



RYAN A+E, INC.  
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OWNER

CONSULTANTS

KEY PLAN

PROJECT INFORMATION

East Mesa Industrial

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 Arizona

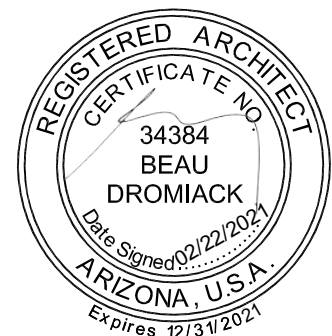
Name

REGISTRATION NO. DATE  
Number Date

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DRAWN BY CHECKED BY  
Author Checker  
JOB NO. DATE  
701039 02/22/21

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	01/19/2021 02/22/2021	PLANNING REVIEW PLANNING RESUBMITTAL



PLANNING  
RESUBMITTAL

02/22/2021

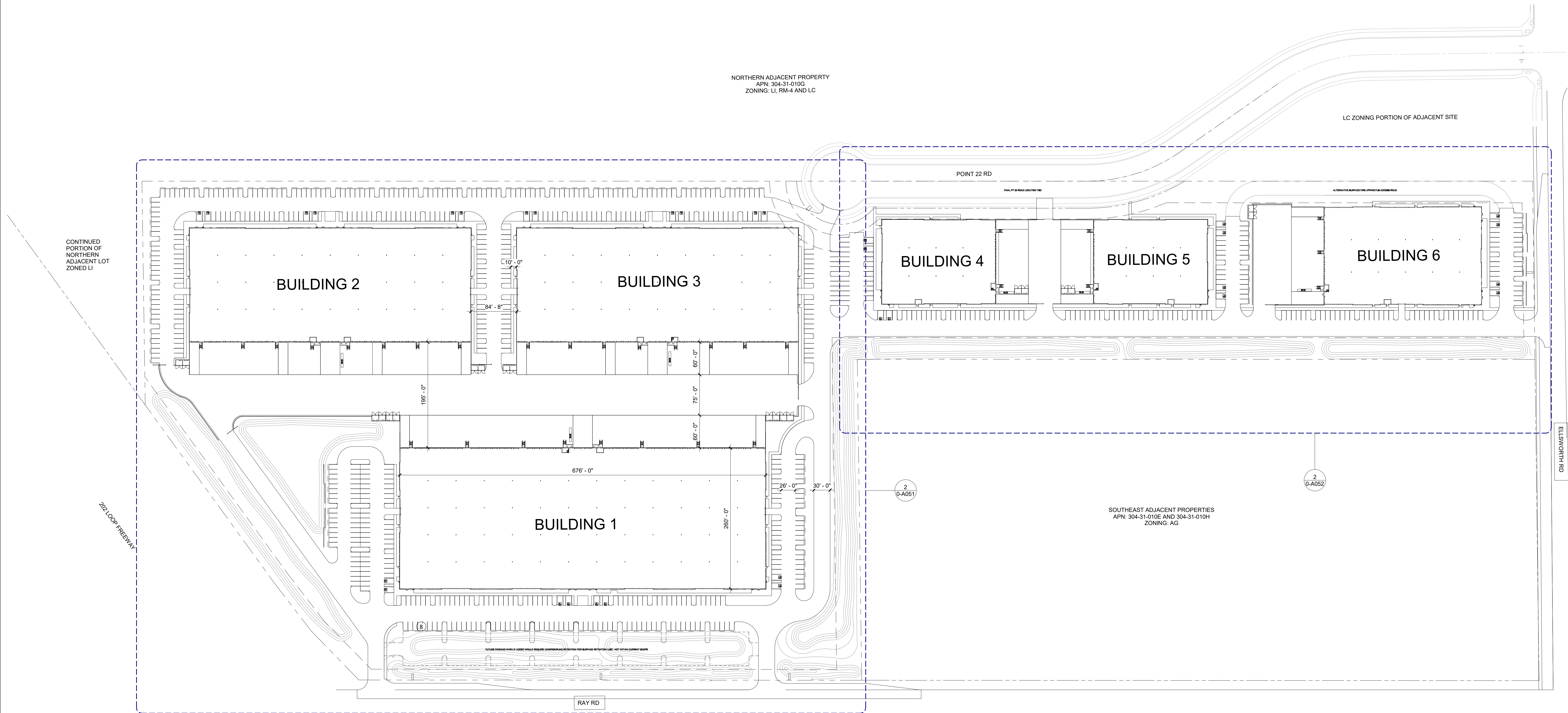
OVERALL  
ARCHITECTURAL  
SITE PLAN

0-A050

SITE DATA				
APN: 304-31-011F EXISTING ZONING: LI PROPOSED ZONING: LI PROPOSED USES: LIGHT INDUSTRIAL PROPOSED CONSTRUCTION TYPE: 2B				
-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: 46' (BLDG 1-3) 40' (BLDG 4-6) LOT TOTAL SQ FT: 1,533,357 (35.2 ACRE) MAX LOT COVERAGE: 80% MIN LANDSCAPE COVERAGE: 15%				
-PARKING : WAREHOUSE/STORAGE = 1 SPACE PER 900 SQUARE FEET (75%) INDUSTRIAL = 1 SPACE PER 600 SQUARE FEET (25%) TOTAL REQUIRED: 645 TOTAL PROVIDED: 729 *SEE ADJACENT SCHEDULE FOR REQUIRED PARKING PER BUILDING				

Parking Required Per Building				
Name	Area (Occupiable)	1/600 (25%)	1/900 (75%)	Parking Required
Building 1	175402 SF	74	147	221
Building 2	108933 SF	46	91	137
Building 3	108933 SF	46	91	137
Building 4	32559 SF	14	28	42
Building 5	32559 SF	14	28	42
Building 6	51965 SF	22	44	66
	510351 SF			645

Parking Provided	
STALL TYPES	Provided
Building 1	
9' x 16'-0" W/ 2' Overhang	101
9' x 18'-0"	134
11' x 18" ADA	8
	243
Building 2	
9' x 16'-0" W/ 2' Overhang	87
9' x 18'-0"	68
11' x 18" ADA	6
	161
Building 3	
9' x 16'-0" W/ 2' Overhang	55
9' x 18'-0"	81
11' x 18" ADA	6
	142
Building 4	
9' x 18'-0"	57
11' x 18" ADA	4
	61
Building 5	
9' x 16'-0" W/ 2' Overhang	16
9' x 18'-0"	36
11' x 18" ADA	4
	56
Building 6	
9' x 16'-0" W/ 2' Overhang	17
9' x 18'-0"	45
11' x 18" ADA	4
	66
	729





[illegible]


Site plan of Building 1 showing parking spaces, dimensions, and annotations. The plan includes a north arrow pointing towards the top right. Key features include:

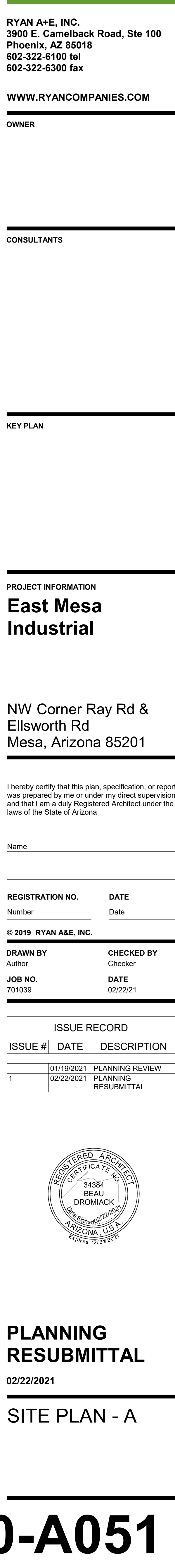
- Dimensions:**
  - Overall width: 676' - 0"
  - Overall depth: 195' - 0"
  - Individual parking space widths: 18' - 0", 26' - 0", 30' - 0", 36' - 0", 41' - 0"
  - Individual parking space depths: 10' - 0", 12' - 0", 15' - 0", 18' - 0"
- Annotations:**
  - Notes: "RE PARKING WHEN IF ADDED WOULD REQUIRE UNDERGROUND RETENTION FOR SURFACE RETENTION LOST, NOT WITHIN CURB", "S89 29'47" E 928.99'", "S06"
  - Labels: S11, S15, S01, S02, S04, S05, S17, S06, S16, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100

This site plan shows the layout of the proposed building and parking lot. The building is a long, narrow structure with a total length of 210'-0" and a width of 36'-0". The parking lot is located to the north and east of the building. The plan includes various dimensions and annotations:

- Building Dimensions:** 210'-0" (length) x 36'-0" (width).
- Parking Lot Dimensions:** 520'-0" (width) x 280'-0" (length).
- Annotations:** S03, S04, S02, S01, S05, S06, S07, S08, S09, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100.
- Other Features:** A "BASIN" is located to the south of the building. A "DRAINAGE" area is indicated to the east of the building. A "SLOPE" of 2% is noted in the bottom right corner.

[illegible]


 SOUTHEAST ADJACENT PROPERTIES  
 APN 366-9-3-1-1-1000  
 ZONING: AG  
 N00 19'05" W 583.43'



Name	
REGISTRATION NO.	DATE
Number	Date
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DRAWN BY	CHECKED BY
Author	Checker
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# PLANNING RESUBMITTAL

02/22/2021

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## SITE PLAN - A

---

# D-A051

**0-A051**



Keynote Legend	
Key Value	Keynote Text
S01	TRASH ENCLOSURES PER CITY GUIDELINES
S02	FUTURE ELECTRICAL EQUIPEMENT
S04	ELECTRICAL ROOM LOCATION
S05	FIRE RISER ROOM LOCATION
S06	MONUMENT SIGN LOCATION
S07	ROLLING SITE GATES
S08	8" CMU WALL ENCLOSING TRUCK COURT
S09	VARYING 32-40", STAGGERED SCREEN WALLS FOR PARKING HEADLIGHTS
S12	DECELERATION LANE
S13	ROLLED CURB LOCATION
S14	(6) BICYCLE PARKING
S15	(8) BICYCLE PARKING
S16	INTEGRAL CONCRETE COLOR (OUTBACK) AT PEDESTIRAN CROSSINGS, TYP.

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
○	PARKING COUNT
▨	OPEN SPACE DESIGNATION

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Bicycle Parking Required			
Location	Parking Provided	Bicycle Parking Required	Bicycle Parking Provided
Building 1	243	24	24
Building 2	161	16	16
Building 3	142	14	16
Building 4	61	6	6
Building 5	56	6	6
Building 6	66	7	8
	729	73	76

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SITE PLAN - B

0-A052

