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MASTER SITE PLANNING

INTERIOR DESIGN

TENANT IMPROVEMENTS

Project Narrative

Higley/ 202 Industrial
New ground up
2 story office and workshop

The Owner of **Higley/ 202 Industrial, LLC.,** who is in civil construction business with a successful headquarter in City of Mesa, is proposing to expand their Facility and investment. The new project will be built on 3813 North Higley Road under APN: 141-38-009 E to H and K to N.

Lot Information and general requirements

The entire subject property, currently zoned as L-I, Light Industrial, is located at East side of the Higley Road, near by Thomas Road in a light industrial area surrounded by L-1 and some RS-90 zoned properties which most end users are business related than residence.

City of Mesa current and future right of ways, setbacks and other requirements for this site are noted as:

- Right of ways: 40' at Higley Road
- PUE: 8' at Higley Road
- Building setbacks:

  15' along Higley Rd, 20' adjacent to RS-90 and along adjacent L-I will be 0'.
- Allowable Building height restriction: 40' maximum
- Landscape setbacks

  15' along RS-90 parcels, 15' along Higley Rd, and 5' along LI parcels.

Development

All parcels, total of ± 9 acres as one entity is owned by Higley/202 Industrial LLC.

The existing lot is narrow / long and has 2 frontage Street. The west frontage as the main access road opens to Higley Road and the second is from 54th street which is a dead end/ undeveloped short local Street. This development will not have access to 54th Street and will receive the entire traffic from Higley Road.

At this time we are proposing to divide the entire lot in to two lots. Lot 1 with 4.5 acres total will be developed and second lot (+/- 5.11 acres) will be remained as vacant.

All the driveways, parking lots, trash collection paths, and delivery trucks access roads for these lots will be connected through Higley Road.

Existing Site Condition:

Per our communications with City of Mesa Engineering, currently there is no public sewer on Higley Road or 54th Street to be used for our main Sewer line connection.

Moosavi Design Group Architects, Inc.
14300 N. Northsight Blvd., Suite113 Scottsdale, AZ 85260 Telephone: 480-451-8823 Fax: 480-451-8824 www.moosavidesign.com
"We are committed to meet and exceed our Clients' expectations."

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We propose to install a "dry sewer" out-falling at Higley. And until the public sewer is installed and operational by the City of Mesa we will use the septic on individual lots, permitted by the State ADEQ and County MCESD.

Developer is providing a solution that not only solves the current lack of infrastructure in this area as it corresponds to his development, but also provides solution for when the city intends to extend wastewater infrastructure into the area. Provisions can be stated that the developer or the corresponding owners are responsible for removal and disposal of the existing septic systems to be compliant with the above-mentioned Agencies.
In addition, all roadway alignments directly adjacent to a property is required to dedication ROW/ PUE and half-street improvements.
Half-street improvements will be 17' pavement, curb, gutter, streetlights, wet and dry utilities, signing and striping.

Design per City of Mesa Zoning Ordinance:

The proposed buildings on the subject site have been designed per current zoning ordinance and code study of the City of Mesa:

- The 2-story building area will be 5,400 s.f. x2 = 10,800 s.f. of office space and 7,744 s.f. of workshop, storag and service offices at 4.5 Acre lot.
- The maximum building height will be 30' with ± 6' parapet walls as rooftop equipment screening.

Driveway and Parking Requirements:

The vehicular access to this unique site has been carefully studied.

The main office building and related workshop will have total of 61 parking stalls. There will be dedicated 4 ADA accessible parking which are conveniently located at front of the main building entrance.

Per City of Mesa standards (Sec 11-32-8A1a) there will be 6 bicycle racks at assigned area building.

Conceptual Hardscape/ Landscaping

Landscaping will be installed per City of Mesa requirements, including ground cover surrounding the building footprint. Landscaping materials will consist of both native and naturalized vegetation that will make the project internally consistent with the proposed uses and buffer this site from surrounding uses. The irrigation system will be installed with respect to the water conservation at City of Mesa.

Furthermore, the landscaping will provide aesthetic amenities to the owners and visitors to the site. The conceptual goal of the landscape element of this project is to create aesthetically pleasing views, walkways with some rest areas such as Ramada, seating benches for outdoor socializing ambiance.

The Sight Visibility Triangles (SVT) are shown on landscape plans per code, for easier vehicular access to the site on Higley Road Entrance.

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Architectural Conceptual Design

The architectural character of the new ground-up buildings has been designed carefully to offer a quality office/ workshop facility with balanced and steady masonry and steel framed structure and fully recessed storefront glazing and windows.
The covered entry projection in center of each entrance in each individual building will provide an attractive element to main façade. It also creates an iconic/ harmonic feature for all structures in total site.

As separate submittal Sign Company will propose to install business sign/ logo on the canopy towers. This will guide the visitors to conveniently find their desired offices.
The suspended cantilevered canopies with steel cable rods hooked to the metal diamond shape plates along sides of the buildings where loading areas and overhead doors exist will create the break down on the length of building, as well as a shade for pedestrians approaching the building. Projected shade elements over window openings carries where offices are located in each building and especially throughout the main street face façade. Variation of colors make the building attractive and modern.
The two buildings will be connected via covered canopies to create extra shade for pedestrians. The facade appearance, repetition, and consistency in use of common elements, colors and textures will bind the overall development as a cohesive whole into the neighborhood.

In addition to the building features, some lush landscaping will be provided on North and South side, to buffer the surrounding neighborhood.

Refuse Enclosures has been carefully designed to match existing building character and finish material with all the necessary requirements per (M-62.01-04) These Enclosures will be away from main driveways, yet accessible by trash dumpsters and with defined circulation between lots.

For Screening, combination of berm and maximum 42" screen wall along Higley Road and in front of parking area will block the headlights of the cars.

Pedestrian walkways are shown throughout the site with ADA accessibility to the entire site and in connection to the parking lot orientation.

In overall, we do take pride at our care in detailing and commitment to build a quality product in respect to the City of Mesa Planning goals.

Mechanical Equipment Screening

Screening shall comply with the current City of Mesa Zoning Ordinance.
In response to this important item, the necessary parapet wall will provide screening to the roof top objects such as satellite dish, HVAC air conditioning units, EVAP coolers etc.

Fire Department Accessibility:

This site is carefully designed to allow fire trucks in and out of the site.

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The Proposed site will have new Fire Hydrants per City Fire Department requirements. Both buildings and covered canopies will be equipped to Fire Sprinkler System and necessary fire alarms.
All the necessary security fence will have accessible automatic gates with fire department special access on emergency cases.

The fire lane access driveways all around the site will be minimum 30 feet wide for easier maneuver of Fire apparatus.

This application is seeking review and approval on 2 combined items:

- Site Plan Review (P & Z)
- Preliminary plat