

PROJECT INFORMATION

THE CONFLUENCE

AT MESA

GATEWAY

PHASE II

NW Corner Ray Rd

Ellsworth Rd

Mesa, Arizona 85201

I hereby certify that this plan, specification, or report

was prepared by me or under my direct supervision

and that I am a duly Registered Architect under the

laws of the State of Minnesota

Name

REGISTRATION NO. DATE

Number Date

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DRAWN BY CHECKED BY

Author Checker

JOB NO. DATE

701173 09/27/2021

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	08/16/2021	PLANNING REVIEW
	09/27/2021	PLANNING RESUBMITTAL
	11/04/2021	PLANNING RESUBMITTAL
	11/29/2021	PLANNING RESUBMITTAL

PLANNING

RESUBMITTAL

11/29/2021

ARCHITECTURAL

SITE PLAN -

SCHEME B

0-A051

Keynote Legend	
Key Value	Keynote Text
S01	TRASH ENCLOSURES PER CITY GUIDELINES
S04	ELECTRICAL ROOM LOCATION
S07	MANUALLY OPERATED ROLLING SITE GATES
S09	32"-40" TALL SCREEN WALLS, VARIES, STAGGERED 2'-0" WHERE OCCURS. SEE PLAN.
S11	OUTDOOR OPEN SPACE AT MIN 1% OF BUILDING SF. TO PROVIDE BENCHES FOR OUTDOOR EMPLOYEE GATHERING
S15	BICYCLE PARKING
S16	INTEGRAL CONCRETE COLOR (OUTBACK) AT PEDESTRIAN CROSSINGS, TYP.

SHADING CALCULATIONS*	
5,180 LF OF SIDEWALK PROPOSED	
50% = 2,590 L.F. REQUIRED TO BE SHADED	
116 TREES PROVIDED ADJACENT TO SIDEWALK	
2,900 L.F. OF SHADED WALKWAY PROVIDED	

*see landscape sheets

LEGEND	
---	PROPERTY LINE
---	BUILDING SET BACK
---	ROAD CENTERLINE
---	PATH OF TRAVEL EGRESS
T	TRANSFORMER
□	POLE MOUNTED LIGHT FIXTURE
---	FIRE LANE ACCESS PATH
△	DOCK TRUCK DOOR
○	GRADE LEVEL/ DRIVE IN DOOR
●	FIRE HYDRANT
①	PARKING COUNT
▨	OPEN SPACE DESIGNATION

SITE DATA	
APN: 304-31-010E AND 304-31-010H	
EXISTING ZONING: AG	
PROPOSED ZONING: LI	
PROPOSED USES: LIGHT INDUSTRIAL	
PROPOSED CONSTRUCTION TYPE: VB	
-BUILDING SETBACKS	
FRONT: 20'	
INTERIOR SIDE ADJACENT TO LI: 0'	
SIDE/REAR ADJACENT TO RM-4: 1' OF SETBACK PER FOOT OF BLDG HEIGHT W/MIN OF 20'	
SIDE/REAR ADJACENT TO LC: 1' OF SETBACK PER FOOT OF BLDG HEIGHT W/MIN OF 20'	
SIDE STREET: 20'	
FREEWAYS: 30'	
MAX BUILDING HEIGHT: 32' CLEAR	
LOT TOTAL SQ FT: 743,028 (17 ACRE)	
MAX LOT COVERAGE: 90%	
MIN LANDSCAPE COVERAGE: 15%	
-PARKING : WAREHOUSE/STORAGE = 1 SPACE PER 900 SQUARE FEET (75%)	
INDUSTRIAL = 1 SPACE PER 600 SQUARE FEET (25%)	
TOTAL REQUIRED: 444	
TOTAL PROVIDED: 515	
*SEE ADJACENT SCHEDULE FOR REQUIRED PARKING PER BUILDING	

Parking Required Per Building (Scheme B)				
Name	Area	1/600 (25%)	1/900 (75%)	Parking Required
Building 7	108810 SF	46	91	137
Building 8	108810 SF	46	91	137
Building 9	135018 SF	57	113	170
	352638 SF			444

Bicycle Parking Required			
Location	Parking Provided	Bicycle Parking Required	Bicycle Parking Provided
Building 7	159	16	16
Building 8	170	17	18
Building 9	186	19	20
	515	52	54

Parking Provided (Scheme B)	
STALL TYPES	Provided
TYPE	
Building 7	
9' x 18'-0"	153
11' x 18" ADA	6
	159
Building 8	
9' x 18'-0"	164
11' x 18" ADA	6
	170
Building 9	
9' x 18'-0"	180
11' x 18" ADA	6
	186
	515

