

PROJECT DIRECTORY:

OWNER/APPLICANT:
 MANTOOTH GROUP LLC
 105 WEST MAIN STREET
 MESA, ARIZONA 85201
 PHONE: (480) 228-3151

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PROJECT MANGER:
 CONTACT: STEFAN KAISER
 EMAIL: STEFAN@MIKADO-ARC.COM

SCOPE OF WORK:

EXISTING 5,436 S.F. SINGLE STORY BUILDING LOCATED ON THE NORTHWEST CORNER OF SIRRINE AND 1ST AVENUE IN DOWNTOWN MESA TO REMAIN 'AS-IS'. WITH AESTHETIC UPGRADES AS SHOWN IN CONCEPTUAL SITE PLAN.

PARKING WILL BE OFF-SITE STREET PARKING AND ADJACENT PAY-LOTS.

SITE DATA

ADDRESS:	104 EAST 1ST AVENUE, MESA, ARIZONA 85210
PARCEL NUMBER:	138-39-014C
BUILDING CONSTRUCTION TYPE:	II-B
PARCEL NUMBER:	138-39-014C
PROPOSED USE:	A-1 'ASSEMBLY'
EXIST. 1-STORY BUILDING	6,650 SF
EXIST. LAND AREA:	0.369 ACRES (16,092 S.F.)
TOTAL EXISTING PARKING AVAILABLE:	8 SPACES
TOTAL EXISTING HANDICAP PARKING AVAILABLE:	0 SPACES

PARCEL DATA:

PARCEL 1:
 THE SOUTH 115 FEET OF THE EAST 50 FEET OF THE WEST 140 FEET OF LOT 2, BLOCK 9, MESA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA, IN BOOK 3 OF MAPS, PAGE 11.

PARCEL 2:
 THE SOUTH 115 FEET OF THE WEST 90 FEET OF LOT 2, BLOCK 9, MESA, ACCORDING TO THE PLAY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA, IN BOOK 3 OF MAPS, PAGE 11.

ROSETTA ROOM
 104 EAST 1ST AVENUE
 MESA, ARIZONA 85201

FINAL SITE PLAN



EXPIRES 8/30/25
Stefan Kaiser

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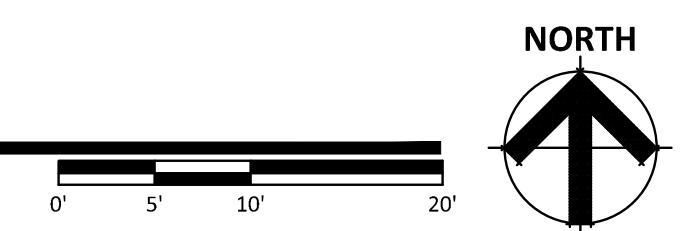
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- PRELIMINARY SET
- CITY/TOWN SUBMITTAL
- PERMIT SET
- BID / PRICING
- CONSTRUCTION

DATE: 03.03.2025
 PROJECT NUMBER: 25004
 DRAWN BY: A.BITSUE
 CHECKED BY: J. MURRAY
 SHEET NO.:

SP1.1

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

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



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 Author: 2025-03-27 10:00 AM