

**PROJECT DIRECTORY**

ARCHITECT:  
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**SITE DATA**

PARCEL NUMBER: 140-14-003M  
 EXISTING ZONING: LC (MINI-STORAGE WITH CUP)  
 GROSS SITE AREA: 4.40 ACRES(191,833 S.F.)  
 NET SITE AREA: 4.02 ACRES (175,259 S.F.)  
 MAX. HEIGHT: 30'-0"  
 MAX F.A.R. -

PROPOSED USE: RETAIL / RESTAURANT / STORAGE

BUILDING AREA:  
 PAD-A: RESTAURANT WITH D/T 1,800 S.F.  
 PAD-A: PATIO 540 S.F.  
 PAD-B: RETAIL 2,480 S.F.  
 PAD-B: RESTAURANT WITH D/T 1,785 S.F.  
 PAD-C: MINI STORAGE 97,164 S.F.

TOTAL AREA: 103,769 S.F.

PARKING REQUIRED:  
 RESTAURANT WITH DT: 1 PER 100 S.F. 36 SPACES  
 RESTAURANT PATIO: 1 PER 200 S.F. 3 SPACES  
 RETAIL - 1 PER 375 S.F. 7 SPACES  
 MINI STORAGE - 4 SPACES 4 SPACES

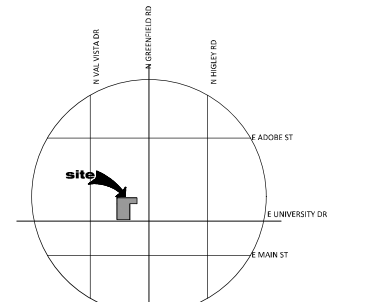
TOTAL PARKING REQUIRED: 50 SPACES

TOTAL PARKING PROVIDED: 55 SPACES  
 (4 AT STORAGE)  
 (51 AT RETAIL/RESTAURANT)

ACCESSIBLE SPACES REQUIRED: 03 SPACES  
 ACCESSIBLE SPACES PROVIDED: 04 SPACES

**GENERAL NOTES**

CODES ADOPTED BY COM: 2018 IBC / 2017 NEC  
 PER IFC APPENDIX B AND C - HYDRANT CAN BE NO CLOSER THAN 40 FT FROM BLDG, HYDRANTS CAN BE NO FURTHER THAN 400 FT BETWEEN  
 PER COM AMENDED FIRE CODE STORAGE LOTS SHALL PROVIDE AND MAINTAIN FIRE HYDRANTS AND ACCESS ROADS PER SECTIONS 503 THRU 508  
 REFER TO IFC SECTION 503.6 ON INSTALLATION OF GATES ON FIRE ACCESS ROAD - REQUIRES SEPARATE PERMIT  
 FIRE SPRINKLERS REQUIRED IN ALL BUILDINGS



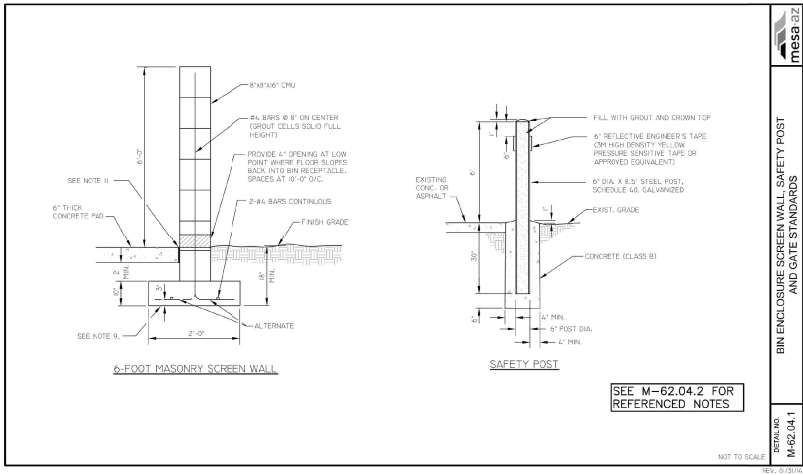
**VICINITY MAP**  
 SCALE: N.T.S.

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**UNIVERSITY MULTI-USE**  
 4312 E UNIVERSITY DRIVE  
 MESA ARIZONA 85205  
 DATE: 08-22-2023 (PRELIMINARY)

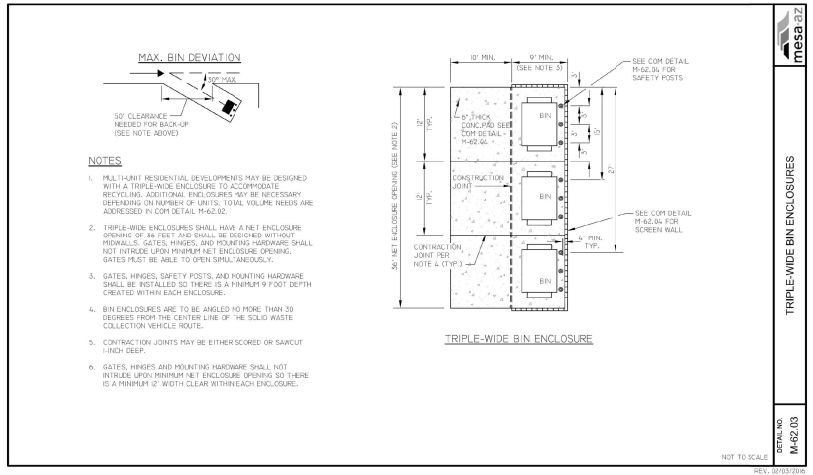
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**SP-1**  
 RKA A# 19066.00





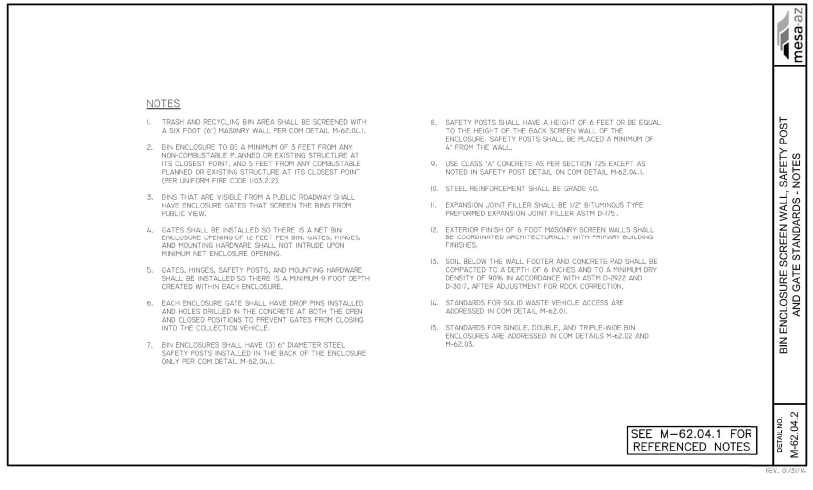
**mesa**  
**MESA AZ**  
**DETAIL NO.**  
**M-62.04.1**  
**BIN ENCLOSURE SCREEN WALL, SAFETY POST**  
**AND GATE STANDARDS**  
 NOT TO SCALE  
 REV. 07/23/24

SEE M-62.04.2 FOR REFERENCED NOTES



- NOTES**
1. FULL LIGHT RESIDENTIAL DEVELOPMENTS MAY BE DESIGNED WITH A TRIPLE-WIDE ENCLOSURE TO ACCOMMODATE RECYCLING. ADDITIONAL ENCLOSURES MAY BE NECESSARY DEPENDING ON NUMBER OF UNITS. TOTAL VOLUME NEEDS ARE ADDRESSED IN COM DETAILS M-62.00.
  2. TRIPLE-WIDE ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 36 FEET AND SHALL BE DESIGNED WITHOUT HORIZONTALS, GATES, HINGES, AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING. GATES MUST BE ABLE TO OPEN ORBIT, BROADCAST.
  3. GATES, HINGES, SAFETY POSTS, AND MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MINIMUM 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE.
  4. BIN ENCLOSURES ARE TO BE ANGLED NO MORE THAN 30 DEGREES FROM THE CENTER LINE OF THE SOLID WASTE COLLECTION VEHICLE ROUTE.
  5. CONTRACTION JOINTS MAY BE EITHER SCORED OR SAWCUT 1-INCH DEEP.
  6. GATES, HINGES AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING SO THERE IS A MINIMUM 12" WIDTH CLEAR WITH EACH ENCLOSURE.

**mesa**  
**MESA AZ**  
**DETAIL NO.**  
**M-62.03**  
**TRIPLE-WIDE BIN ENCLOSURES**  
 NOT TO SCALE  
 REV. 06/23/2025



- NOTES**
1. TRASH AND RECYCLING BIN AREA SHALL BE SCREENED WITH A SIX FOOT (6') MASONRY WALL PER COM DETAIL M-62.03.1.
  2. BIN ENCLOSURE TO BE A MINIMUM OF 3 FEET FROM ANY NON-CORRUSTIBLE PLANED OR EXISTING STRUCTURE AT ITS CLOSEST POINT, AND 5 FEET FROM ANY CORRUSTIBLE PLANED OR EXISTING STRUCTURE AT ITS CLOSEST POINT (PER UNIFORM FIRE CODE 103.2.2).
  3. BINS THAT ARE VISIBLE FROM A PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
  4. GATES SHALL BE INSTALLED SO THERE IS A NET BIN ENCLOSURE OPENING OF 42 FEET PER BIN. GATES, HINGES, AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING.
  5. GATES, HINGES, SAFETY POSTS, AND MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MINIMUM 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE.
  6. EACH ENCLOSURE GATE SHALL HAVE DROP PINS INSTALLED AND HOLES DRILLED IN THE CONCRETE AT BOTH THE OPEN AND CLOSED POSITIONS TO PREVENT GATES FROM CLOSING INTO THE COLLECTION VEHICLE.
  7. BIN ENCLOSURES SHALL HAVE (3) 6" DIAMETER STEEL SAFETY POSTS INSTALLED IN THE BACK OF THE ENCLOSURE ONLY PER COM DETAIL M-62.04.1.

8. SAFETY POSTS SHALL HAVE A HEIGHT OF 6 FEET OR BE EQUAL TO THE HEIGHT OF THE BACK SCREEN WALL. IF THE ENCLOSURE SAFETY POSTS SHALL BE PLACED A MINIMUM OF 4" FROM THE WALL.
9. USE CLASS 'X' CONCRETE AS PER SECTION 225 EXCEPT AS NOTED IN SAFETY POST DETAIL, ON COM DETAIL M-62.04.1.
10. STEEL REINFORCEMENT SHALL BE GR60-60.
11. EXPANSION JOINT FILLER SHALL BE UP 2" TYPICAL TYPE 1 PREFERRED EXPANSION JOINT FILLER ASTM D-175.
12. EXTERIOR FINISH OF 6 FOOT MASONRY SCREEN WALLS SHALL BE SUBMITTANT ORNAMENTALLY WITH FINISH BUILDING FINISHES.
13. SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE CONNECTED TO A BIRTH OF 8 INCHES AND TO A MINIMUM DRY DENSITY OF 98% IN ACCORDANCE WITH ASTM D-2922 AND D-3017, AFTER ADJUSTMENT FOR MOISTURE CORRECTION.
14. STANDARDS FOR SOLID WASTE VEHICLE ACCESS ARE ADDRESSED IN COM DETAIL M-62.00.
15. STANDARDS FOR SINGLE, DOUBLE, AND TRIPLE-WIDE BIN ENCLOSURES ARE ADDRESSED IN COM DETAILS M-62.02 AND M-62.03.

SEE M-62.04.1 FOR REFERENCED NOTES

**mesa**  
**MESA AZ**  
**DETAIL NO.**  
**M-62.04.2**  
**BIN ENCLOSURE SCREEN WALL, SAFETY POST**  
**AND GATE STANDARDS**  
 NOT TO SCALE  
 REV. 07/23/24

**TRASH ENCLOSURE DETAILS AND NOTES**

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**SP-3**  
**RKAA# 19066.00**



