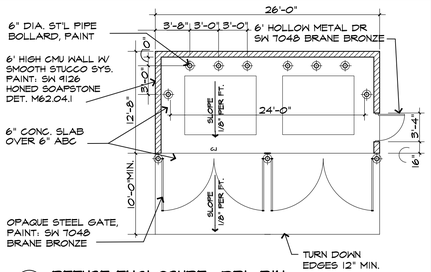
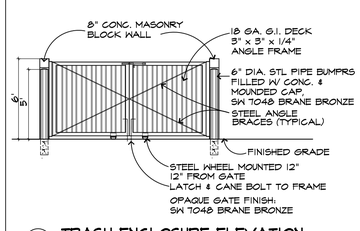


1 REFUSE ENCLOSURE- DBL BIN
N.T.S.

PER CITY OF MESA M-62.01 thru M-62.04.2.

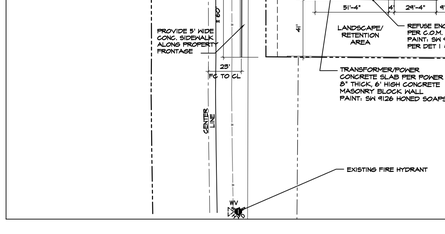
2 NOT USED



3 TRASH ENCLOSURE ELEVATION
N.T.S.

PER CITY OF MESA M-62.01 thru M-62.04.2.

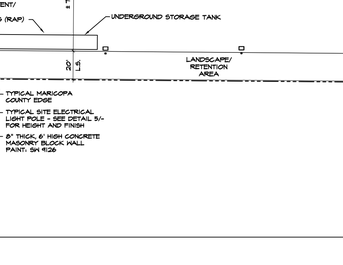
PARKING SIDE



1. 8" 3'-0"HIGH- 8"X16" SMOOTH FACE, STUCCO SYS, CMU BLOCK WALL, COLOR: SW 9126 HONED SOAPSTONE W/ #5 VERTICALS AT 48" O.C. (GROUT ALL CELLS SOLID BELOW GRADE.
2. #5 DOWELS AT 16" O.C. UP TO UPPER GRADE-ALTERNATE BENDS
3. COMPACTED FILL AT FOOTING
4. CONCRETE FOOTING, 12"X30" WITH (3) #4 CONTINUOUS
5. FINISHED GRADE AT RETENTION
6. | #5 IN CONTINUOUS 8" DEEP GROUTED BOND BEAM
7. DAMPPROOFING AT HIGHER SIDE OF CMU WALL

4 CMU SCREEN WALL
N.T.S.

5 SITE LIGHT POLE
N.T.S.



*ALL SLOPES TO BE MEASURED TO HORIZONTAL

6 ADA ACCESSIBLE PARKING
NTS

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.

SEPARATE SUBMITTAL

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

PROJECT DIRECTORY

OWNER/ DEVELOPER:
HIGLEY/202 INDUSTRIAL LLC
4505 E VIRGINIA ST.
MESA, ARIZONA 85215
TEL: (480) 646-4438
CONTACT: TY BORUM
MOBILE: 602-717-9933
EMAIL: ty@kinkaldcivil.com

ARCHITECT:
MOOSAVI DESIGN GROUP, INC.
14300 N. NORTHSIGHT BLVD., SUITE 113
SCOTTSDALE, ARIZONA 85260
CONTACT: RAUF MOOSAVI
PHONE: (480) 451-8823
FAX: (480) 451-8824
EMAIL:raufm@moosavidesign.com

CIVIL ENGINEER:
BFH GROUP
3707 E. SOUTHERN AVENUE
MESA, AZ 85206
PHONE: (480) 734-1446
CONTACT: DAVID BOHN
EMAIL: davidb@thebfhgroup.com

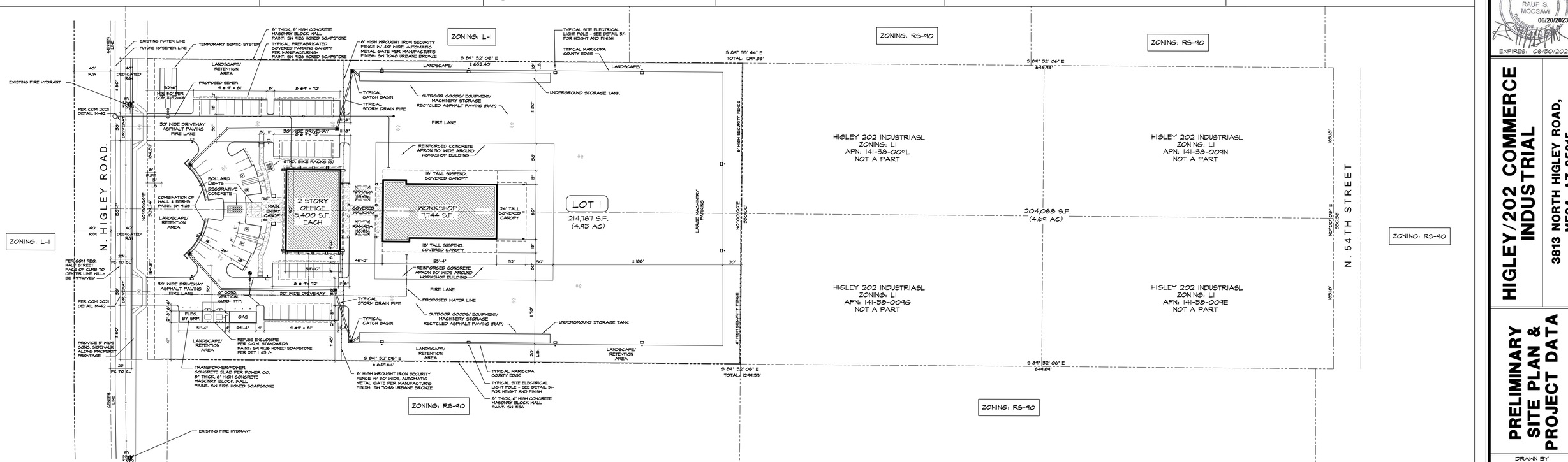
LANDSCAPE ARCHITECT:
JDP LAND DESIGN
7292 E. PARADISE DRIVE
SCOTTSDALE, ARIZONA 85260
CONTACT: JEFF PETERS
PHONE: (602) 790-7247
EMAIL: jeffd7171@gmail.com

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 (ISPSC)
2017 NATIONAL ELECTRICAL CODE (NEC)

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: OFFICE AREA: ± 1,412 S.F. WORK SHOPS DOWNSTAIRS ± 6,332 S.F. MEZZANINE AS STORAGE: ± 3,245 S.F.
PARKING REQUIRED:	9,950 ÷ 1,412 = 11,362 / 375 = 31 STALLS 6,332 + 3,245 = 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:	± 57,594 S.F. 57,594 / 214,761 S.F. = 0.268 = 26.8%

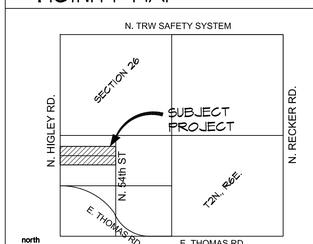


SITE PLAN

SCALE: 1"=50'-0"

0 25' 50' 100' 200'

VICINITY MAP



SITE APPROVAL #: ZON22-01157

DESIGN REVIEW #: DRB22-01156

PRE-SUBMITTAL #: PRS22-00674

NO.	REVISIONS	DATE

MOOSAVI DESIGN GROUP, INC.
14300 N. Northsight Blvd., #113
Scottsdale, Arizona 85260
Telephone: (480) 451-8823
Fax: (480) 451-8824
www.moosavidesign.com

▲ ARCHITECTURE ▲ MASTER SITE PLANNING ▲ INTERIOR DESIGN ▲ TENANT IMPROVEMENTS

REGISTERED ARCHITECT
CERTIFICATE NO.
52261
RAUF S. MOOSAVI
06/20/2023
EXPIRES: 06/30/2026

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

ALL RIGHTS RESERVED FOR MOOSAVI DESIGN GROUP
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF MDG AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE MDG.