

1 REFUSE ENCLOSURE- DBL BIN
PER CITY OF MESA M-62.01 thru M-62.04.2.

2 NOT USED

3 TRASH ENCLOSURE ELEVATION
PER CITY OF MESA M-62.01 thru M-62.04.2.

FIRE / GENERAL NOTES

- 1- FIRE HYDRANT IS REQUIRED TO BE WITHIN 150 FEET OF FIRE DEPT. CONNECTION.
- 2- PROVIDE A MINIMUM OF (1) 2A-10B-C FIRE EXTINGUISHER PER 3,000 SQUARE FEET OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET, MOUNTED IN AN ACCESSIBLE LOCATION
- 3- CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION
- 4- A KNOX BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. ON LARGE BUILDINGS WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KNOX BOXES SHALL BE REQUIRED AT OTHER LOCATIONS AT THE DISCRETION OF THE FIRE OFFICIAL. REFER TO FIRE DEPARTMENT REGULATIONS.
5. DEVELOPMENT OF THIS BUILDING WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES AS AMENDED BY THIS PROCESS AND CONFIRMED BY ACCEPTANCE OF THIS PLAN.
6. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT.

PROJECT DIRECTORY

OWNER/ DEVELOPER:
HIGLEY/202 INDUSTRIAL LLC
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MESA, ARIZONA 85215
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ARCHITECT:
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LANDSCAPE ARCHITECT:
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PROJECT DATA

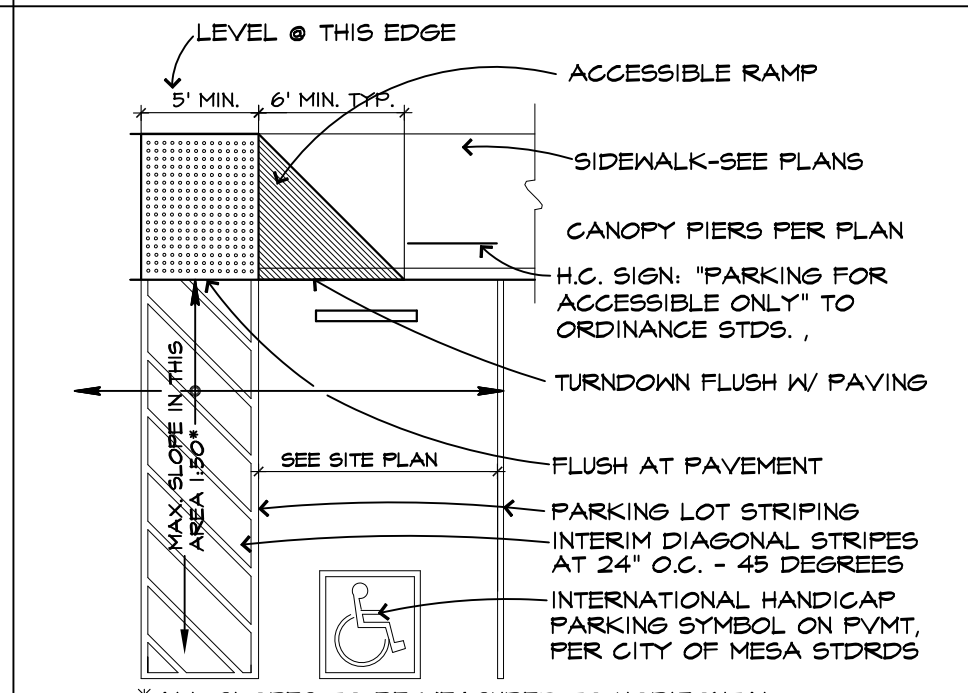
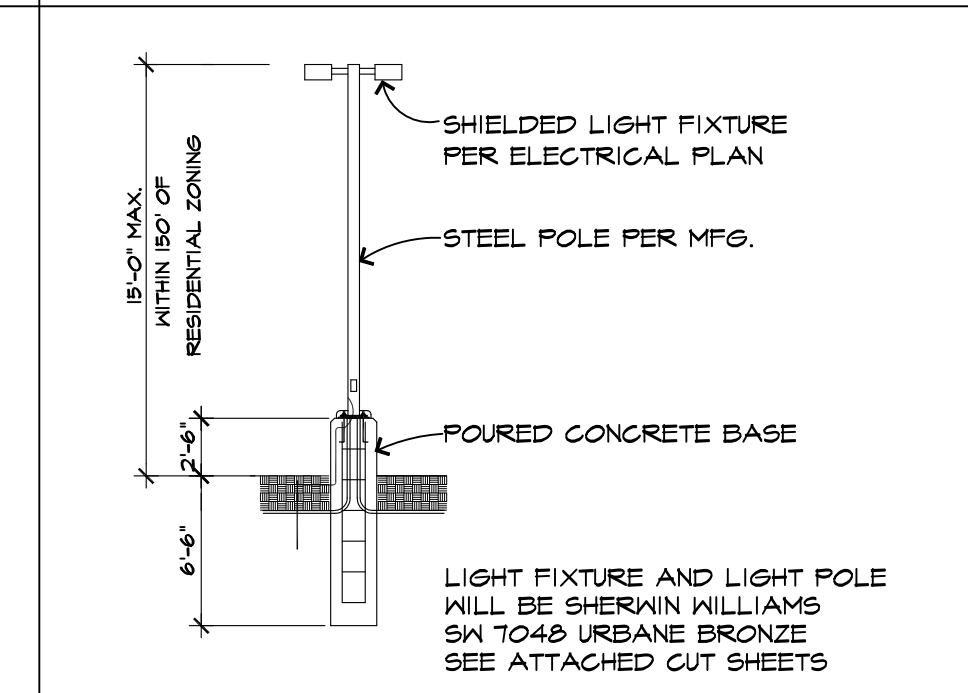
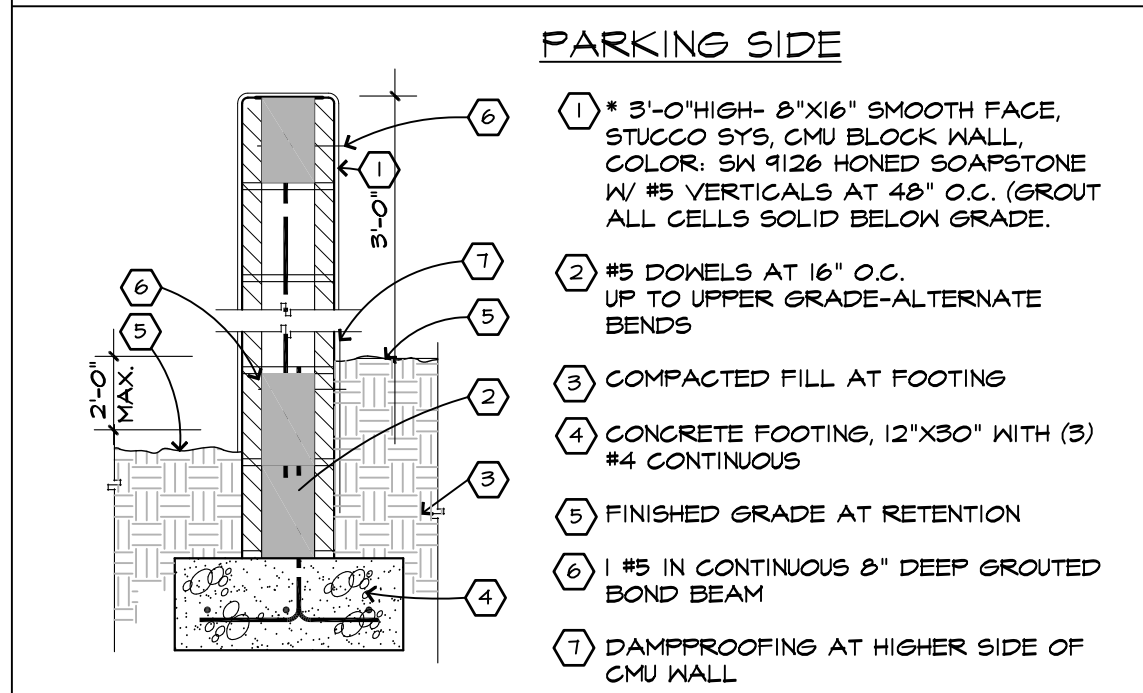
PROJECT NAME: HIGLEY/202 INDUSTRIAL COMMERCE
LOCATION: 3813 NORTH HIGLEY RD, MESA, AZ 85215
SCOPE OF WORK: PROPOSING 2 STORY OFFICE AND RELATED WORKSHOP. THESE 2 BLDGS WILL BE CONNECTED TOGETHER BY A COVERED COLONADE WALKWAY. THE ENTIRE LOT WILL BE DIVIDED TO 2 SEPARATE LOTS. AT THIS TIME ONLY LOT ONE WILL BE DEVELOPED

CURRENT ZONING: LI (LIGHT INDUSTRIAL)
OCCUPANCY: B + S-2
CONSTRUCTION TYPE: V-B
PARCEL NUMBER: 141-38-009K, -009F, -009M & -009H
PARCEL AREA: LOT 1: ± 214,767 S.F. (4.93 AC)
(COMBINATION OF 4 PARCELS)

TOTAL BUILDING AREA: 2 STORY OFFICE BUILDING: 5,400 + 4,550 (UPSTAIRS) = ± 9,950 S.F.
WORKSHOP BUILDING: ± 1,412 S.F.
OFFICE AREA: ± 6,332 S.F.
MEZZANINE AS STORAGE: ± 3,295 S.F.

PARKING REQUIRED: 9,950 + 1,412 = 11,362 / 375 = 31 STALLS
6,332 + 3,295 = 9,627 / 500 = 20 STALLS

PARKING PROVIDED: 60 STALLS (4 ADA + 56 STANDARD)
BICYCLE RACK REQUIRED: 60 STALLS / 10 = 6
BICYCLE RACK PROVIDED: 6 RACKS
LANDSCAPE AREA PROVIDED: ± 63,035 S.F.
63,035 / 214,767 S.F. = 0.288 = 29.4%



4 CMU SCREEN WALL
N.T.S.

5 SITE LIGHT POLE
N.T.S.

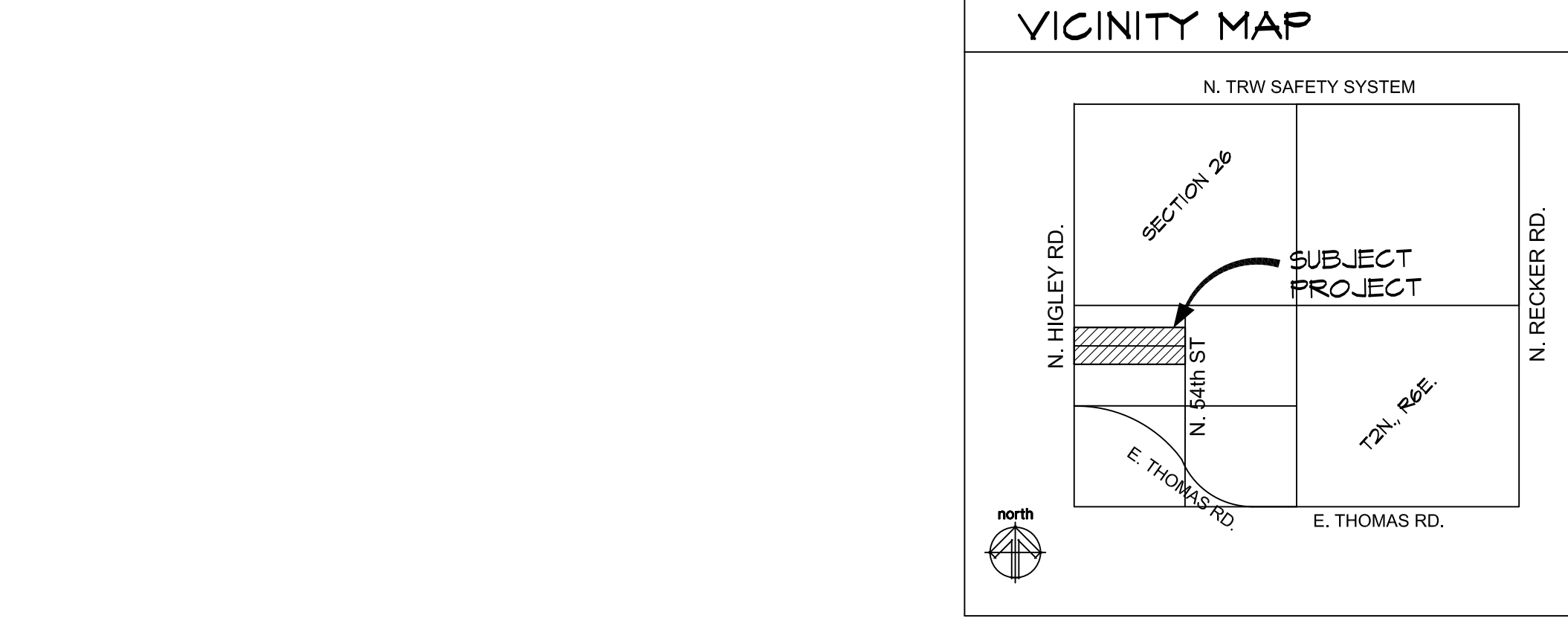
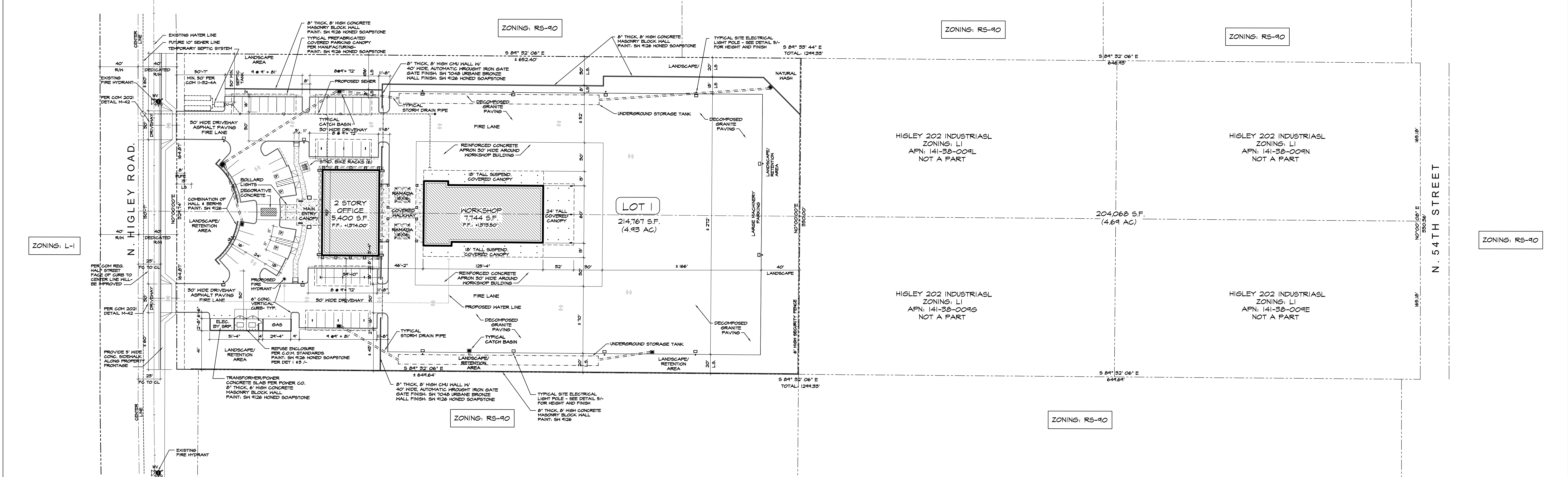
6 ADA ACCESSIBLE PARKING
N.T.S.

SEPARATE SUBMITTAL

ALL SIGNAGE WILL BE UNDER SEPARATE SUBMITTALS AND PER CITY OF MESA ORDINANCE REGULATIONS AND MUST BE PRESENTED BY PROFESSIONALLY RECOGNIZED SIGN COMPANY.

APPLICABLE BUILDING CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
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 (ISPC)
2017 NATIONAL ELECTRICAL CODE (NEC)



SITE P # Z #: ZON23-00276
DESIGN REVIEW #: DRB22-01156
PRE-SUBMITTAL #: PRS22-00674

NO.	REVISIONS	DATE

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REGISTERED ARCHITECT
52261 RAUF S. MOOSAVI
06/29/2023
EXPIRES: 06/30/2026

ARCHITECTURE SITE PLANNING INTERIOR DESIGN

HIGLEY / 202 COMMERCE INDUSTRIAL
3813 NORTH HIGLEY ROAD,
MESA, AZ 85215

PRELIMINARY SITE PLAN & PROJECT DATA

DRAWN BY: RSM
CHECKED BY: TM
DATE: 10-20-2022
SCALE: AS SHOWN
JOB NO.: 2212.00
SHEET

A1
OF SHEETS

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