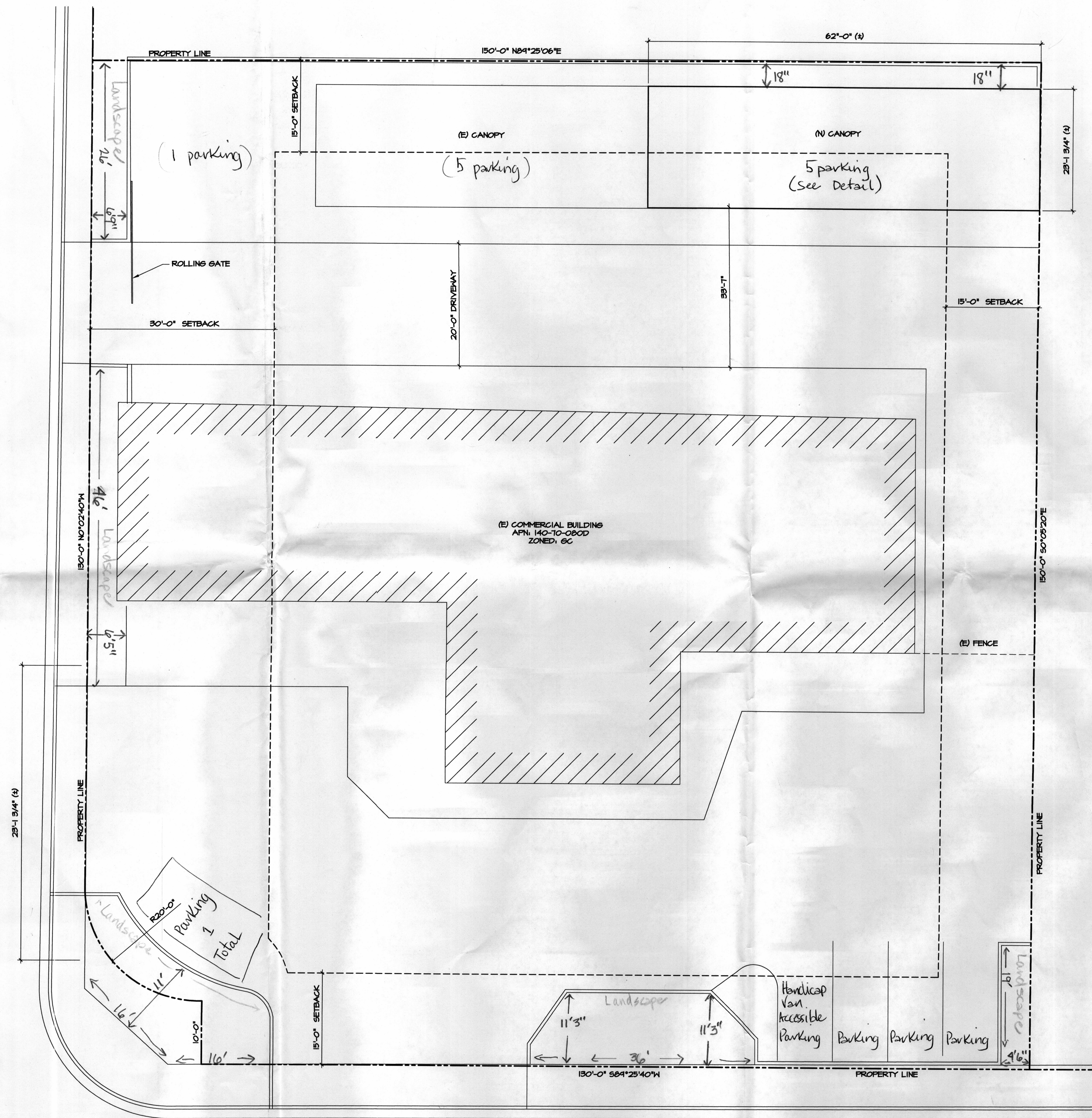


N LYN RAE DR.



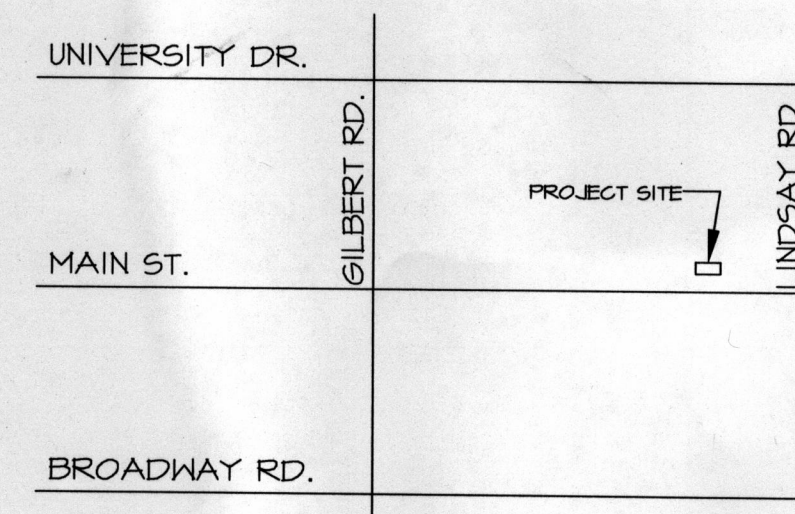
E. MAIN ST.

SITE PLAN:
SCALE: 1" = 10'-0"



PROJECT DATA

PROJECT ADDRESS: 2700 EAST MAIN STREET MESA, ARIZONA 85213
 PARCEL NUMBER: 140-10-0800
 LEGAL DESCRIPTION: TRACT B, LYN RAE PARK, ACCORDING TO BOOK 73 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 244.24 FEET AND EXCEPT THE NORTH 244.24 FEET THEREOF.
 GOVERNING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.
 2006 INTERNATIONAL BUILDING CODE (IBC)
 2006 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 2006 INTERNATIONAL MECHANICAL CODE (IMC)
 2006 INTERNATIONAL PLUMBING CODE (IPC)
 2006 NATIONAL ELECTRICAL CODE (NEC)
 2006 INTERNATIONAL FIRE CODE (IFC)
 2010 ADAAG, ADA STANDARDS
 ICC / ANSI A117.1 (2003) - ADOPTED BY IBC SEC. 1101.2
 UTILITIES: POWER: SRP
 TELEPHONE: CENTURY LINK
 INTERNET: COX COMMUNICATIONS
 GAS: SOUTHWEST GAS
 WATER: CITY OF MESA
 SEWER: CITY OF MESA
 PROJECT DESCRIPTION: NEW SEMI-CANTILEVERED CANOPY AS PERMITTED BY 2006 IBC SECTION 5103, CANOPY AS DEFINED IN 2006 IBC CHAPTER 2, PAGE 14.
 LOT AREA: NET: 23,710 S.F. (0.54 ACRES) GROSS: 31,848 S.F. (0.81 ACRES)
 ZONING: C-3
 SETBACKS: 15'-0" FRONT SETBACK (ADJ. 6-LANE ARTERIAL)
 30'-0" FRONT SETBACK (ADJ. LOCAL STREET) 15'-0" INTERIOR SETBACK (ADJ. NONRESIDENTIAL)
 BUILDING HEIGHT: ALLOWABLE: 2 STORIES/ 30'-0" MAX.
 PROPOSED: EXISTING TO REMAIN (1-STORY)
 CONSTRUCTION TYPE: EXISTING; EXISTING TO REMAIN
 CANOPY, TYPE IIB; NONCOMBUSTIBLE
 OCCUPANCY: EXISTING; SI (AUTO REPAIR)
 *NEW; S-2 (SHADE CANOPY), NONCOMBUSTIBLE
 **PER NFPA NOT REQUIRED TO BE SPRINKLERED
 ALLOWABLE AREA: NO CHANGE TO LIVABLE AREA
 BUILDING AREA: COMMERCIAL: 4,811 S.F.
 (E) CANOPY: 1,071 S.F.
 CANOPY (REPAIRED AREA) 1435 S.F.
 TOTAL LIVABLE: 4,811 S.F.
 TOTAL LOT COVERAGE: 7,323 S.F.
 FIRE SPRINKLERS: NEW CANOPY NOT REQUIRED TO BE SPRINKLERED PER PHOENIX FIRE CODE SECTION 903.1 EXCEPTION 3
 PARKING: EXISTING TO REMAIN



VICINITY MAP
SCALE: N.T.S.



Starling Madison Lofquist, Inc.
 5224 S. 39th Street
 Phoenix, Arizona 85040
 (602) 438-2500
 fax: (602) 438-2505



PRELIMINARY IF NOT SIGNED AND SEALED
 DESIGN BY: A.D.H. DRAWN BY: T.M. CHK BY: P.L.
 JOB # 694-16

CANOPY
 2700 E. MAIN STREET
 MESA, ARIZONA

BACKES AND BAUM
 14003 S. 17th PLACE
 PHOENIX, ARIZONA 85048

S0.1