

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

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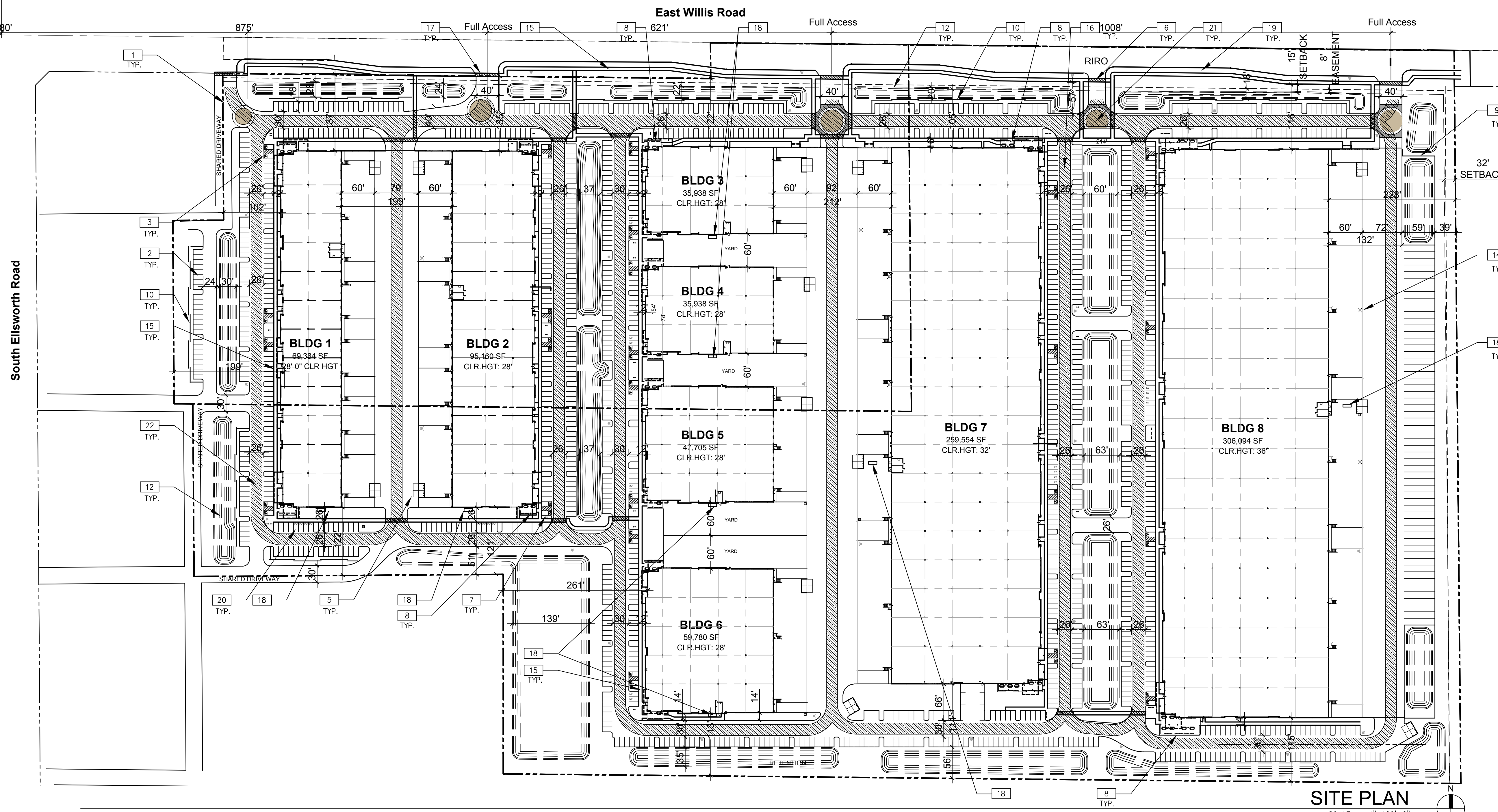
**THE BRICKYARDS ON ELLSWORTH**  
9253 EAST WILLIS ROAD  
MESA, ARIZONA 85212

SITE PLAN	
DATE	REMARKS

PA / PM: D.COUTURE  
DRAWN BY: C.A.  
JOB NO.: PHX22-0166-00

SHEET  
**A101**  
Thu, 23 Feb 2023

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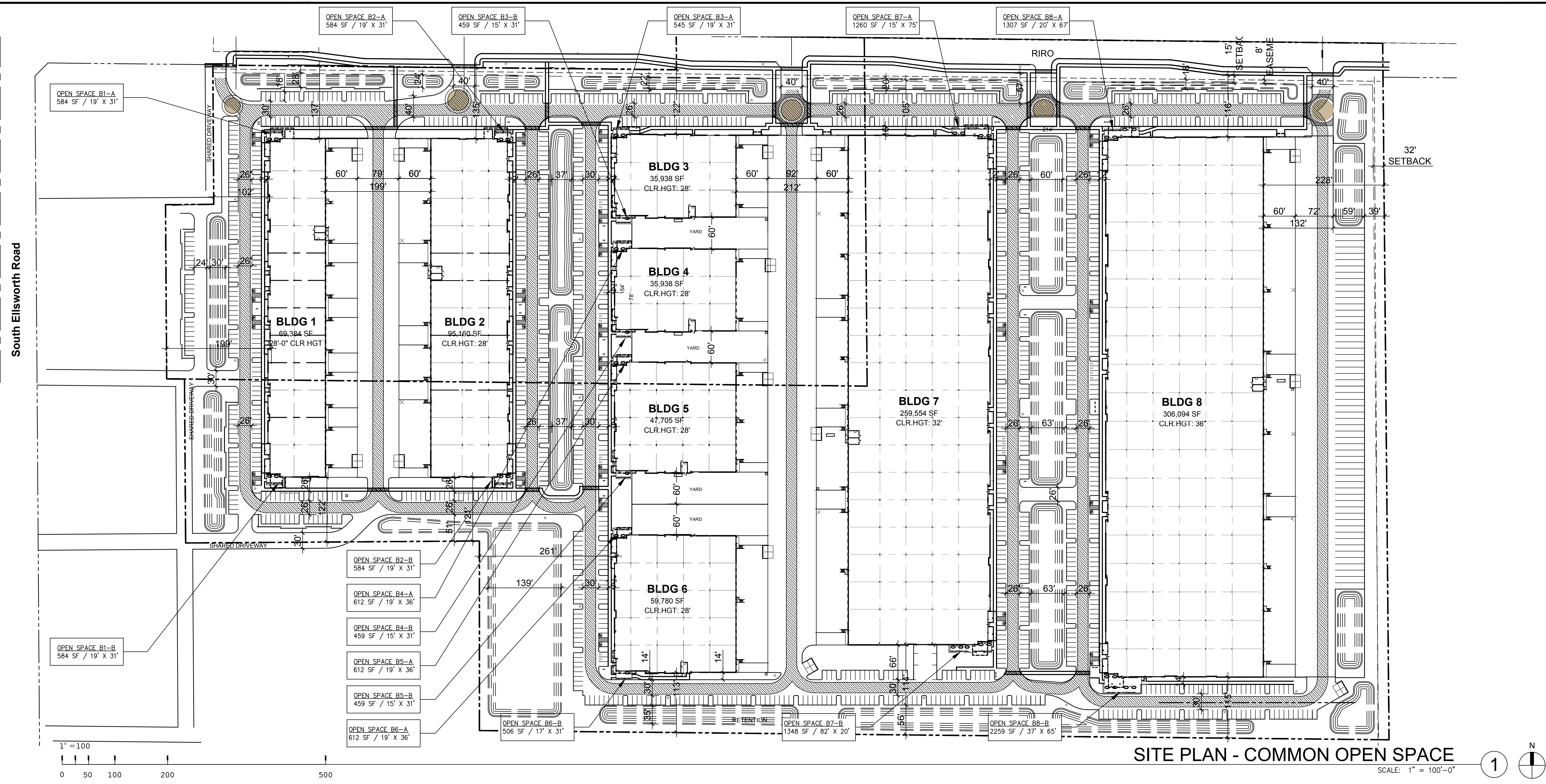


**SITE PLAN KEYNOTES**

- 1 PROPERTY LINE, (---)
- 2 9'-0" x 18'-0" TYPICAL PARKING STALL
- 3 ADA PARKING STALL
- 4 ADA RAMPS
- 5 COMMERCIAL RECYCLING & TRASH ENCLOSURES. TO BE IN COMPLIANCE WITH COM SOLID WASTE STANDARDS M-62.01 THRU M-62.04.2. SEE DETAIL 8/A500. TURNING RADII OF 35'/55' ACCESS.
- 6 CONCRETE WALKWAY ACROSS DRIVE AISLE, TYP. WALKWAYS SHALL BE HARD-SURFACED WITH A MATERIAL THAT DIFFERS FROM THE DRIVE AISLE. ACCESS WALKWAY SHALL PROVIDE AT LEAST 5 FEET (6'-0" PROVIDED) OF UNOBSTRUCTED WIDTH. SEE DETAIL 13/A500.
- 7 BICYCLE PARKING RACK. PARKING IS IN COMPLIANCE WITH SECTION 11-32-8(A)(1)(A) OF THE MZO. SEE SHEETS A105 AND A106 FOR MORE DETAILS.
- 8 COMMON OPEN SPACE, WITH MINIMUM OF 50% SHADE COVERAGE. SEATING, BENCHES, TABLES, TABLES. 75% LIVE PLANT MATTER. TRASH CANS.
- 9 8' CMU SCREEN WALL FOR TRUCK WELLS. SEE DETAIL 12/A500
- 10 3' CMU SCREEN WALL FOR AUTO PARKING. SEE DETAIL 12/A500
- 11 PROPOSED FUTURE MONUMENT SIGNAGE AND ENTRY SIGNAGE
- 12 RETENTION BASIN
- 13 PROPOSED STREET/ PEDESTRIAN LIGHTING
- 14 FIRE HYDRANTS, TYP.
- 15 6'-0" WIDE SIDEWALK.
- 16 FIRE APPARATUS ACCESS ROAD. MUST BE MINIMUM OF 26' WIDE AND IN COMPLIANCE WITH COM AMENDED FIRE CODE FOR AERIAL APPARATUS REQUIREMENTS.
- 17 SPECIAL HARDSCAPE, SUCH AS PAVERS, STAINED CONCRETE, AND STONE, SHOULD BE USED TO IDENTIFY PATHWAYS AND GATHERING PLACES, INCLUDING BUILDING ENTRANCES.
- 18 PROPOSED SES LOCATION.
- 19 LANDSCAPE SETBACK.
- 20 E.V. FUTURE PARKING.
- 21 ALTERNATIVE PAVEMENT TO ENHANCE PRIMARY ENTRY DRIVES FOR AUTOMOBILES. SEE SHEET A500 FOR DETAIL.
- 22 FIRE LANE HATCH (20'-0", TYP.) RADII OF 35' AND 55'

**PROJECT DATA:**

SITE	SITE					BLDG.	BUILDING			GROSS COVERAGE	NET COVERAGE	PARKING REQUIRED			PARKING PROVIDED			TRAILER PARKING	DOCK-HIGH DOORS	GRADE-LEVEL DOORS		
	SITE AREA (SF)	SITE AREA (ACRE)	RETENTION (SF)	RETENTION (%)	NET SITE AREA (SF)		BUILDING FOOTPRINT	BUILDING USE:				MFG/WHSE	OFFICE	TOTAL	MFG/WHSE	OFFICE	TOTAL				PARKING RATIO	REQ. ACC. STALLS
								MFG/WHSE (SF)	%													
1	2,700,879	62.00	309,593	11.5%	2,391,286	1	69,384	62,446	10%	6,938	2.6%	2.9%	89	10	99	224	@3.23/1000 SF	7 STALLS	-	32	8	
						2	95,160	85,644	10%	9,516	3.5%	4.0%	122	14	136	178	@1.87/1000 SF	6 STALLS	-	32	8	
						3	35,938	32,344	10%	3,594	1.3%	1.5%	46	5	51	95	@2.64/1000 SF	4 STALLS	-	6	2	
						4	35,938	32,344	10%	3,594	1.3%	1.5%	46	5	51	36	@1.1/1000 SF	2 STALLS	-	6	2	
						5	47,705	42,935	10%	4,771	1.8%	2.0%	61	7	68	45	@0.94/1000 SF	2 STALLS	-	12	2	
						6	59,780	53,802	10%	5,978	2.2%	2.5%	77	9	85	99	@1.66/1000 SF	4 STALLS	-	16	2	
						7	259,554	233,599	10%	25,955	9.6%	10.9%	334	37	371	319	@1.23/1000 SF	8 STALLS	-	50	11	
						8	306,094	275,485	10%	30,609	11.3%	12.8%	394	44	437	319	@1.04/1000 SF	8 STALLS	57	60	2	
<b>TOTAL</b>	<b>2,700,879</b>	<b>62</b>	<b>309,593</b>	<b>11.5%</b>	<b>2,391,286</b>	-	<b>909,553</b>	<b>818,598</b>	<b>10%</b>	<b>90,955</b>	<b>33.7%</b>	<b>38.0%</b>	<b>1,169</b>	<b>130</b>	<b>1,299</b>	<b>1,635</b>	<b>@5.34/1000 SF</b>	<b>41 STALLS</b>	<b>57</b>	<b>214</b>	<b>37</b>	



SITE PLAN - COMMON OPEN SPACE  
SCALE: 1" = 100'-0"

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**COMMON OPEN SPACE SCHEDULE**

OPEN SPACE	AMENITIES
<b>OPEN SPACE B1-A</b> 584 SF / 19' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(2) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B1-B</b> 584 SF / 19' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(2) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B2-A</b> 584 SF / 19' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(2) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B2-B</b> 584 SF / 19' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(2) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B3-A</b> 459 SF / 15' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(1) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B3-B</b> 459 SF / 15' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(1) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B4-A</b> 612 SF / 19' X 36'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(2) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B4-B</b> 459 SF / 15' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(1) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B5-A</b> 612 SF / 19' X 36'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(2) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B5-B</b> 459 SF / 15' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(1) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B6-A</b> 612 SF / 19' X 36'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(2) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B6-B</b> 506 SF / 17' X 31'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(6) CONCRETE BENCHES</li> <li>(1) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B7-A</b> 1258 SF / 15' X 75'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(16) CONCRETE BENCHES</li> <li>(4) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B7-B</b> 1348 SF / 20' X 82'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(16) CONCRETE BENCHES</li> <li>(5) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B8-A</b> 1307 SF / 20' X 67'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(16) CONCRETE BENCHES</li> <li>(4) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>
<b>OPEN SPACE B8-B</b> 2259 SF / 37' X 65'	<ul style="list-style-type: none"> <li>CANOPY - STEEL LATTICE SHADE STRUCTURE</li> <li>MINIMUM 50% OPEN TO SKY</li> <li>(18) CONCRETE BENCHES</li> <li>(6) OUTDOOR TABLES</li> <li>75% LIVE PLANT MATERIAL ABUTTING SITTING AREA (PLANTER)</li> </ul>

**COMMON OPEN SPACE CALCULATIONS**

BUILDING	REQUIRED	PROVIDED	TOTAL
<b>BUILDING 1:</b>	69,384 SF @ 1% = 694 SF	1 OPEN SPACE 1-A @ 584 SF 1 OPEN SPACE 1-B @ 584 SF	1,168 SF
<b>BUILDING 2:</b>	95,160 SF @ 1% = 952 SF	1 OPEN SPACE 2-A @ 584 SF 1 OPEN SPACE 2-B @ 368 SF	1,168 SF
<b>BUILDING 3:</b>	35,938 SF @ 1% = 360 SF	1 OPEN SPACE 3-A @ 545 SF 1 OPEN SPACE 3-B @ 459 SF	1,004 SF
<b>BUILDING 4:</b>	35,938 SF @ 1% = 360 SF	1 OPEN SPACE 4-A @ 612 SF 1 OPEN SPACE 4-B @ 459 SF	1,071 SF
<b>BUILDING 5:</b>	47,705 SF @ 1% = 478 SF	1 OPEN SPACE 5-A @ 612 SF 1 OPEN SPACE 5-B @ 459 SF	1,071 SF
<b>BUILDING 6:</b>	59,780 SF @ 1% = 598 SF	1 OPEN SPACE 6-A @ 612 SF 1 OPEN SPACE 6-B @ 506 SF	1,118 SF
<b>BUILDING 7:</b>	259,554 SF @ 1% = 2,596 SF	1 OPEN SPACE 7-A @ 1,258 SF 1 OPEN SPACE 7-B @ 1,348 SF	2,606 SF
<b>BUILDING 8:</b>	306,094 SF @ 1% = 3,061 SF	1 OPEN SPACE 8-A @ 1,307 SF 1 OPEN SPACE 8-B @ 2,259 SF	3,566 SF
<b>TOTAL COMBINED OPEN SPACE/PUBLIC AMENITY PROVIDED:</b>			<b>11,598 SF</b>

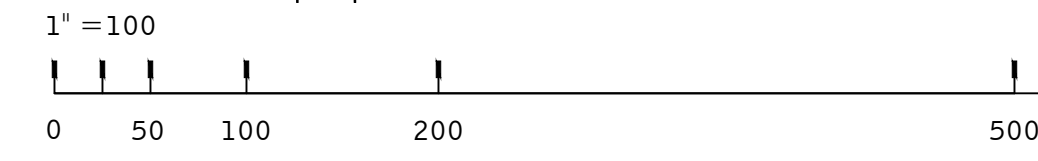
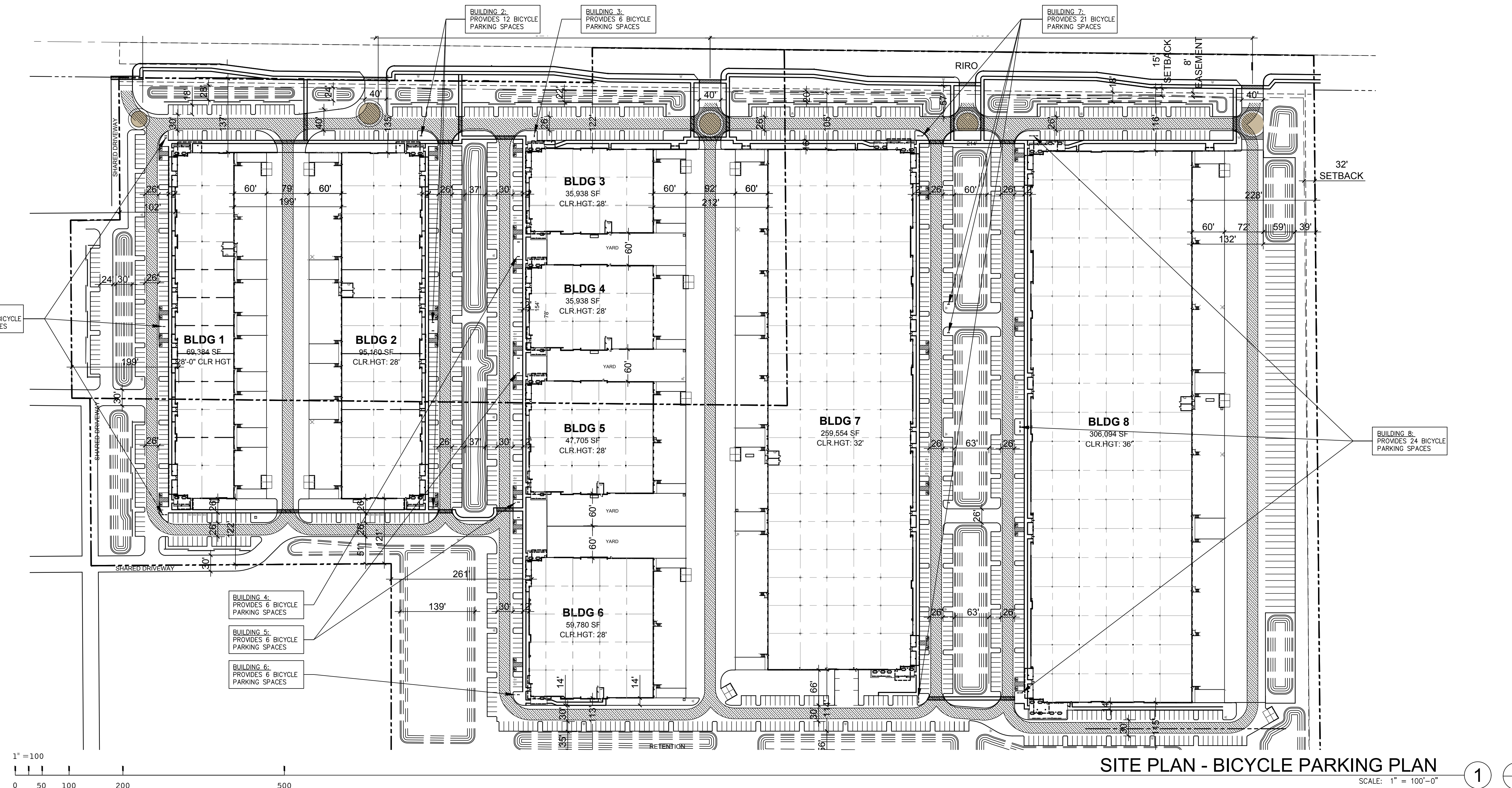
DATE	REMARKS

PA / PM: D.COUTURE  
DRAWN BY: C.A.  
JOB NO.: PHX22-0166-00

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**SITE PLAN - BICYCLE PARKING PLAN**  
SCALE: 1" = 100'-0" 1

**BICYCLE PARKING PLAN CALCULATIONS**

• PER SECTION 11-32-8(A)(1)(A) OF THE MZO, BICYCLE PARKING IS REQUIRED FOR MULTI-UNIT RESIDENTIAL BUILDINGS AND NONRESIDENTIAL DEVELOPMENT. BUILDINGS AND USES SUBJECT TO BICYCLE PARKING REQUIREMENTS MUST PROVIDE AT LEAST 3 BICYCLE PARKING SPACES OR AT LEAST 1 BICYCLE SPACE PER 10 ON-SITE VEHICLE PARKING SPACES ACTUALLY PROVIDED, WHICHEVER IS GREATER. AFTER THE FIRST 50 BICYCLE PARKING SPACES ARE PROVIDED, THE REQUIRED NUMBER OF ADDITIONAL BICYCLE PARKING SPACES IS 1 SPACE PER 20 VEHICLE PARKING SPACES.

• THE PARKING HAS BEEN PRORATED PER PARKING STALLS PER BUILDING.  
PARKING STALLS RATIO = # OF BUILDING PARKING STALLS DIVIDED BY # OF TOTAL SITE PARKING STALLS.

**TOTAL COMBINED BICYCLE PARKING SPACES PROVIDED:**

1265 TOTAL SITE VEHICLE PARKING -  
500 (FIRST 50 BICYCLE SPACES) = 765/20 = 38.25+50=88.25

REQUIRED: = 89 BICYCLE PARKING SPACES  
PROVIDED: = 96

<b>BUILDING 1: (PARKING RATIO = X%)</b>	<b>BUILDING 6:</b>
REQUIRED: 191 / 1265 = 0.1509 x 89 = 13.45	REQUIRED: 97 / 1265 = .0766 x 89 = 6.81
PROVIDED: 15	PROVIDED: 6
<b>BUILDING 2:</b>	<b>BUILDING 7:</b>
REQUIRED: 143 / 1265 = .1130 x 89 = 10.05	REQUIRED: 303 / 1265 = .2395 x 89 = 21.31
PROVIDED: 12	PROVIDED: 21
<b>BUILDING 3:</b>	<b>BUILDING 8:</b>
REQUIRED: 89 / 1265 = .0703 x 89 = 6.25	REQUIRED: 314 / 1265 = .2482 x 89 = 22.08
PROVIDED: 6	PROVIDED: 24
<b>BUILDING 4:</b>	<b>TOTAL COMBINED BICYCLE PARKING SPACES:</b>
REQUIRED: 60 / 1265 = .0474 x 89 = 4.21	REQUIRED: TOTAL = 89 SPACES
PROVIDED: 6	PROVIDED: TOTAL = 96 SPACES
<b>BUILDING 5:</b>	
REQUIRED: 68 / 1265 = .0537 x 89 = 4.77	
PROVIDED: 6	

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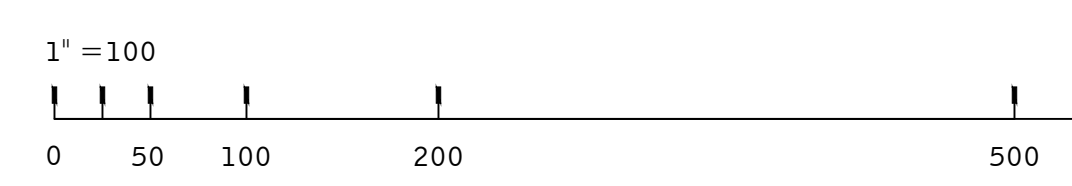
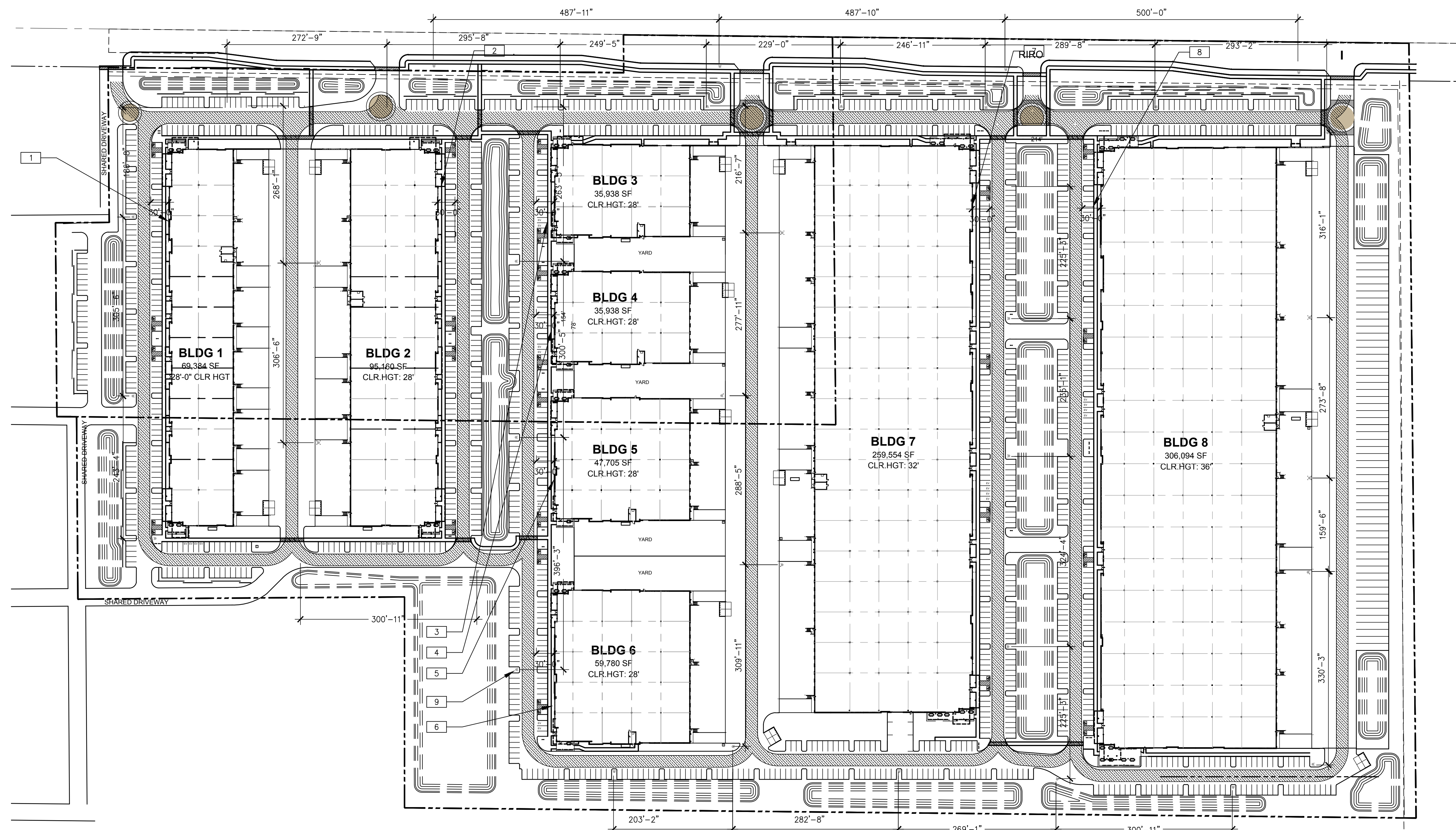
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SITE PLAN - BICYCLE PARKING PLAN	REMARKS
DATE	

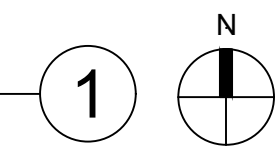
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**SITE PLAN - FIRE ACCESS PLAN**

SCALE: 1" = 100'-0"



**SITE PLAN KEYNOTES**

- 1 52% OF BUILDING 1 IS WITHIN 30' OF THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 2 55% OF BUILDING 2 IS WITHIN 30' OF THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 3 50% OF BUILDING 3 IS WITHIN 30' OF THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 4 50% OF BUILDING 4 IS WITHIN 30' OF THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 5 56% OF BUILDING 5 IS WITHIN 30' OF THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 6 65% OF BUILDING 6 IS WITHIN 30' OF THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 7 62% OF BUILDING 7 IS WITHIN 30' OF THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 8 69% OF BUILDING 8 IS WITHIN 30' OF THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 9 FIRE HYDRANT, TYP.

**SITE LEGEND**

FIRE LANE HATCH (20' WIDE, TYP. TURNING RADII OF 35' AND 55')

**FIRE ACCESS NOTES:**

1. DIMENSIONS HAVE BEEN NOTED ON THE PLAN TO INDICATE THE DISTANCE BETWEEN EACH FIRE HYDRANT.
2. DIMENSIONS HAVE BEEN NOTED ON THE PLAN TO INDICATE DISTANCE FROM THE FIRE LANE.
3. SEE KEYNOTES FOR FIRE ACCESS AVERAGING PERCENTAGES.

**FIRE NOTES:**

1. THE CITY OF MESA HAS ADOPTED THE 2018 INTERNATIONAL CODE COUNCIL (ICC) "FAMILY" OF CODES AND THE 2017 NATIONAL ELECTRIC CODE PRODUCED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.
2. REFERENCE TO APPENDIX B AND C ABOUT THE REQUIRED NUMBER AND DISTANCE OF FIRE HYDRANTS FOR THE FACILITY. NOTE: FIRE HYDRANT CAN BE NO CLOSER THAN 40 FEET FROM THE BUILDING IT PROTECTS. FIRE HYDRANTS CAN BE NO FURTHER THAN 500- FEET APART FROM EACH OTHER.
3. PER COM AMENDED FIRE CODE SECTION 503.7.1. BUILDINGS OR FACILITIES EXCEEDING 30 FEET OR THREE STORIES IN HEIGHT SHALL HAVE NOT FEW THAN TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. AND COM AMENDED FIRE CODE SECTION 503.7.2 BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQUARE FEET WILL REQUIRE TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
4. PER COM AMENDED FIRE CODE SECTION 503.7.3. WHERE TWO FIRE APPARATUS ACCESS IS REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
5. PER COM OF MESA AMENDED FIRE CODE SECTION 503.8.1 WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED.
6. PER COM AMENDED FIRE CODE SECTION 503.8.2. ANY BUILDING EXCEEDING 30 FEET HIGH WILL REQUIRE A 26 FEET WIDE AERIAL FIRE APPARATUS ACCESS ROAD.
7. PRELIMINARY SITE PLAN COMPLIES WITH COM AMENDED FIRE CODE FOR AERIAL APPARATUS REQUIREMENTS.
8. PER COM AMENDED FIRE CODE SECTION 503.8.4. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL.
9. FIRE SPRINKLERED SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA FIRE CODE 903.2. UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS OF 903.2.1. UPON CONSTRUCTION PLAN SUBMITTAL, PROVIDE PLANS FOR THESE SYSTEMS OR DEFER.
10. PER MESA AMENDED FIRE CODE SECTION 510.1 NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL OR BUILDINGS OR STRUCTURES TOTALING 45,000 SF OR MORE ON ANY SINGLE FLOOR.
11. POSSIBILITY OF ADDITIONAL FIRE REQUIREMENTS DURING OFFICIAL PLAN REVIEW.

FIRE ACCESS PLAN	
DATE	REMARKS

PA / PM:	D.COUTURE
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JOB NO.:	PHX22-0166-00

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