

**PARCEL DESCRIPTION**

Lots 1 and 2, Block 1, CHULA VISTA AMENDED, according to Book 37 of Maps, Page 37, records of Maricopa County, Arizona;

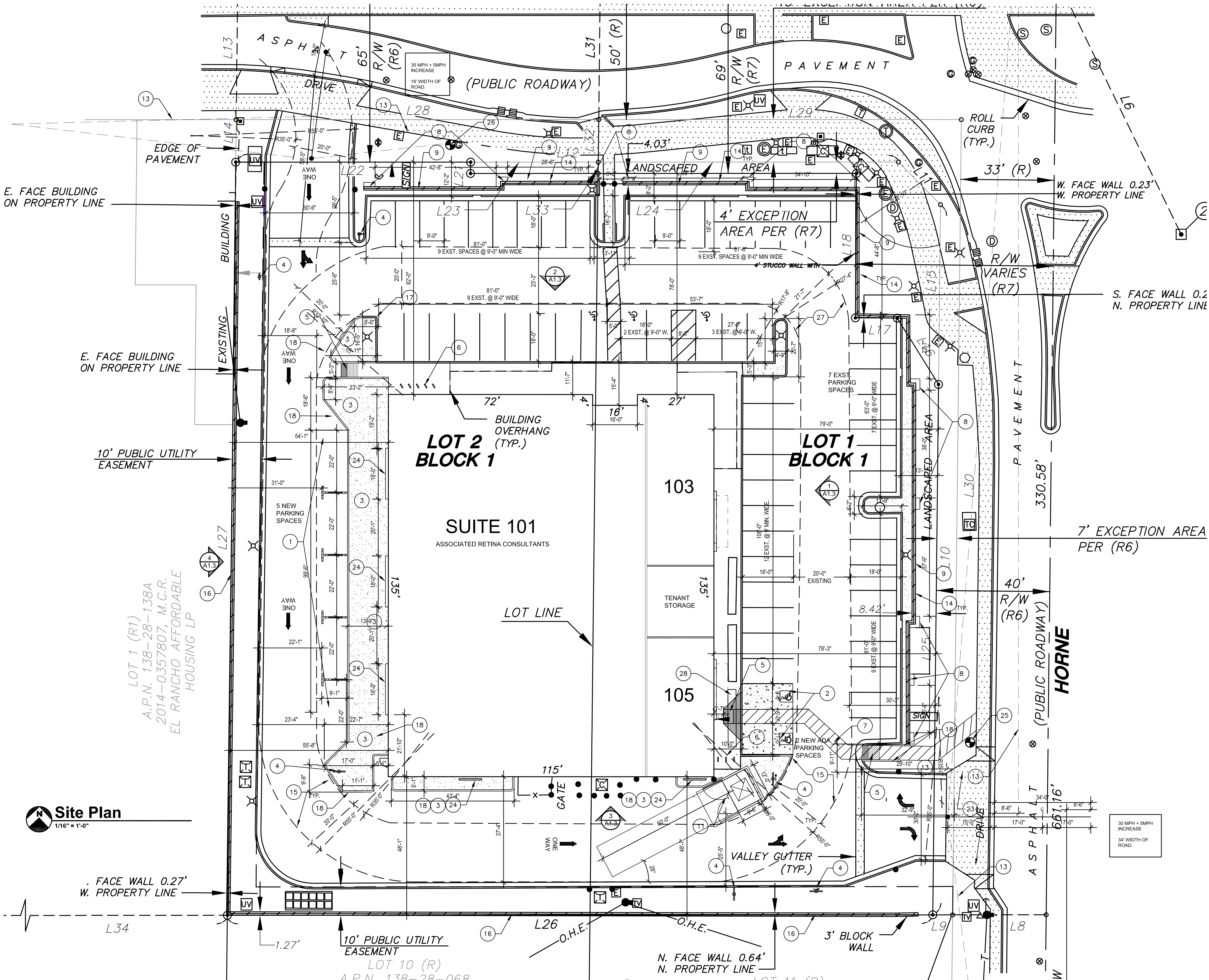
Except that portion lying Easterly and Northerly of the following described line: BEGINNING at the intersection of the South line of said Lot 1 with the West line of the East 7.00 feet thereof;

THENCE North 00 degrees 37 minutes 42 seconds East along said West line, a distance of 250.60 feet to a point which bears South 00 degrees 37 minutes 42 seconds West, a distance of 15.00 feet from the South line of, the North 15.00 feet of said Lot 1;

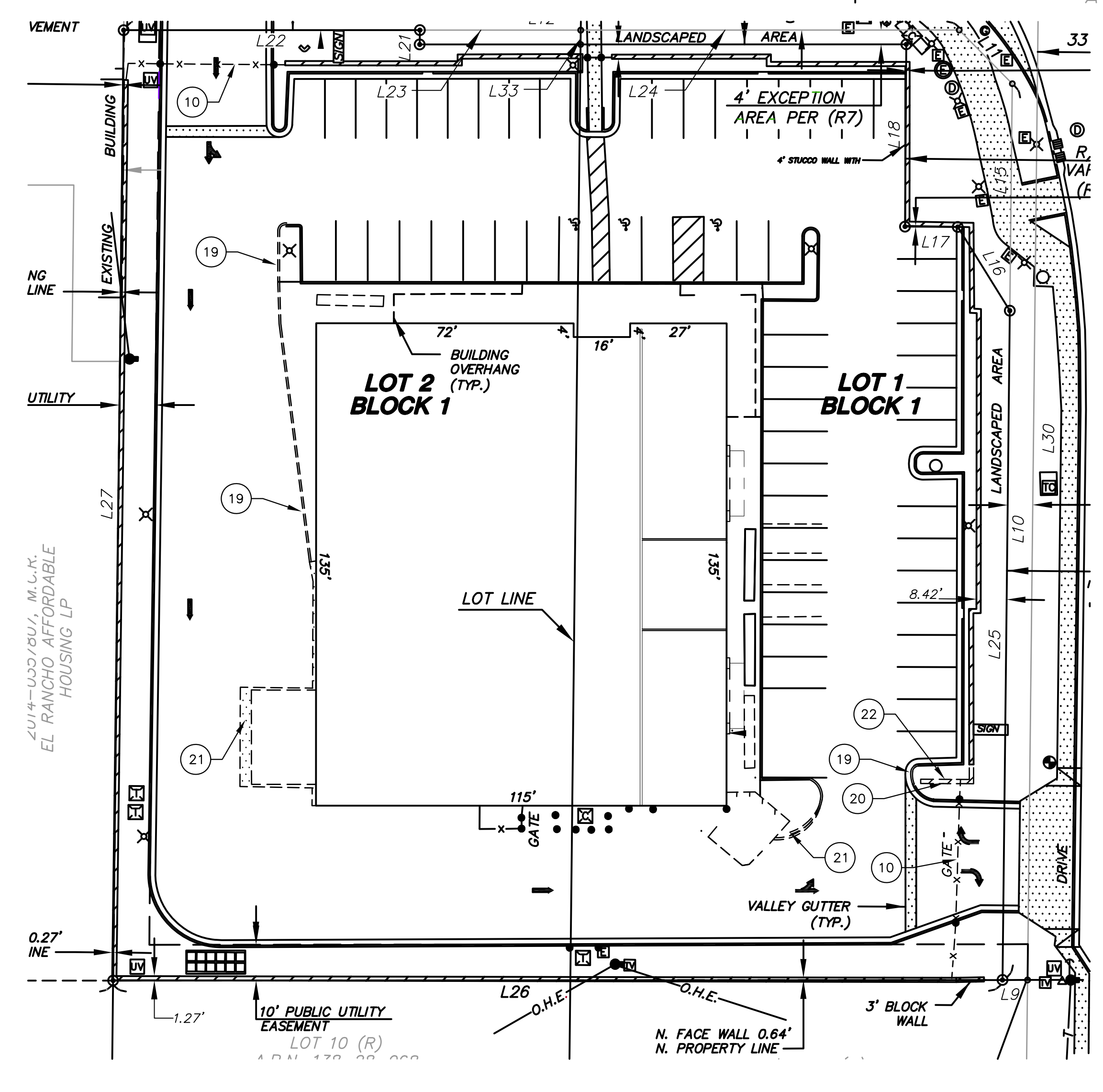
THENCE North 44 degrees 41 minutes 09 seconds West, a distance of 21.10 feet to the South line of the North 15.00 feet of said Lot 1, said point bears North 90 degrees 00 minutes 00 seconds West, a distance of 15.00 feet from the West line of the East 7.00 feet of said Lot 1;

THENCE North 90 degrees 00 minutes 00 seconds West along said South line and the Westerly prolongation thereof, a distance of 233.78 feet to the West line of Lot 2, said Block 1, CHULA VISTA AMENDED, and the terminus of this herein described line.

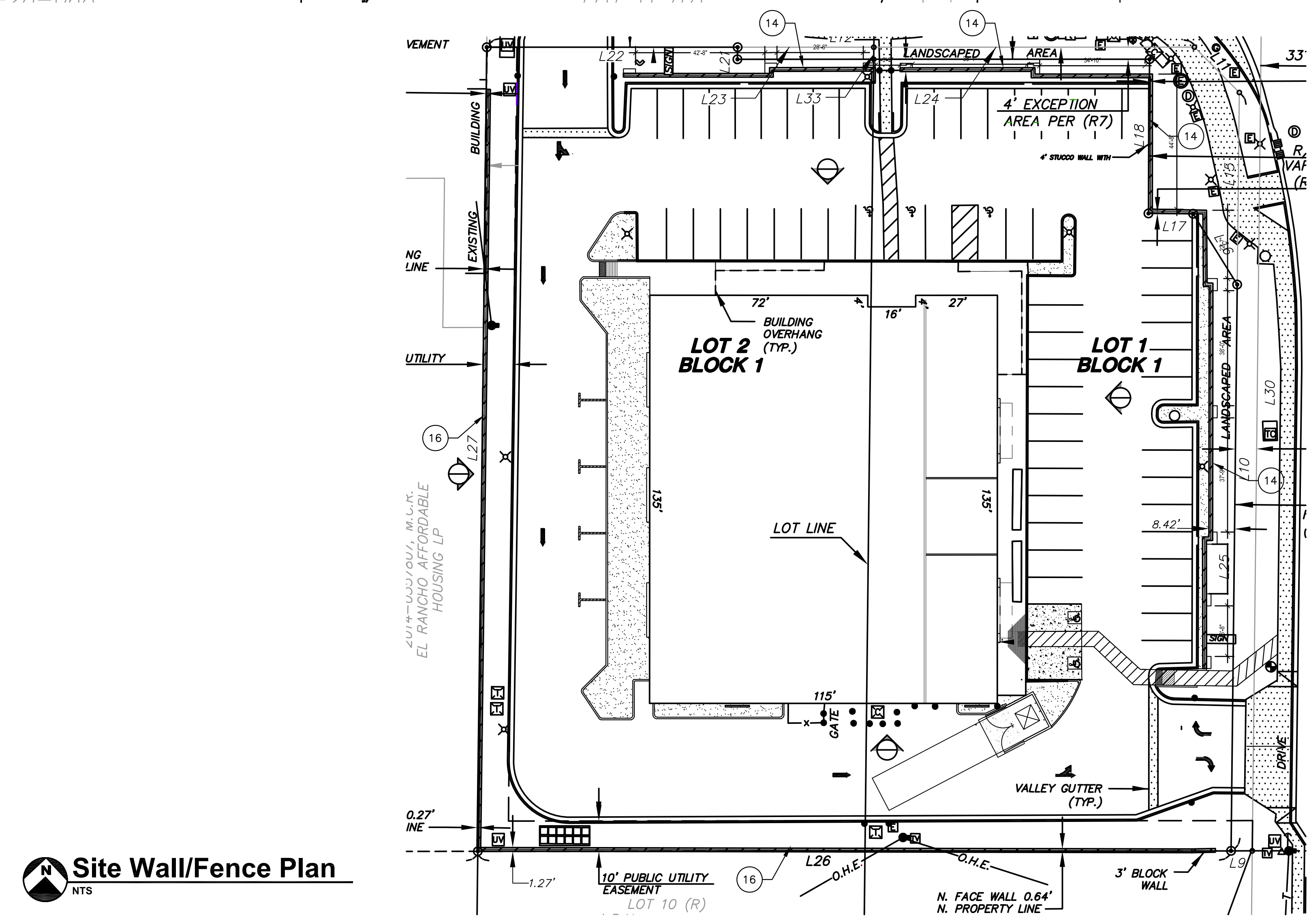
Except that portion described in Deed 2017-534644 recorded July 21, 2017.



**Site Plan**  
1/16" = 1'-0"



**Demo Site Plan**  
NTS



**Site Wall/Fence Plan**  
NTS

**About this project...**

THIS PROJECT IS FOR A REMODEL OF AN EXISTING RETAIL SPACE. EXTERIOR BUILDING REMODEL AND PARKING LOT REMODEL. THE REMODEL INCLUDES NEW WORK AND BEARING INTERIOR PARTITIONS, NEW CEILING, NEW FINISHES, NEW MILLWORK, NEW HVAC, MECHANICAL & PLUMBING. THERE WILL ALSO BE UPDATES FOR ADA COMPLIANCE. THIS INCLUDES NEW RESTROOMS. PARKING SPACES WILL BE ADDED TO REACH THE REQUIRED NUMBER OF SPACES. EXISTING LANDSCAPE WILL BE REMOVED AND ADDED PER CITY STANDARDS.

CHANGE OF USE FROM MERCANTILE TO LIGHT MEDICAL/INSTITUTIONAL

**Project Information**

ADDRESS: 755 E. MAIN ST., MESA, AZ 85204  
 PARCEL NUMBER: 138-28-055, 138-28-056B, 138-28-054A, 138-28-056C  
 EXISTING ZONING: BR  
 CONSTRUCTION TYPE: IIB  
 IMPROVED FLOOR AREA: 15,260 s.f. (EXISTING)  
 LOT COVERAGE: 82%  
 OCCUPANCY TYPE: B  
 OCCUPANCY LOAD: 102  
 MAX BUILDING HT.: 26'-3"

**THIEM DESIGN GROUP**  
 ARCHITECTURE & INTERIORS  
 650 N. 99th AVE., STE 108  
 AVONDALE, AZ 85323

Principal:  
 Kristen Thiem  
 kristen@thiemdesign.com

**City Of MESA Construction Codes**

THIS PROJECT SHALL ADHERE TO THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL FIRE GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FIRE CODE
- A117.1 2009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES

**Parking Calculations**

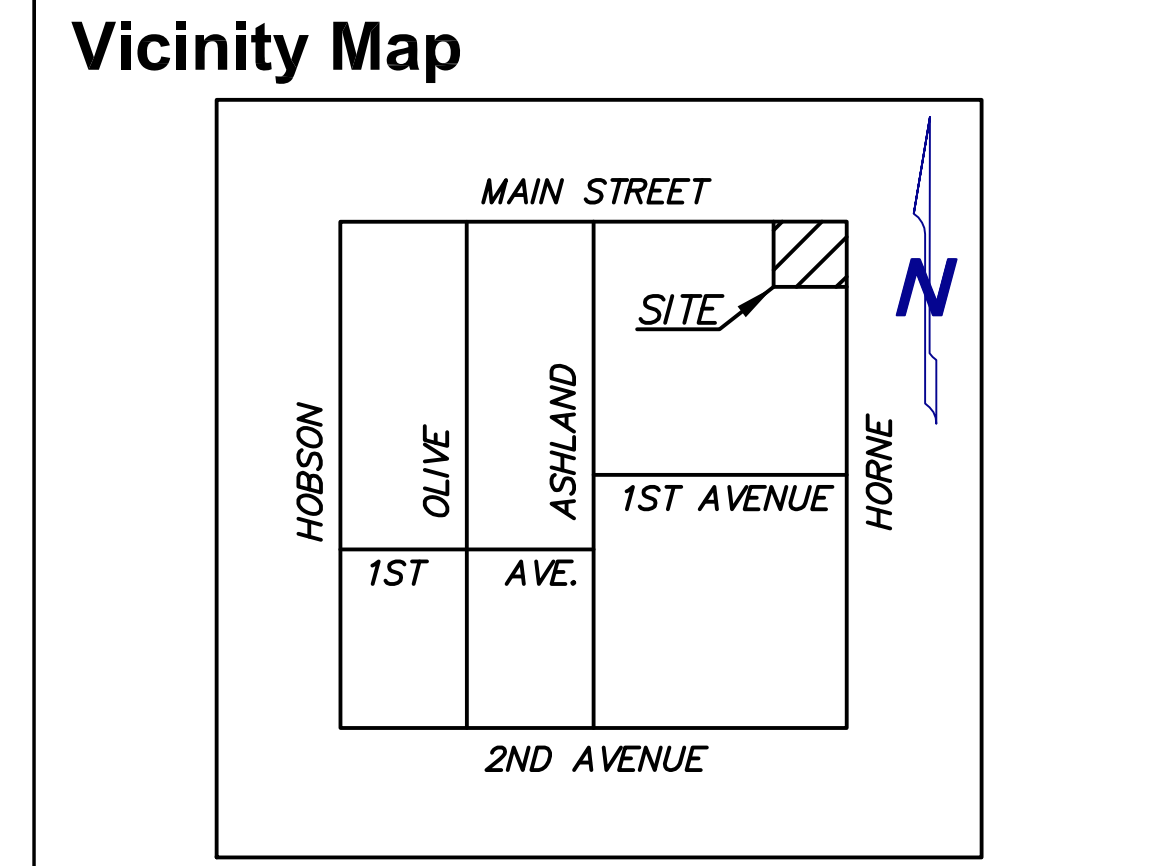
ASSOCIATED RETINA CONSULTANTS TI	12,078 / 200 = 60.39	USE 61
MEDICAL		
FUTURE TENANT(S)		
RETAIL	3,182 / 375 = 8.4	USE 8
TOTAL: 61 + 9 =	70	

55% REDUCTION FOR 1/2 MILE PROXIMITY TO LIGHTRAIL = -3.5 USE 3.

TOTAL: 67  
 TOTAL PROVIDED: 67  
 (INCLUDING 5 ADA)

BICYCLE PARKING: 16 CAN BE LOCKED TO THE 8 BIKE POSTS.

- Keynotes**
- GENERAL NOTES:  
 EXISTING PARKING TO REMAIN UNLESS OTHERWISE NOTED.
- KEYNOTES:
1. NEW PARKING SPACES
  2. NEW ADA PARKING SPACES
  3. NEW LANDSCAPE AREA
  4. DIRECTIONAL SIGNAGE- SOLID WASTE TRUCK EXCLUDED.
  5. NEW ADA RAMP WITH TRUNCATED DOMES.
  6. NEW BIKE RACK
  7. NEW ACCESSIBLE PATHWAY TO PUBLIC WALKWAY.
  8. NEW CMU BLOCK POP OUTS.
  9. DEMO IRON FENCING ABOVE CMU BLOCK WALL.
  10. DEMO IRON GATE.
  11. NEW TRASH ENCLOSURE PER CITY STANDARDS.
  12. EXISTING LIGHT POLE TO REMAIN.
  13. VISIBILITY TRIANGLE
  14. EXISTING 4' STUCCO SCREEN WALL.
  15. FIRE TURN RADIUS- 35' / 55'
  16. EXISTING 5'-7" HIGH CMU BLOCK WALL.
  17. EXISTING CURB TO REMAIN. IF DAMAGED DURING CONSTRUCTION REPLACE/REPAIR/PANT AS REQUIRED.
  18. PROVIDE 6" CONCRETE CURB.
  19. DEMO CURB THIS LOCATION.
  20. DEMO SITE WALL THIS LOCATION.
  21. DEMO DRIVE THRU AWNING.
  22. DEMO LANDSCAPE AREA.
  23. DEMO AND CONSTRUCT NEW APRONS/DORVE PER CITY OF MESA DETAIL M-42. SEE SHEET A1.2.
  24. NEW METAL SCREEN WITH CLIMBING PLANT PER LANDSCAPE.
  25. EXISTING FIRE HYDRANT 90' FROM BUILDING.
  26. EXISTING FIRE HYDRANT 78' FROM BUILDING.
  27. EXISTING FIRE TURN RADIUS
  28. DEMO LANDSCAPE AREA, BACKFILL AND PREP FOR NEW ADA RAMP.



Revisions


ASSOCIATED RETINA CONSULTANTS  
 EXTERIOR REMODEL

755 E. Main St. Mesa, AZ  
 4/15/24

**A1.0**  
 SITE PLAN