

PROJECT DIRECTORY

PROJECT OWNER:
KADIJA LLC

ARCHITECT:
TAMIMI ARCHITECTS
MARWAN TAMIMI
602-380-3026

SITE INFORMATION

PARCEL NUMBER: 141-54-034-D
LOT AREA: 63,555 SQ.FT. (1.459 ACRES)
ZONING: LC

PROPOSED BUILDING HEIGHT: 30 FEET
ALLOWED: 30/2

SET BACK:
STREET SIDE: 20 FEET
SIDE: 15 FEET SINGLE STORY, 30 FEET TWO STORIES

LANDSCAPE SET BACK:
STREET: 20 FEET
SIDE: EXISTING TO REMAIN

OFF STREET PARKING CALCULATIONS:
REQUIRED PARKING: 1/200 SQ.FT. FOR MEDICAL USE
REQUIRED FOR MEDICAL USE: 7,000/200 = 35 SPACES
REQUIRED FOR SECOND FLOOR USE: 1,681/375 = 5 SPACES
REQUIRED PARKING: 1/375 SQ.FT. FOR GENERAL USE
REQUIRED FOR GENERAL USE: 3000/375 = 8 SPACES
REQUIRED FOR EATING USE: 2000/75 = 27 SPACES
REQUIRED FOR OUTDOOR USE: 300/200 = 1.5 SPACES

TOTAL REQUIRED: 77 SPACES
TOTAL EXISTING PARKING SPACES : 75 SPACES
ACCESSIBLE PARKING PROVIDED: 4 SPACES

COVERED PARKING SPACE:
REQUIRED: MINIMUM 10 SACP. 1 COVERED SPACE
PER OFFICE OR SUITE PLUS 1
PROVIDED: 10 SPACES

PARKING- FIRST FLOOR ALL MEDICAL:
REQUIRED PARKING IF FIRTS FLOOR ALL MEDICAL: 1/200 SQ.FT.
REQUIRED FOR MEDICAL USE: 13,000/200 = 60 SPACES
REQUIRED FOR SECOND FLOOR USE: 1,681/375 = 5 SPACES
TOTAL REQUIRED: 65 SPACES
TOTAL REQUIRED: 65 X 1.25% = 81 SPACES
TOTAL EXISTING PARKING SPACES : 75 SPACES

BUILDING INFORMATION

BUILDING AREA:
FIRST FLOOR :11,984 SQ.FT.
SECOND FLOOR: 1,681 SQ.FT.

BUILDING HEIGHT: TWO STORIES, 30 FEET TO THE TOP
OF PARAPET

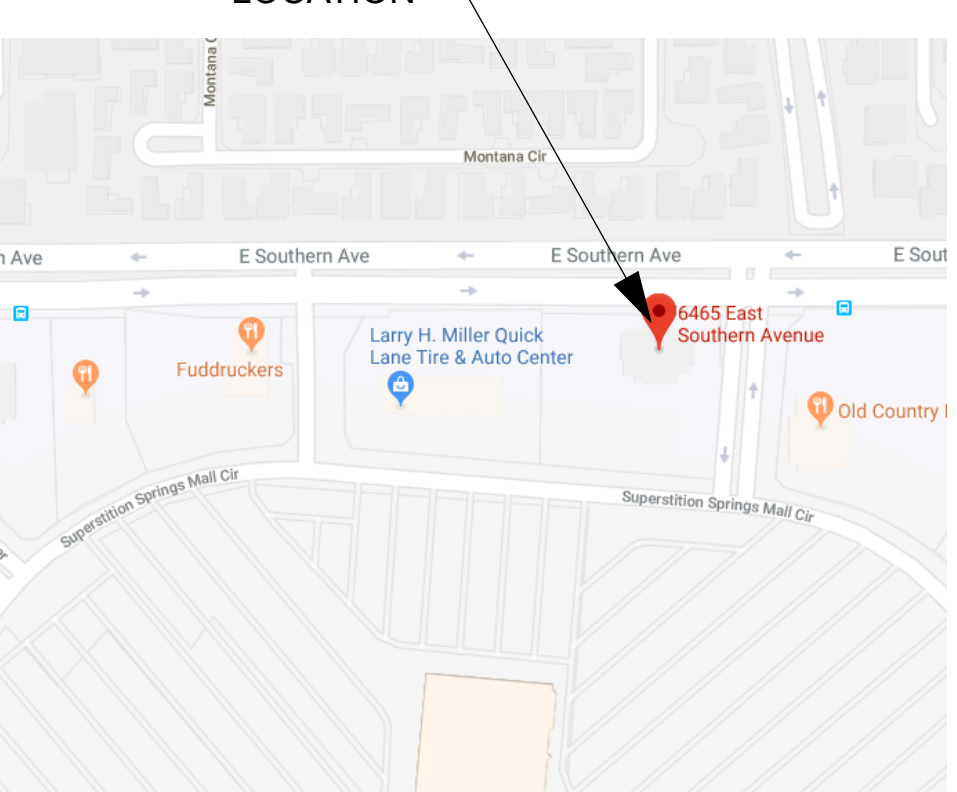
BUILDING CODES

2018 International Building Code (IBC)
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)
2017 National Electrical Code (NEC)

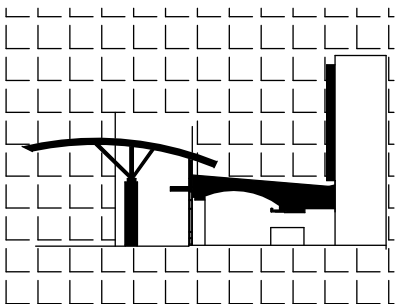
LOCATION MAP



VICINITY MAP

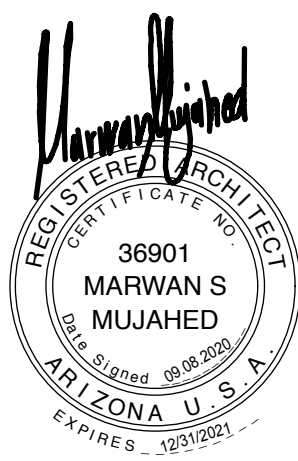


TAMIMI ARCHITECTS



ARCHITECTURE AND PLANNING

4501 E. GOLD POPPY WAY
PHOENIX, AZ 85044



Kadija LLC
**MIXED USE BUILDING ON
SOUTHERN**
6465 E. SOUTHERN AVE.
MESA, AZ 85206

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PROJECT NUMBER
2018-001

DATE OF ISSUE
07.08.2020

REVISION NO.

DATE

PROJECT PHASE
SITE PLAN

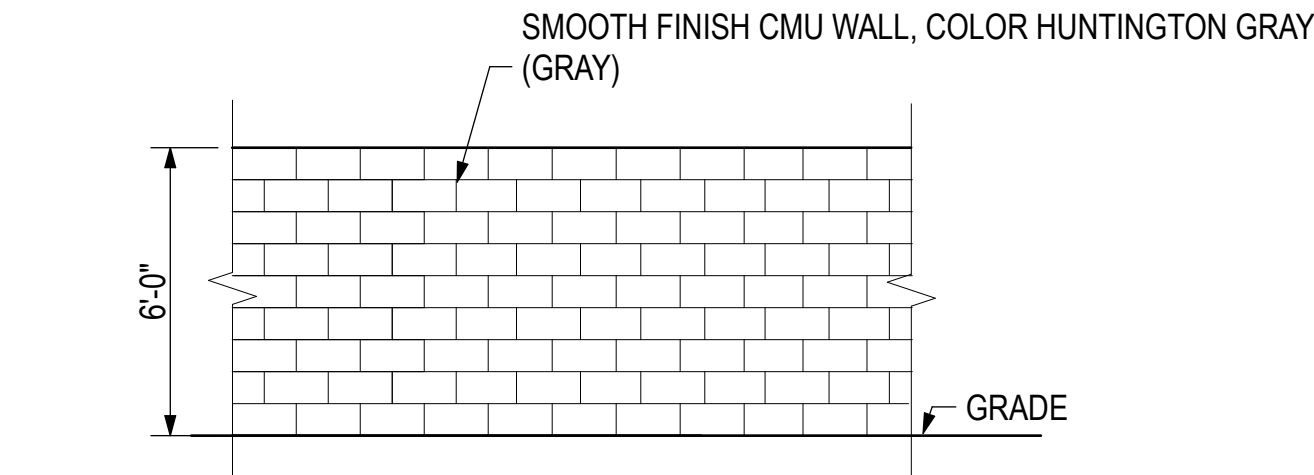
PROJECT TEAM
Tamimi

DRAWN BY
MT

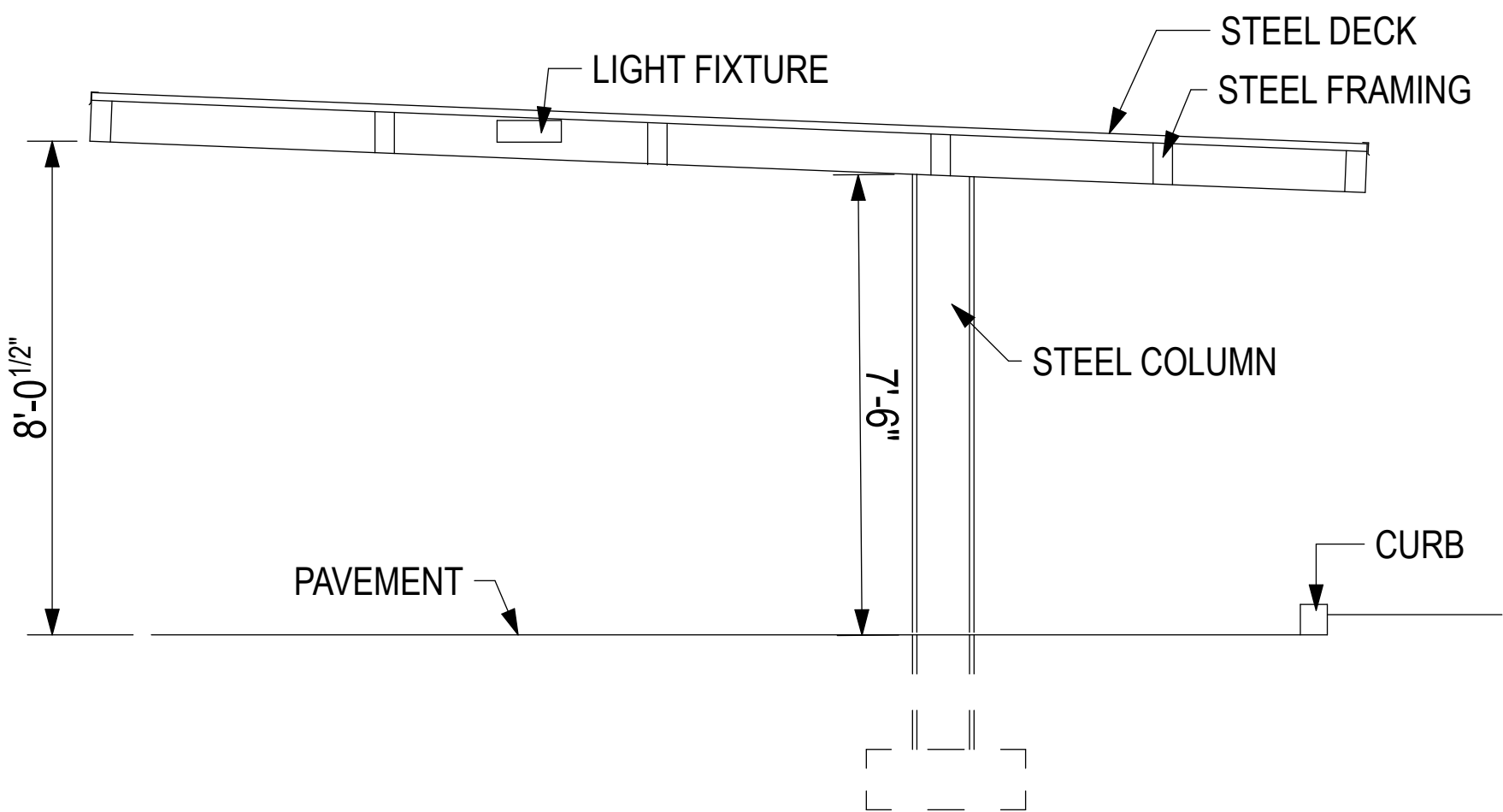
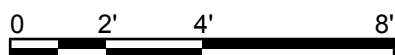
SHEET CONTENTS
architectural site plan

SHEET NO.

AS-101



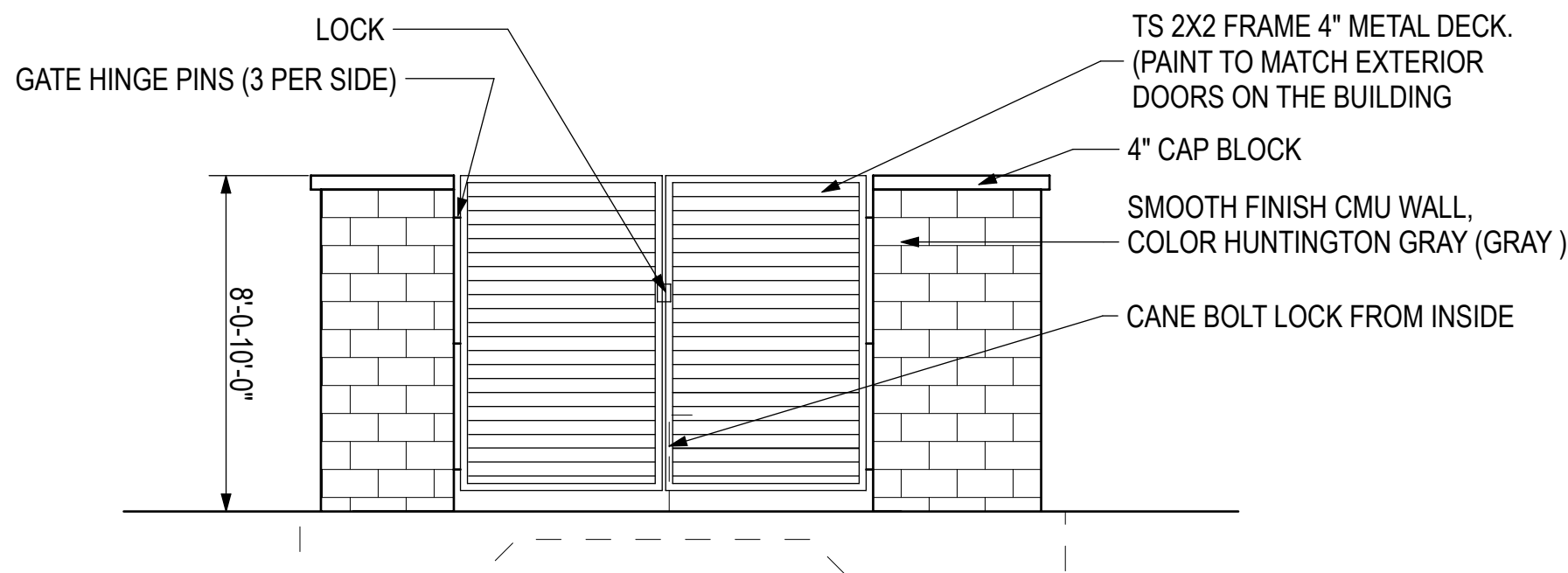
4 FENCE ELEVATION



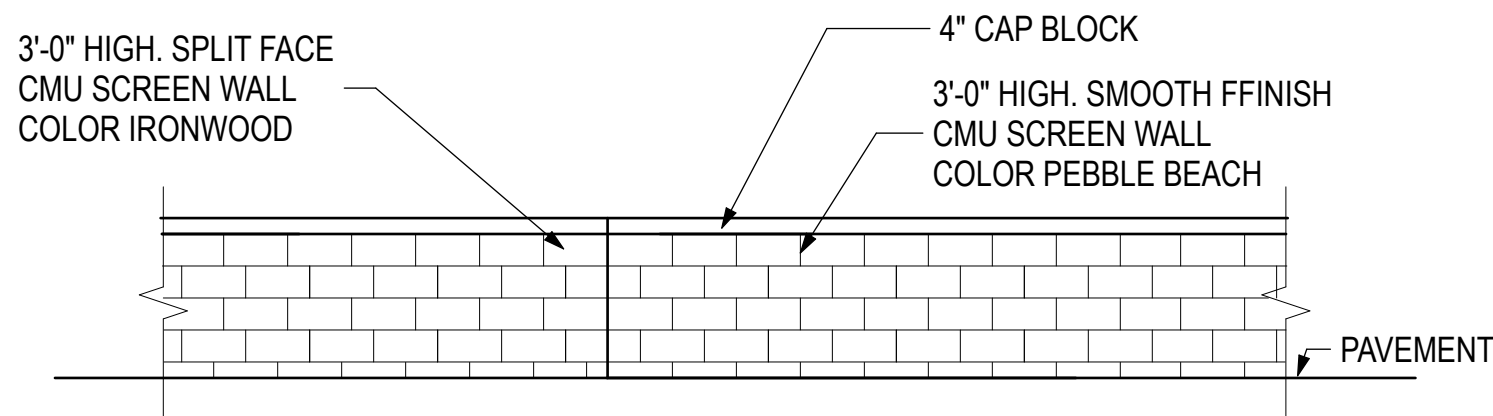
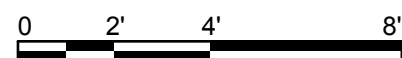
5 COVERED PARKING CANOPY



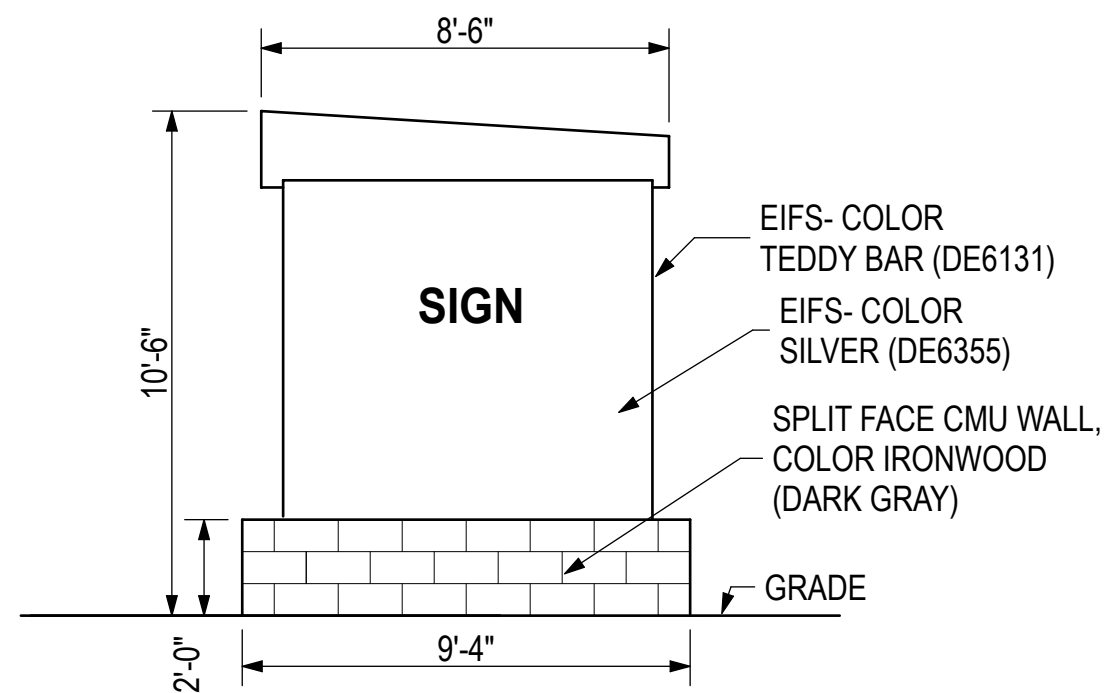
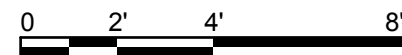
(UNDER A SEPARATE PERMIT)



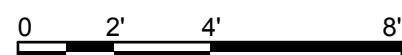
1 ENCLOSURE DETAIL



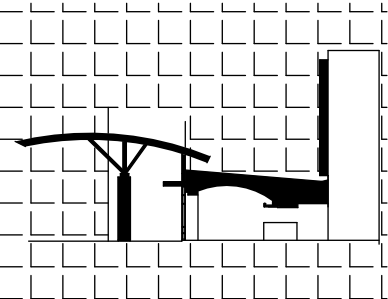
2 SCREEN WALL DETAIL



3 MONUMENT SIGN DETAIL



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PROJECT PHASE
SITE PLAN

PROJECT TEAM
Tamimi

DRAWN BY
MT

SHEET CONTENTS
Site Details

SHEET NO.

AS-102