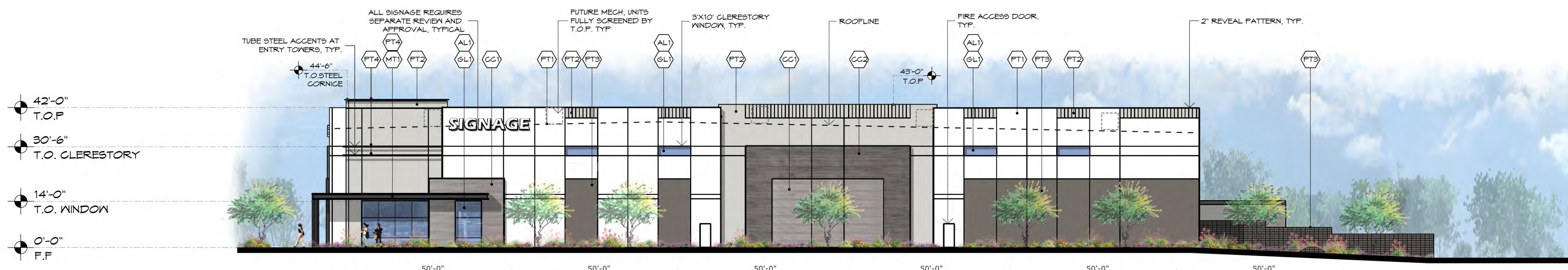
NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	4142sf	20.7%
PT2:	8148sf	40.8%
PT3:	1249sf	36.3%
PT4/STEEL	- sf	- %
CC1:	- sf	- %
CC2:	- sf	- %
GLASS:	432sf	2.2%

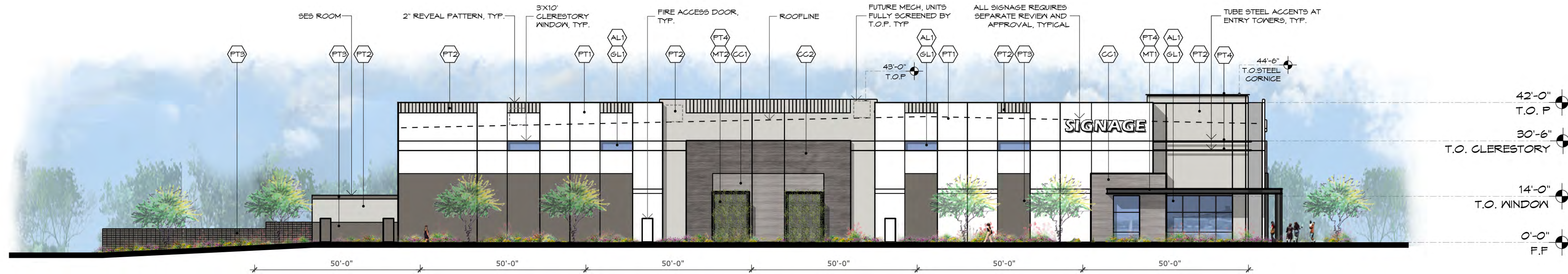
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
PT1	PAINTED TILT	FOSSIL	DE6225	DUNN EDWARDS	
PT2	PAINTED TILT/ DOCK DOORS	MUSLIN	DE6221	DUNN EDWARDS	
PT3	PAINTED TILT	METAL FRINGE	DE626	DUNN EDWARDS	
PT4	PAINTED TILT	BLACK BEAN	DE6385	DUNN EDWARDS	
CC1	COLORLED CONCRETE/FORMLINER	DINE	6058	DAVIS COLORS	
CC2	COLORLED CONCRETE/FORMLINER	COBBLESTONE	860	DAVIS COLORS	
MT1	PERF. METAL AT CANOPIES	PAINTED PT4	TBD	MONICHOLES	
MT2	WELDED WIRE MESH	PAINTED PT4	TBD	MONICHOLES	
GL1	INSULATED GLASS	CLEAR	TBD	TBD	
AL1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	TBD	TBD	

SOUTH ELEVATION MATERIAL PERCENTAGES:

PT1:	8581sf	36.8%
PT2:	5745sf	24.7%
PT3:	793sf	3.4%
PT4/STEEL	1251sf	5.4%
CC1:	3996sf	17.1%
CC2:	1942sf	8.3%
GLASS:	999sf	4.3%



3 EAST ELEVATION
Scale: 1" = 20'-0"



4 WEST ELEVATION
Scale: 1" = 20'-0"

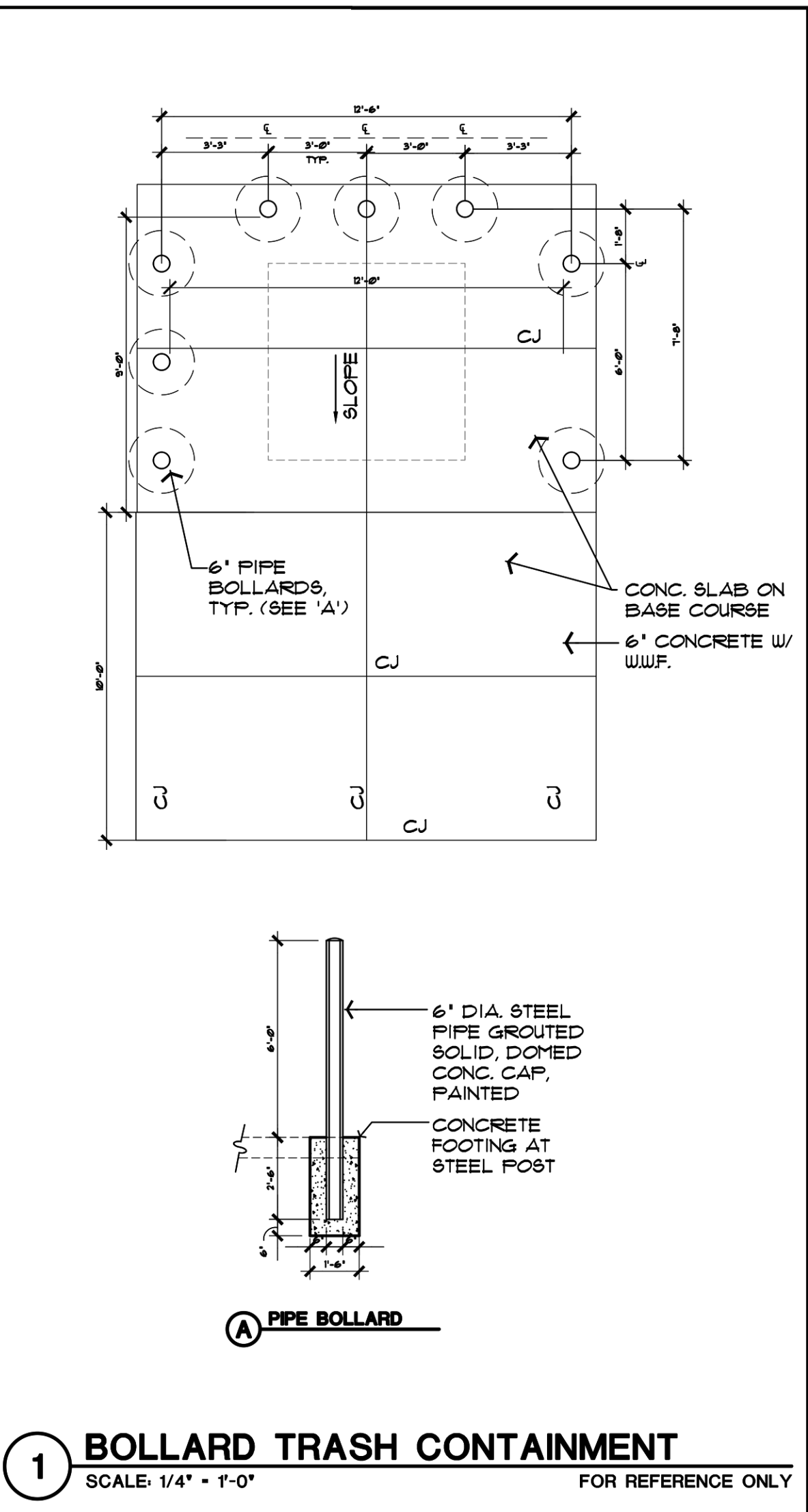
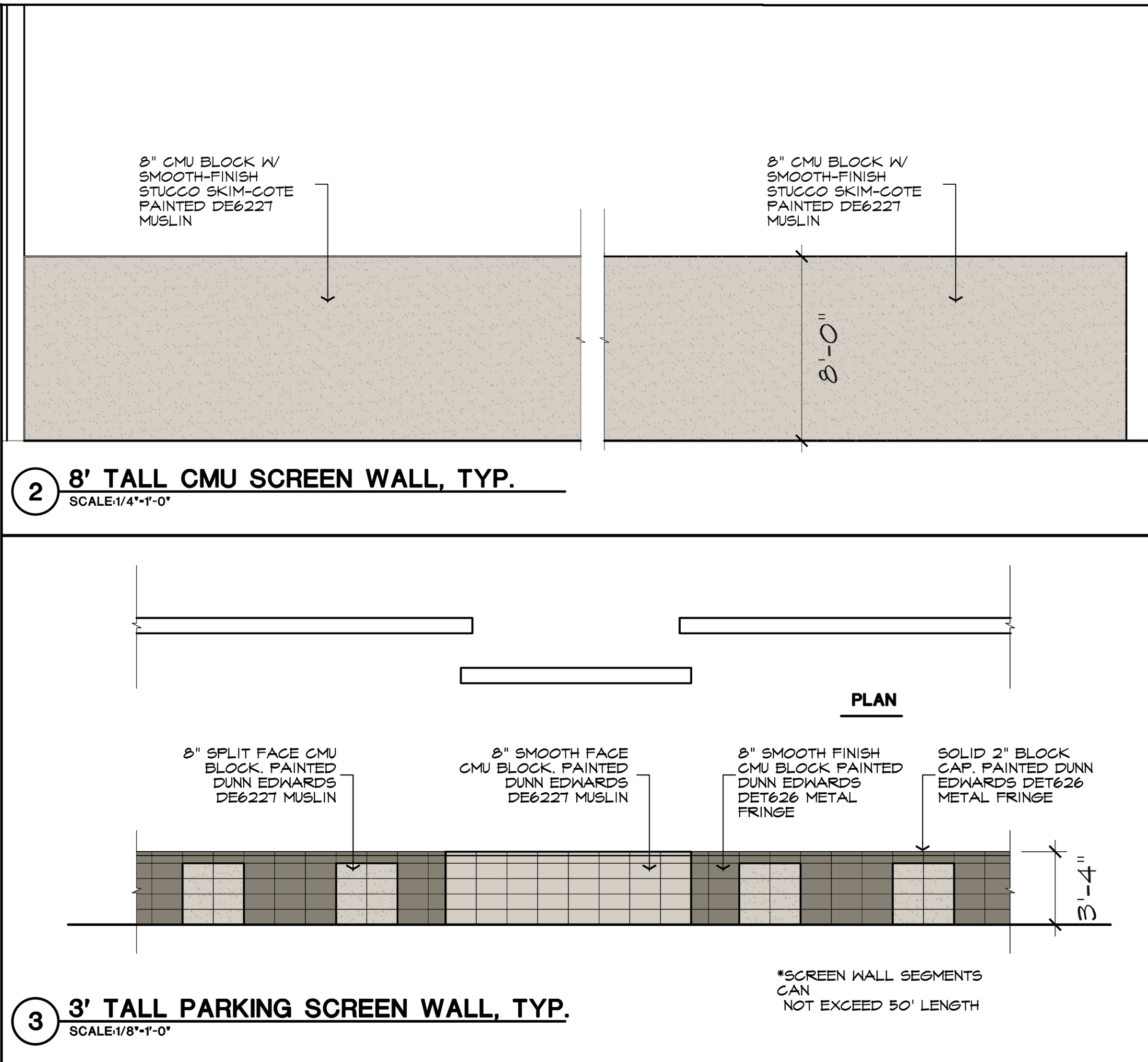
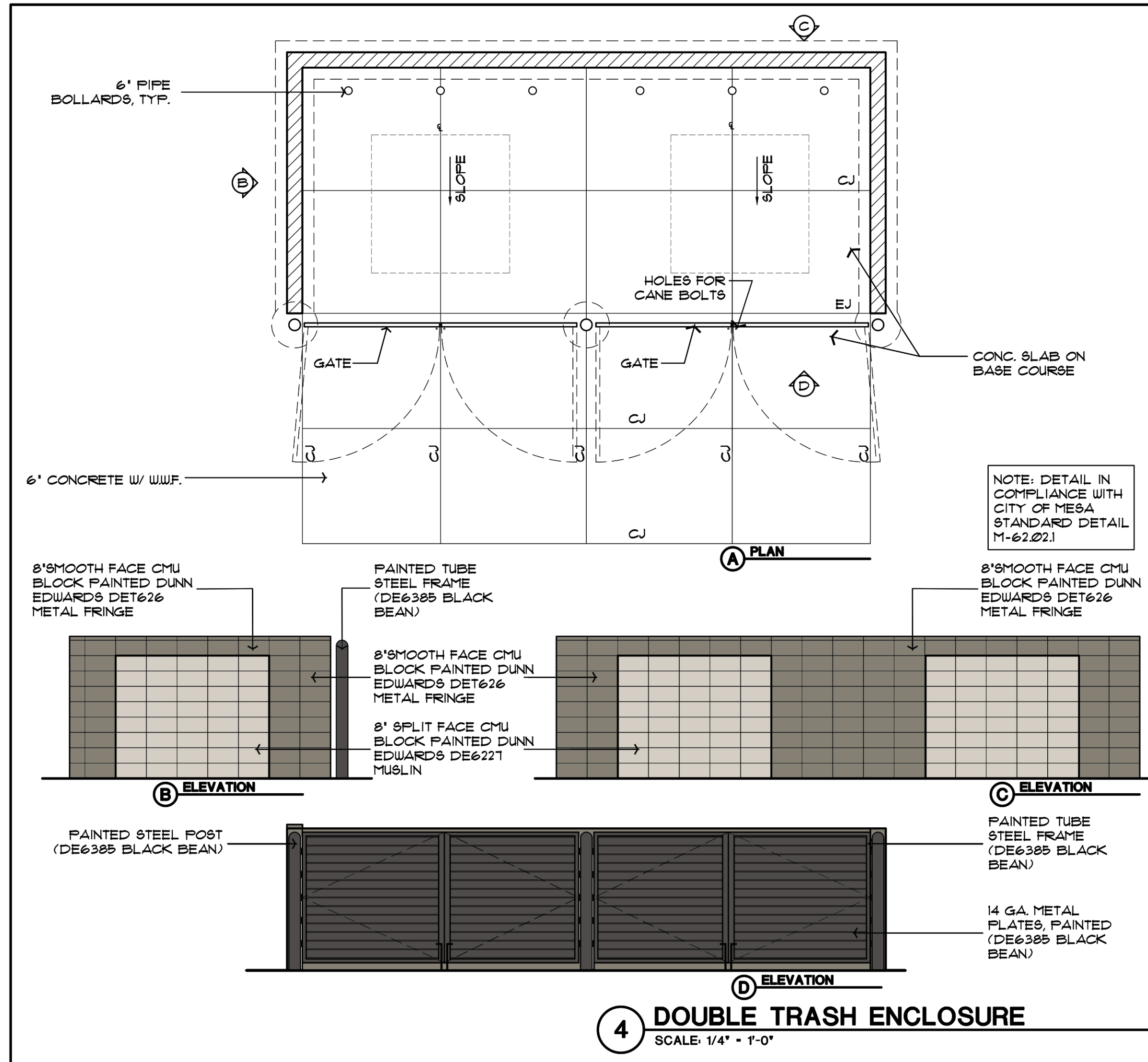
EAST ELEVATION MATERIAL PERCENTAGES:

PT1:	4453sf	38.9%
PT2:	2440sf	21.4%
PT3:	1914sf	16.8%
PT4/STEEL	259sf	2.3%
CC1:	1028sf	9%
CC2:	1587sf	7.1%
GLASS:	514sf	4.5%

MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
PT1	PAINTED TILT	POSSIL	DE6225	DUNN EDWARDS	
PT2	PAINTED TILT	MUSLIN	DE6221	DUNN EDWARDS	
PT3	PAINTED TILT	METAL FRINGE	DE6226	DUNN EDWARDS	
PT4	PAINTED TILT	BLACK BEAN	DE6385	DUNN EDWARDS	
CC1	COLORED CONCRETE/FORMLINER	DINE	6058	DAVIS COLORS	
CC2	COLORED CONCRETE/FORMLINER	COBBLESTONE	860	DAVIS COLORS	
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MT2	WELDED WIRE MESH	PAINTED PT4	TBD	MONICHOLES	
GL1	INSULATED GLASS	CLEAR	TBD	TBD	
AL1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	TBD	TBD	

WEST ELEVATION MATERIAL PERCENTAGES:

PT1:	4453sf	38.9%
PT2:	2440sf	21.4%
PT3:	1914sf	16.8%
PT4/STEEL	259sf	2.3%
CC1:	1028sf	9%
CC2:	1587sf	7.1%
GLASS:	514sf	4.5%



Citizen Participation Plan for Gateway Interchange – Phase III

ZON23-00235

Date: May 16, 2023

Purpose: the purpose of this Citizen Participation Plan is to inform property owners in the vicinity of the site of an application for construction of a new commercial development named Gateway Interchange – Phase III. This site is located at 4541 S. 80th street, at the northeast corner of E. Sebring Avenue and S. 80th street and is an application for rezoning of 9.4 acres from AG to L-1 PAD for a light industrial warehouse development. This plan allows those affected by this application to have adequate opportunity to learn about and comment on the proposal.

Contact:

Toby Rogers c/o Butler Design Group
5013 E. Washington St # 100
Phoenix, AZ 85034
Email: trogers@butlerdesigngroup.com

Pre-Submittal Conference: The Pre-Submittal meeting with City of Mesa planning staff was held on September 29, 2022. Staff reviewed the application and recommended that adjacent property owners be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have. A contact list will be developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the project, within the City of Mesa.
- Homeowners Associations within one half mile of the project.
- Interested neighbors – focused on 1,000 feet from site, but may include more.

Schedule: Pre-application meeting – September 29, 2022
First DRB Application Submittal – March 6, 2023
500ft DRB Work Session Notification Mailings – April 20, 2023
Submittal of Citizen Participation Report and Notifications – May 16, 2023
1000ft Public Hearing Notification Mailings – May 17, 2023
Planning and Zoning Board Hearing – tentatively scheduled for June 14, 2023

Gateway Industrial - Phase III

1000ft List Map

APN	LOT ADDRESS	OWNER
304-30-024N	NA	EastGroup Properties LP 2141 E. Camelback Rd Phoenix, AZ 85016
304-30-016A	NA	Gateway 202 Warner Development, LLC 7135 E. Camelback Rd. #240 Scottsdale, AZ 85251
304-30-015F	NA	DLK Investments LLC PO Box 55 Valley Farms, AZ 85191
304-30-015G	NA	Warner Place, LLC 1410 S. Creston Circle Mesa, AZ 85204
304-30-015H	NA	Warner Holdings LLC 21738 E. Orion Way Queen Creek, AZ 85212
304-30-021E	NA	Billy & Nora Maynard PO Box 400 Higley, AZ 85236
304-30-001	NA	State of Arizona 1616 W. Adams Street Phoenix, AZ 85007
304-30-19B	NA	CRP LDF Airpark 202 LLC 1300 Dove Street, #200 Newport Beach, CA 92660
304-30-035A	NA	Donald Glasnapp 3914 E. Farm Lane Meas, AZ 85206



May 16, 2023

Dear Neighbor,

We have applied for site plan approval for the property located at 4541 S. 80th Street, northeast corner of Sebring Avenue and 80th Street. This request is for development of light Industrial Planned Area Development (PAD). The case number assigned to this project is ZON23-00235

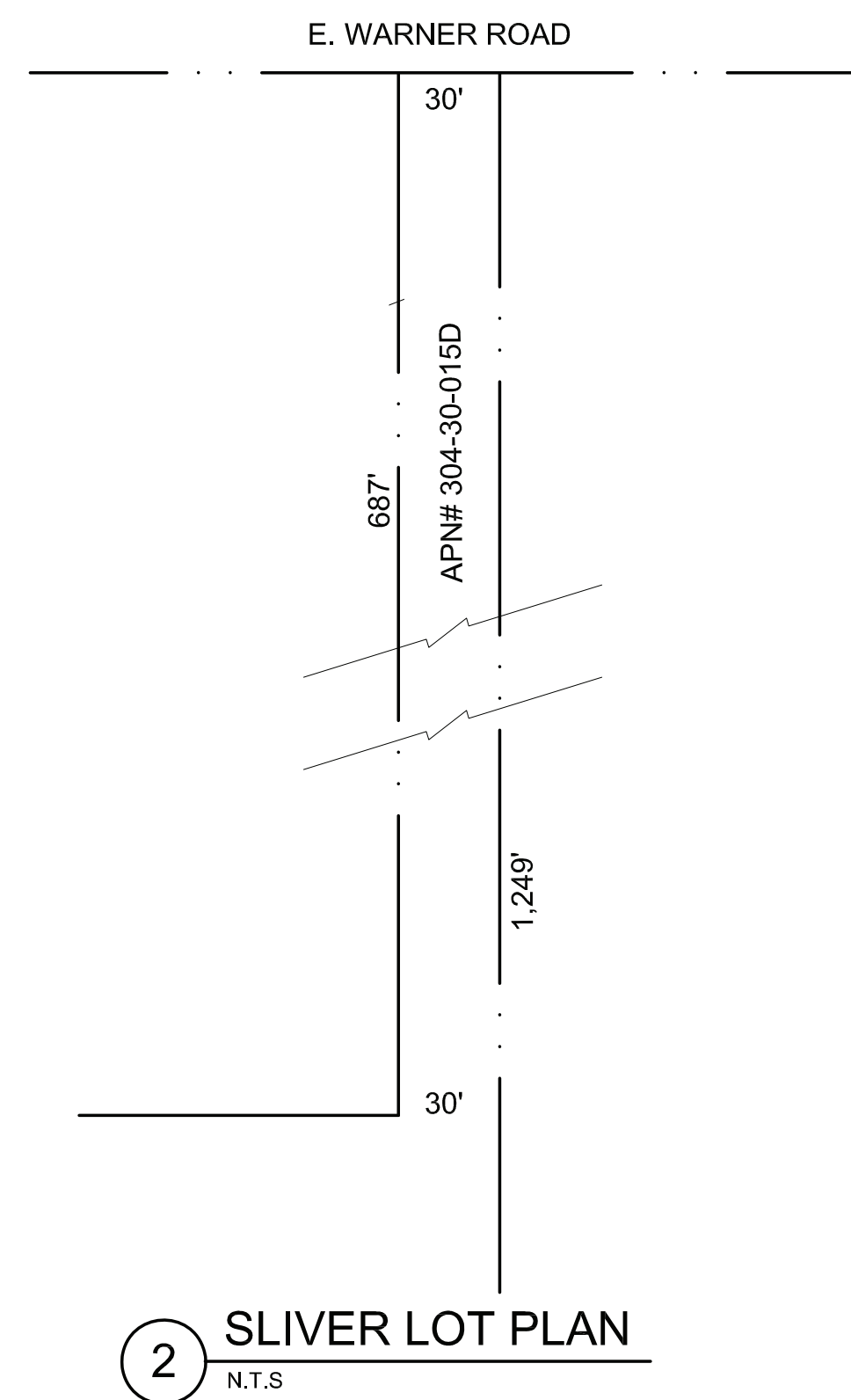
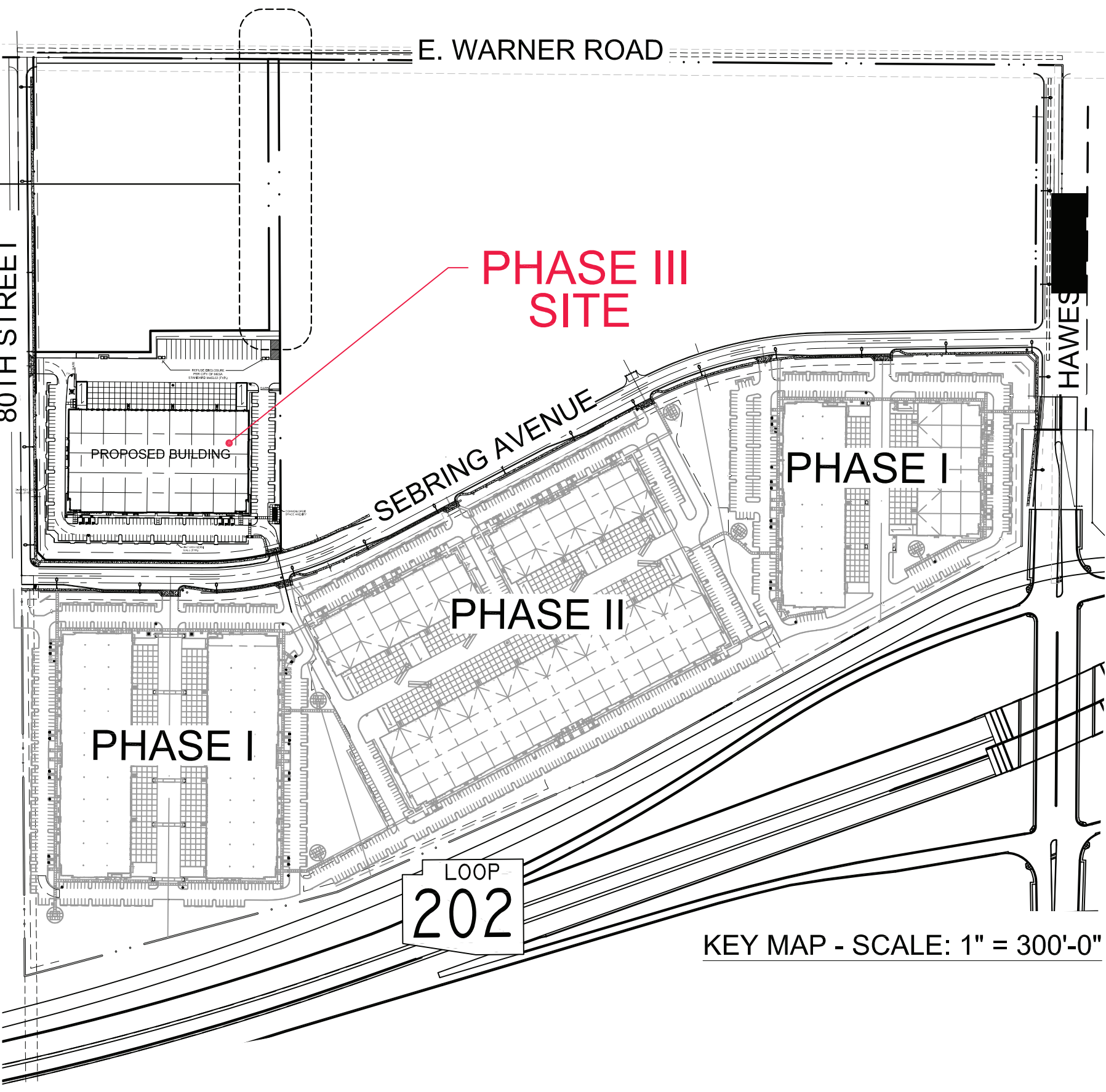
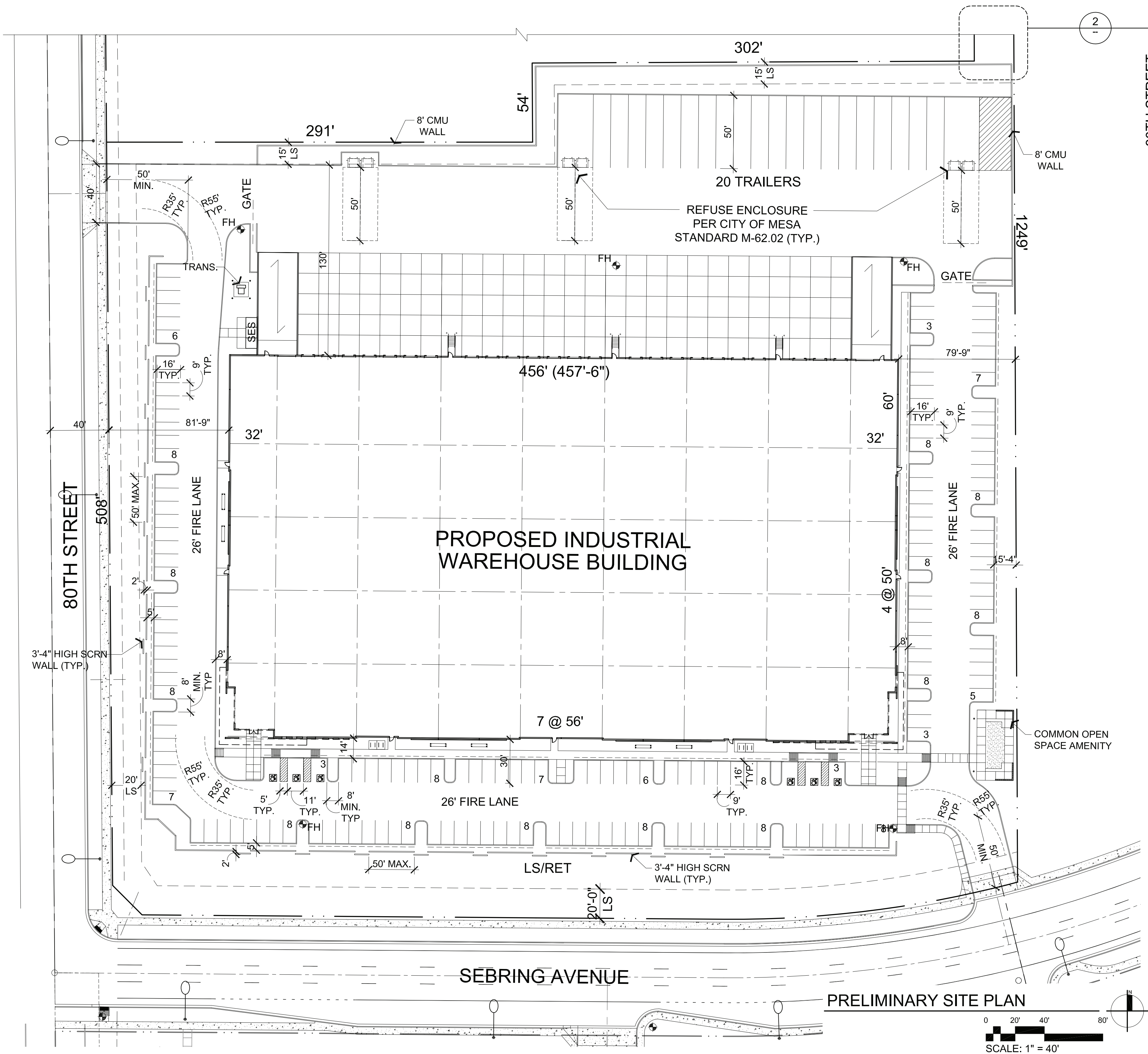
This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 14th, 2023, in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please call me at 602-218-4785 or e-mail me at trogers@butlerdesigngroup.com. The City of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He can be reached at 480-644-6716 or Sean.Pesek@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Toby Rogers, AIA
Project Director



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

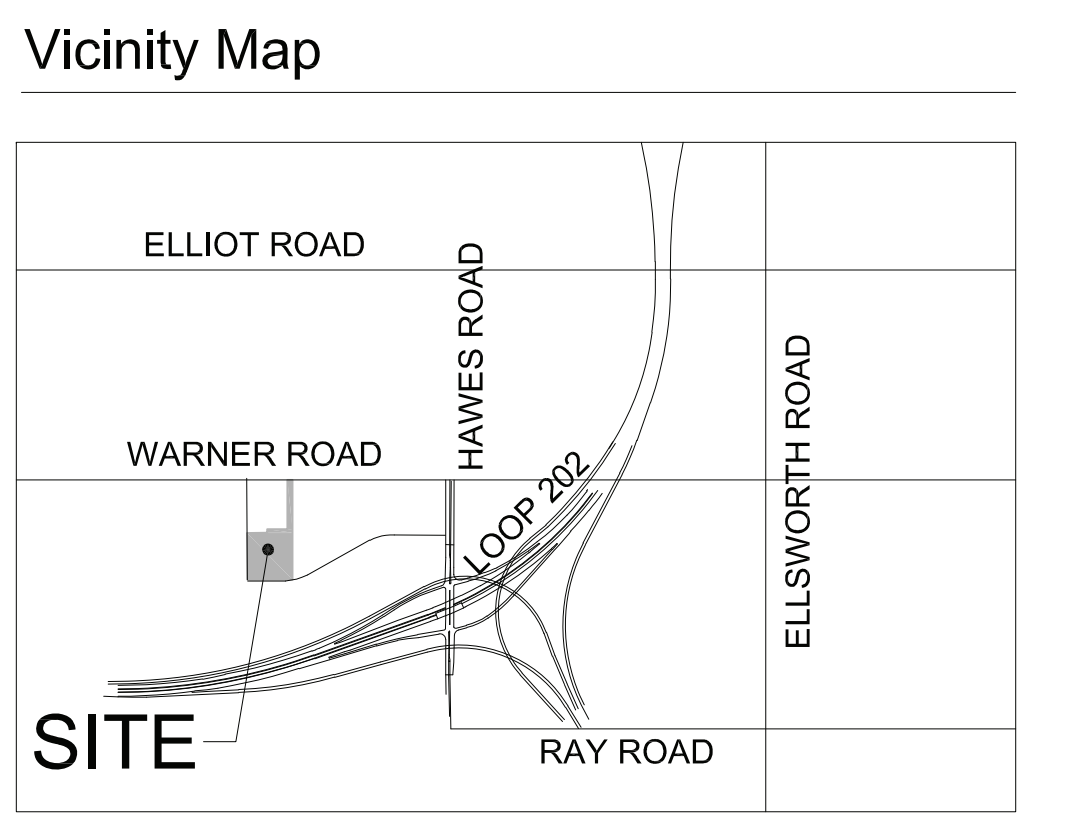
Developer / Owner	Architect
EastGroup Properties	Butler Design Group
2141 E. Camelback Rd. # 250	5013 E. Washington St. # 100
Phoenix, Arizona 85016	Phoenix, Arizona 85034
Contact: Mike Sacco	Contact: Toby Rogers
Ph: (602) 840-8600	Ph: (602) 957-1800
Mike.Sacco@eastgroup.net	trogers@butlerdesigngroup.com

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.



05/10/2023
22051_ST05



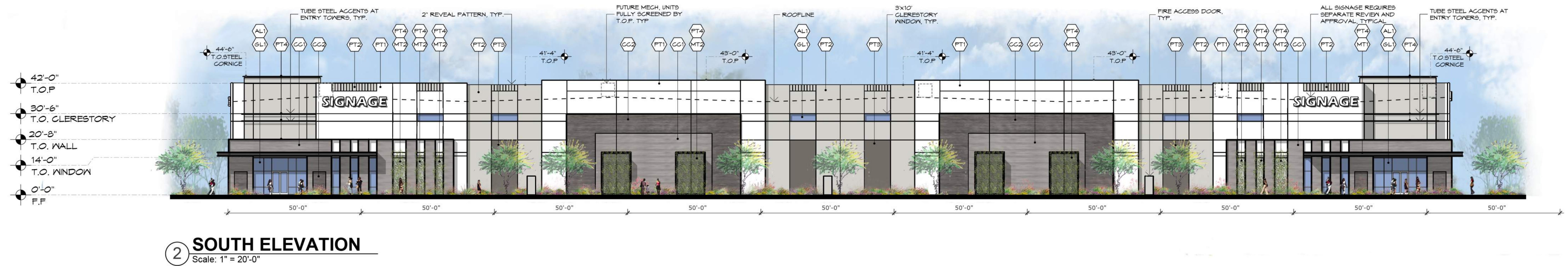
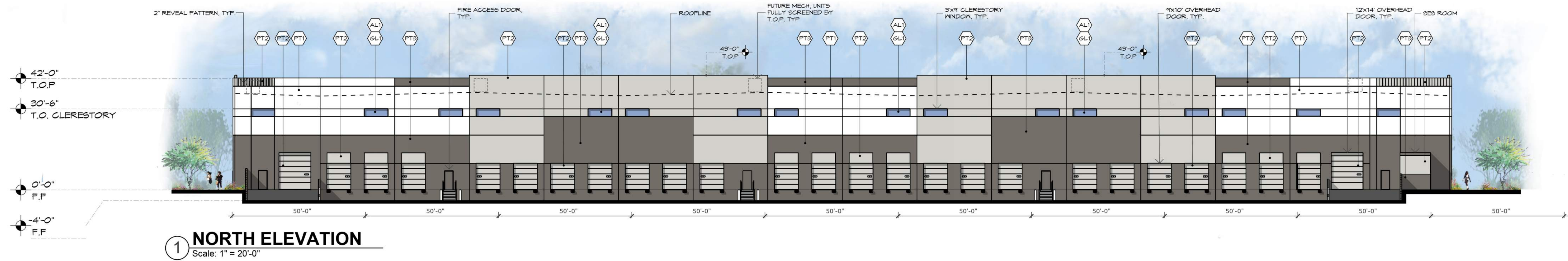
GATEWAY INTERCHANGE - PHASE III

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

SP-1
SITE PLAN



Butler Design Group, Inc
architects & planners



NORTH ELEVATION MATERIAL PERCENTAGES:

PT1:	4142sf	20.7%
PT2:	8148sf	40.8%
PT3:	1249sf	36.3%
PT4/STEEL	- sf	- %
CC1:	- sf	- %
CC2:	- sf	- %
GLASS:	432sf	2.2%

MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
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CC1	COLORLED CONCRETE/FORMLINER	DINE	6058	DAVIS COLORS	
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MT2	WELDED WIRE MESH	PAINTED PT4	TBD	MONICHOLES	
GL1	INSULATED GLASS	CLEAR	TBD	TBD	
AL1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	TBD	TBD	

SOUTH ELEVATION MATERIAL PERCENTAGES:

PT1:	8581sf	36.8%
PT2:	5745sf	24.7%
PT3:	793sf	3.4%
PT4/STEEL	1251sf	5.4%
CC1:	3996sf	17.1%
CC2:	1942sf	8.3%
GLASS:	999sf	4.3%

Citizen Participation Report for Gateway Interchange – Phase III

ZON23-00235

Date: June 6, 2023

This report provides documentation of the implementation of the Citizen Participation Plan for a new commercial development named Gateway Interchange – Phase III. This site is located at 4541 S. 80th street, at the northeast corner of E. Sebring Avenue and S. 80th street and is an application for rezoning of 9.4 acres from AG to L-1 PAD for a light industrial warehouse development. This plan allows those affected by this application to have adequate opportunity to learn about and comment on the proposal.

Contact:

Toby Rogers c/o Butler Design Group
5013 E. Washington St # 100
Phoenix, AZ 85034
Phone: 602-957-1800
Email: trogers@butlerdesigngroup.com

A Pre-Submittal meeting with City of Mesa planning staff was held on September 29, 2022. Staff reviewed the application and recommended the following adjacent property owners be contacted.

1. Interested neighbors, focused on 1,000 feet from site: Other than the property Owner and the State of Arizona Land Trust, there are seven property owners located within 1000 feet of the subject property. Public notifications were mailed to each on April 20, 2023 and May 17, 2023 that included a site plan, building elevations and notification of a public meetings to be held on May 9th and June 14th. Follow-up phone calls were made on May 25th and 26th. We were able to contact four of the seven owners and no issues or concerns were made by those individuals.
2. All registered neighborhood associations within one mile of the project and Homeowners Associations within one half mile of the project: per email from Dawn Dallman on September 21, 2022, there are no registered associations within one mile of the subject property.
3. Additionally, a public sign was installed on Warner Road, near the subject property, on May 30th, 2023, indicating the P&Z Hearing date and this applicant's contact information. No phone calls have been received by this office before or since the sign posting.

The Citizen Participation Plan included a pre-application meeting on September 29, 2022 and the following notifications:

- First DRB Application Submittal – March 6, 2023
- 500ft DRB Work Session Notification Mailings – April 20, 2023
- Submittal of Citizen Participation Report and Notifications – May 16, 2023
- 1000ft Public Hearing Notification Mailings – May 17, 2023
- Planning and Zoning Board Hearing – scheduled for June 14, 2023



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by May 30, 2023

Date: May 30, 2023

I, Toby Rogers, being the authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON23-00235 on the 30th day of May, 2023. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Toby Rogers

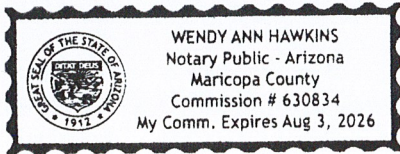
STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 30 day of May, 2023, before me, the undersigned Notary Public, personally appeared Toby Rogers, who acknowledged that this document was executed for the purposes therein contained.

Wendy Ann Hawkins
Notary Public

My Commission Expires:

August 3, 2026



PRIVATE
PROPERTY
NO
TRESPASSING

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

4:00 PM DATE: 6-14-2023

CASE: ZON23-00235

REQUEST: Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development.

APPLICANT: Toby Rogers
PHONE: (602) 957-1800

Planning Division (480) 644-2385
Posting Date: 05-30-2023

Dear Neighbor,

We have applied for site plan approval for the property located at 4541 S. 80th Street, northeast corner of Sebring Avenue and 80th Street. This request is for development of a light Industrial Planned Area Development (PAD). The case number assigned to this project is ZON23-00235.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-218-4785 or e-mail me at trogers@butlerdesigngroup.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 14, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

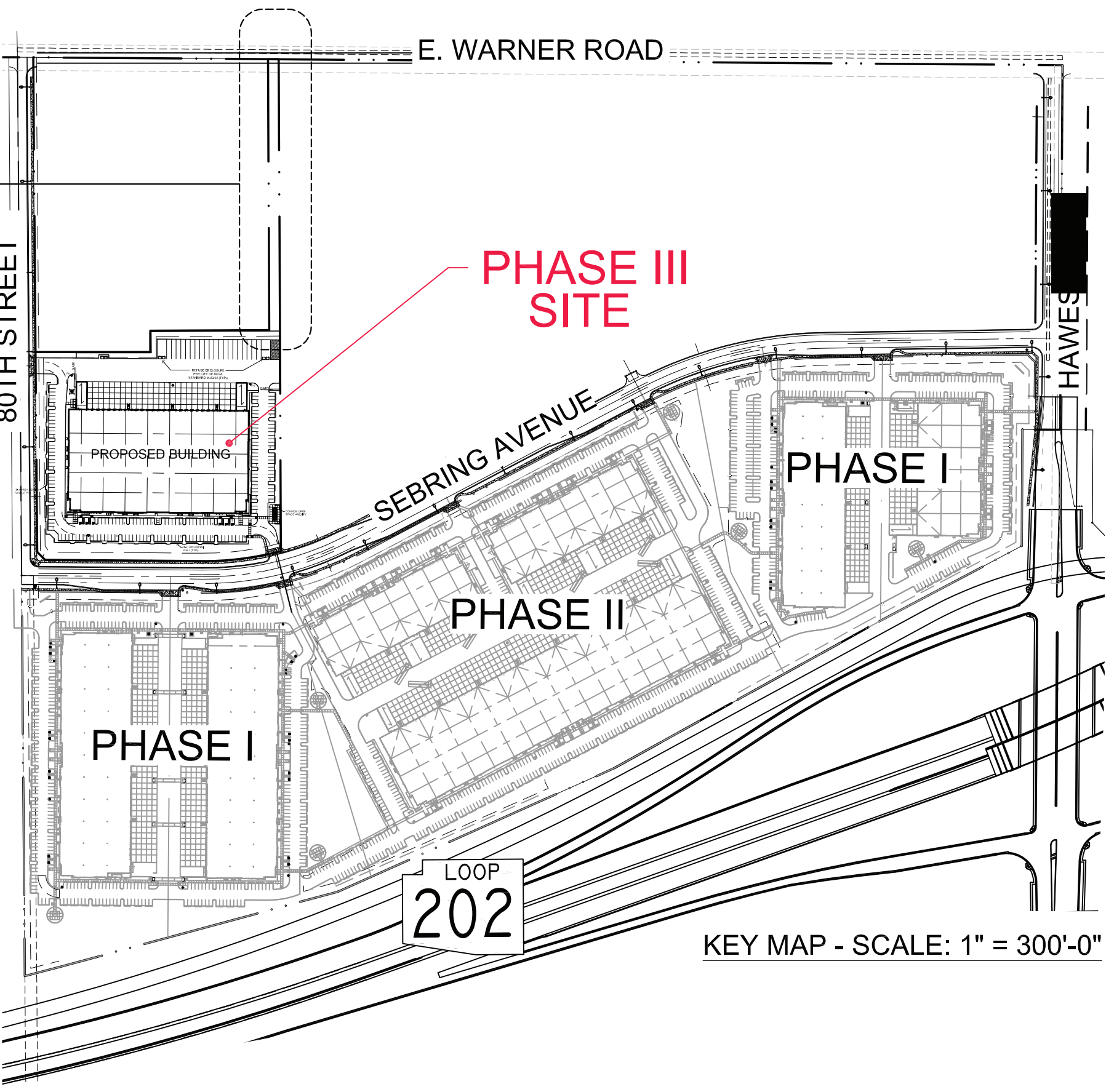
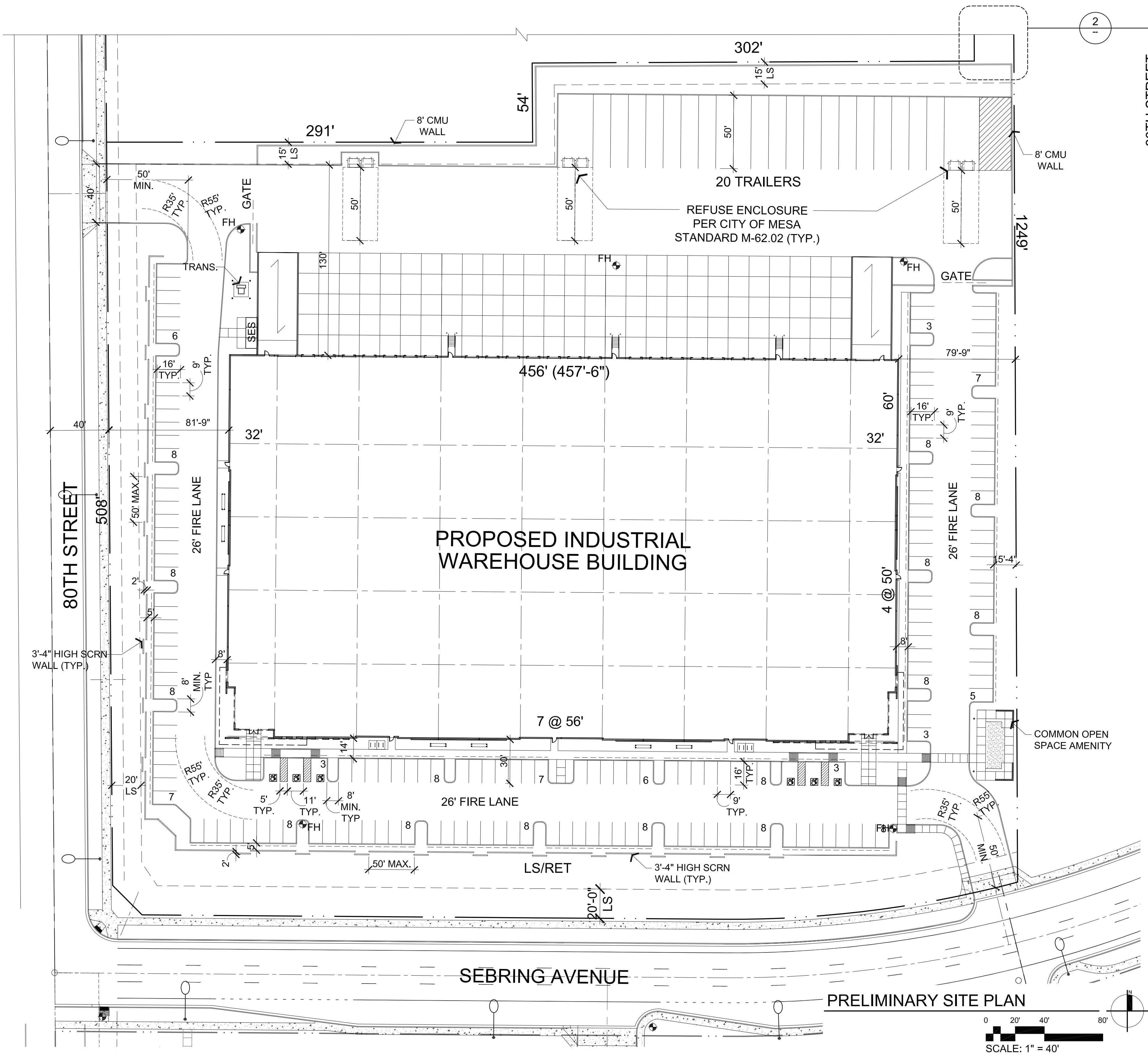
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Sean Pesek of their Planning Division staff. He/she can be reached at 480-644-6716 or Sean.Pesek@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Toby Rogers
Project Director





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
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Common Open Space Required:

BLDG. 119,019 SF @ 1%:	1,190 S.F.
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Open Space Provided:	1,200 S.F.

PROJECT TEAM

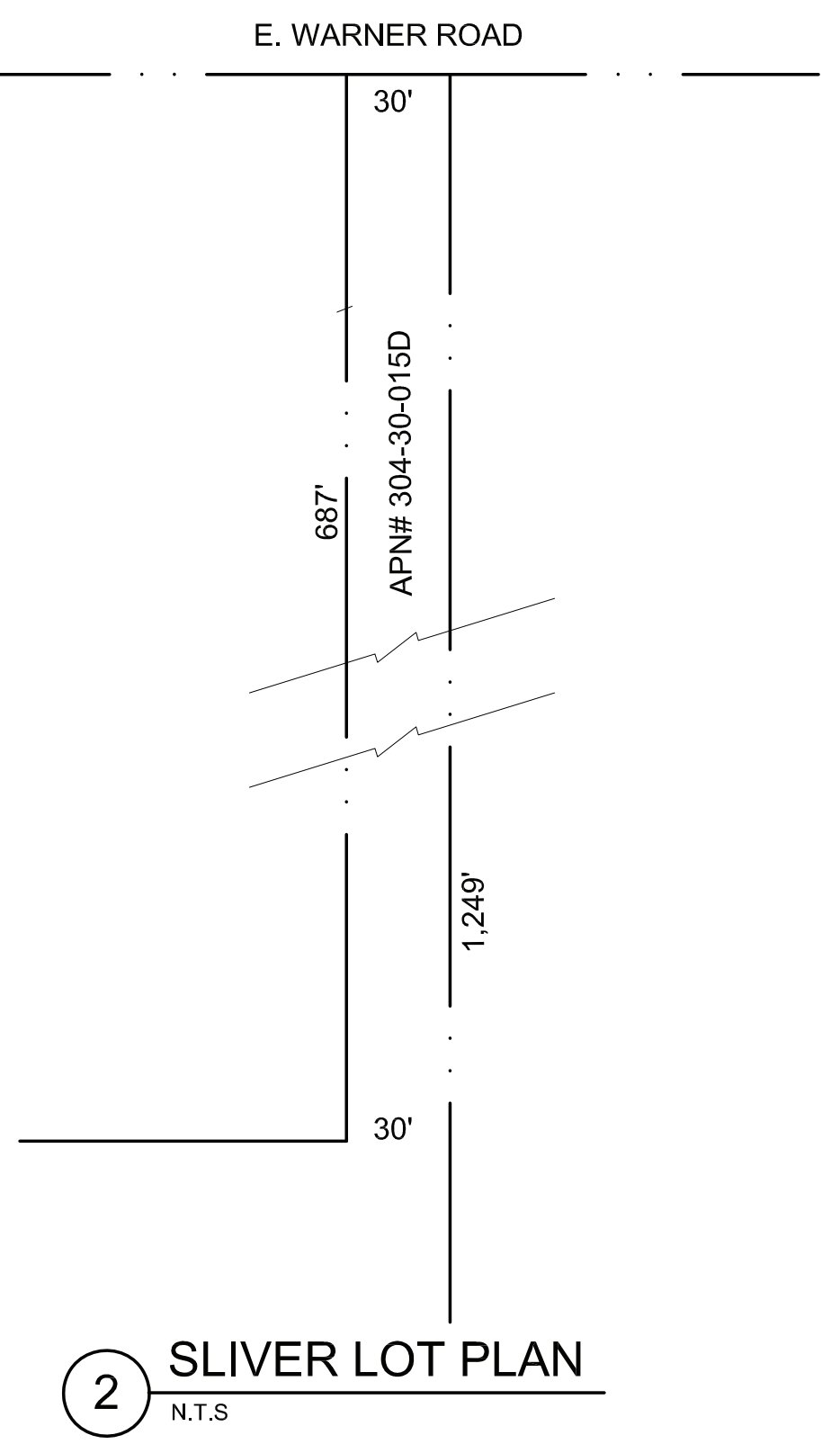
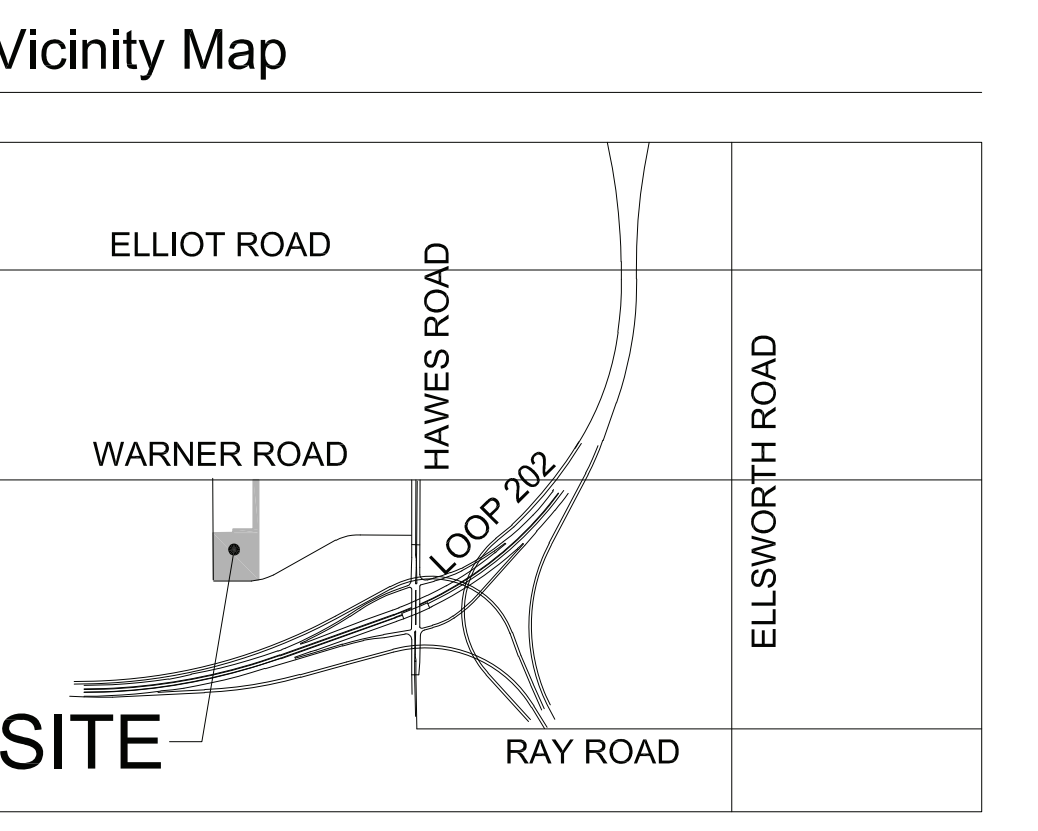
Developer / Owner	Architect
EastGroup Properties	Butler Design Group
2141 E. Camelback Rd. # 250	5013 E. Washington St. # 100
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Contact: Mike Sacco	Contact: Toby Rogers
Ph: (602) 840-8600	Ph: (602) 957-1800
Mike.Sacco@eastgroup.net	trogers@butlerdesigngroup.com

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GATEWAY INTERCHANGE - PHASE III

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

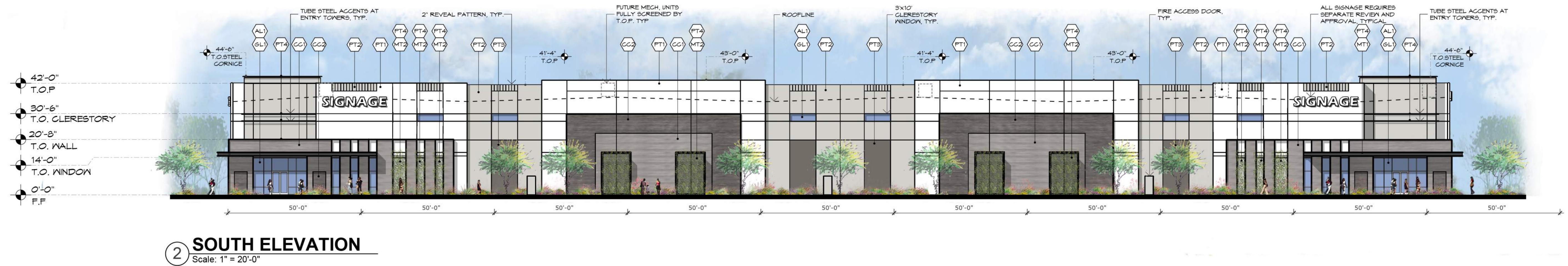
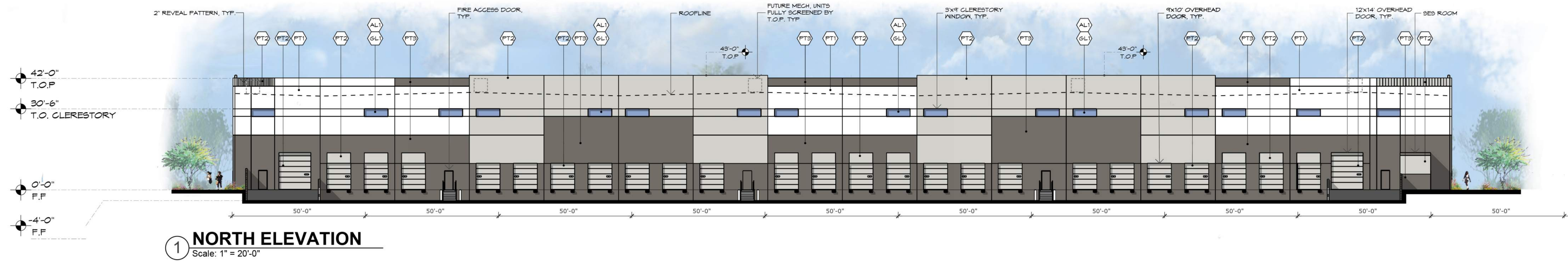


SP-1
SITE PLAN



Butler Design Group, Inc
architects & planners

05/10/2023
22051_ST05



NORTH ELEVATION MATERIAL PERCENTAGES:

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PT4/STEEL	- sf	- %
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PT2	PAINTED TILT/ DOCK DOORS	MUSLIN	DE6221	DUNN EDWARDS	
PT3	PAINTED TILT	METAL FRINGE	DE626	DUNN EDWARDS	
PT4	PAINTED TILT	BLACK BEAN	DE6385	DUNN EDWARDS	
CC1	COLORLED CONCRETE/FORMLINER	DINE	6058	DAVIS COLORS	
CC2	COLORLED CONCRETE/FORMLINER	COBBLESTONE	860	DAVIS COLORS	
MT1	PERF. METAL AT CANOPIES	PAINTED PT4	TBD	MONICHOLES	
MT2	WELDED WIRE MESH	PAINTED PT4	TBD	MONICHOLES	
GL1	INSULATED GLASS	CLEAR	TBD	TBD	
AL1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	TBD	TBD	

SOUTH ELEVATION MATERIAL PERCENTAGES:

PT1:	8581sf	36.8%
PT2:	5745sf	24.7%
PT3:	793sf	3.4%
PT4/STEEL	1251sf	5.4%
CC1:	3996sf	17.1%
CC2:	1942sf	8.3%
GLASS:	999sf	4.3%