

site plan narrative

Name: UTV stereo – Quality Car Stereo **Location:** 7561 E. Baseline Road, Mesa, AZ 85209

Project overview: This request is for Site Plan approval for a +/- 9,536 S.F. building addition to the existing building.

The building will match the existing Architecture, style and color to seamlessly blend together.

Site circulation and access is served by two existing drives to remain. The existing site lighting is to remain with modifications as shown per the photometrics plan.

Landscape will be upgraded with additional landscape islands throughout the existing parking areas, expanded foundation landscaping at the new parking space area along with new landscape around the site to bring into conformance.

This project will support for the growth and service for UTV stereo – Quality Car Stereo, serving the local community.

APN #304-05-980A Zoning: LC – Limited Commercial (no change to zoning)

Lot Size: +/-91,520 S.F. net (+/-2.10 acres net)

Proposed Building: +/-9,536 S.F. building expansion for a +/-26,636 S.F. total building area. The expansion will match the existing design, finishes and colors.

Proposed uses: Existing retail and service building. This will be an expansion for the existing use.

Parking: Required: 71 spaces* | Provided: 53 spaces (4 ADA/49 Standard)

*(SCIP/BOA application concurrent with this Site Plan) Parking and landscape improvements are proposed to further to bring the site into substantial conformance with current ordinance and concurrently with this application thru the City's Substantial Conformance Improvement Permit process(Board of Adjustment).

Site Development: Limited – the site is existing to remain except at area of expansion, this will involve the conversion of the existing retention basin into underground storage. The building expansion will encompass the general area as proposed with the original development when it was an Osco Drug. This will include the addition of (8) new parkings spaces at the NWC of the building.

Landscaping will upgraded throughout the site. This includes new landscape islands in the existing parking areas, expanded foundation landscape on the north side of the building. New trees and bushes are proposed along the west and south property lines adjacent the neighbor to meet City planting requirements for quantity and spacing.

The existing water, sewer and fire line will be extended internally from the existing building with no proposed site work to these lines.

Offsite Improvements: None, existing to remain. No known scope or work.

R.O.W. Dedications/Half Street Improvements: None.

Respectfully submitted by:



Steven Nevala, Principal
FINN architects, llc

the architectural design and data contained in these documents is an instrument of service provided by FINN architects, llc.

all discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to FINN architects, llc. for resolution prior to commencement of the work.

discrepancies between bid amounts and these documents shall be reported to the general contractor prior to commencement of work.

notice of alternate billing cycle: this contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. a written description of such other billing cycle applicable to this project is available from the owner/owner's designated agent (see cover sheet for phone/address of owner) and the owner/designated agent shall provide this written description upon request.

december 06, 2024
schematic design
december 10, 2024
pre-application
february 06, 2025
team sp/scip/drb kickoff
february 18, 2024
design development



UTV Stereo
PERFORMANCE AUDIO
a building expansion
7561 east baseline road,
mesa, arizona

CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

- ARTERIAL STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:
- TREES: (TOTAL REQUIRED TREES:)
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
- SHRUBS: (TOTAL REQUIRED SHRUBS:)
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITIE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 45 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (50MPH DESIGN SPEED) SD=625

ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. (1105.4) TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8- FEET ABOVE THE SIDEWALK ELEVATION, AND 14- FEET OVER VEHICULAR TRAFFI WAYS.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

BASELINE ROAD (NORTH)

PROPERTY LINE = 288'
12 TREES REQUIRED
12 TREES PROVIDED (6-36" box equiv., 6-new 36" box)
5-TREES IN THE R.O.W., 7 TREES ON-SITE
72 SHRUBS REQUIRED
72 SHRUBS PROVIDED (59 EXISTING, 13 NEW)
29 SHRUBS IN THE R.O.W., 43 SHRUBS ON-SITE

WEST PROPERTY LINE

PROPERTY LINE = 284'
12 TREES REQUIRED
12 TREES PROVIDED (12-36" box equiv.)
72 SHRUBS REQUIRED
72 SHRUBS PROVIDED (13-EXISTING, 59-NEW)

SOUTH PROPERTY LINE

PROPERTY LINE = 272'
11 TREES REQUIRED
11 TREES PROVIDED (6-36" box equiv.)
44 SHRUBS REQUIRED
44 SHRUBS PROVIDED

LANDSCAPE COVERAGE

LANDSCAPE AREA: 37,649 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 18,825 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 20,707 SQ.FT. (55%)

SOSSAMAN ROAD (EAST)

PROPERTY LINE = 305'
12 TREES REQUIRED
12 TREES PROVIDED (10-36" box equiv 2-new 36" box)
2-TREES IN THE R.O.W., 10 TREES ON-SITE
72 SHRUBS REQUIRED
72 SHRUBS PROVIDED
9 SHRUBS IN THE R.O.W., 63 SHRUBS ON-SITE

PARKING LOT

PARKING STALLS = 53
12 TREES REQUIRED (3-36" box, 9-24" box)
12 TREES PROVIDED (12-36" box)
36 SHRUBS REQUIRED (5-gallon)
40 SHRUBS PROVIDED (5-gallon)

FOUNDATION BASE:

BUILDING PERIMETER: 650 L.F.T.
TREES REQUIRED: 9 TREES (2-36" BOX, 10-24" BOX)
TREES PROVIDED: 9 TREES (2-36" BOX EQUIV., 6-36" BOX)
NORTH ELEVATION: (180') 57' PROVIDED (36%)
SOUTH ELEVATION: (180') 160' PROVIDED (100%)
EAST ELEVATION: (165') 80' PROVIDED (48%)
WEST ELEVATION: (165') 45' PROVIDED (27%)

EXISTING LANDSCAPE LEGEND

- EXISTING TREE
PROTECT FROM
CONSTRUCTION (23)
SHADE: 300 x 23 TREES = 6,900 SQ.FT OF SHADE
- EXISTING FAN PALM
PROTECT FROM
CONSTRUCTION (8)
SHADE: 131 x 8 TREES = 1,179 SQ.FT OF SHADE
- EXISTING SHRUB
PROTECT FROM
CONSTRUCTION (166)

PROPOSED LANDSCAPE LEGEND

- PISTACHE X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (11)
SHADE: 306 x 11 TREES = 3,366 SQ.FT OF SHADE
- QUERCUS VIRGINIANA
LIVE OAK
36" BOX (18)
SHADE: 276 x 11 TREES = 3,036 SQ.FT OF SHADE
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (9)
- LEUCOPHYLLUM FRUTESCENS
GREEN CLOUD SAGE
5 GALLON (145)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (19)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (115)

1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

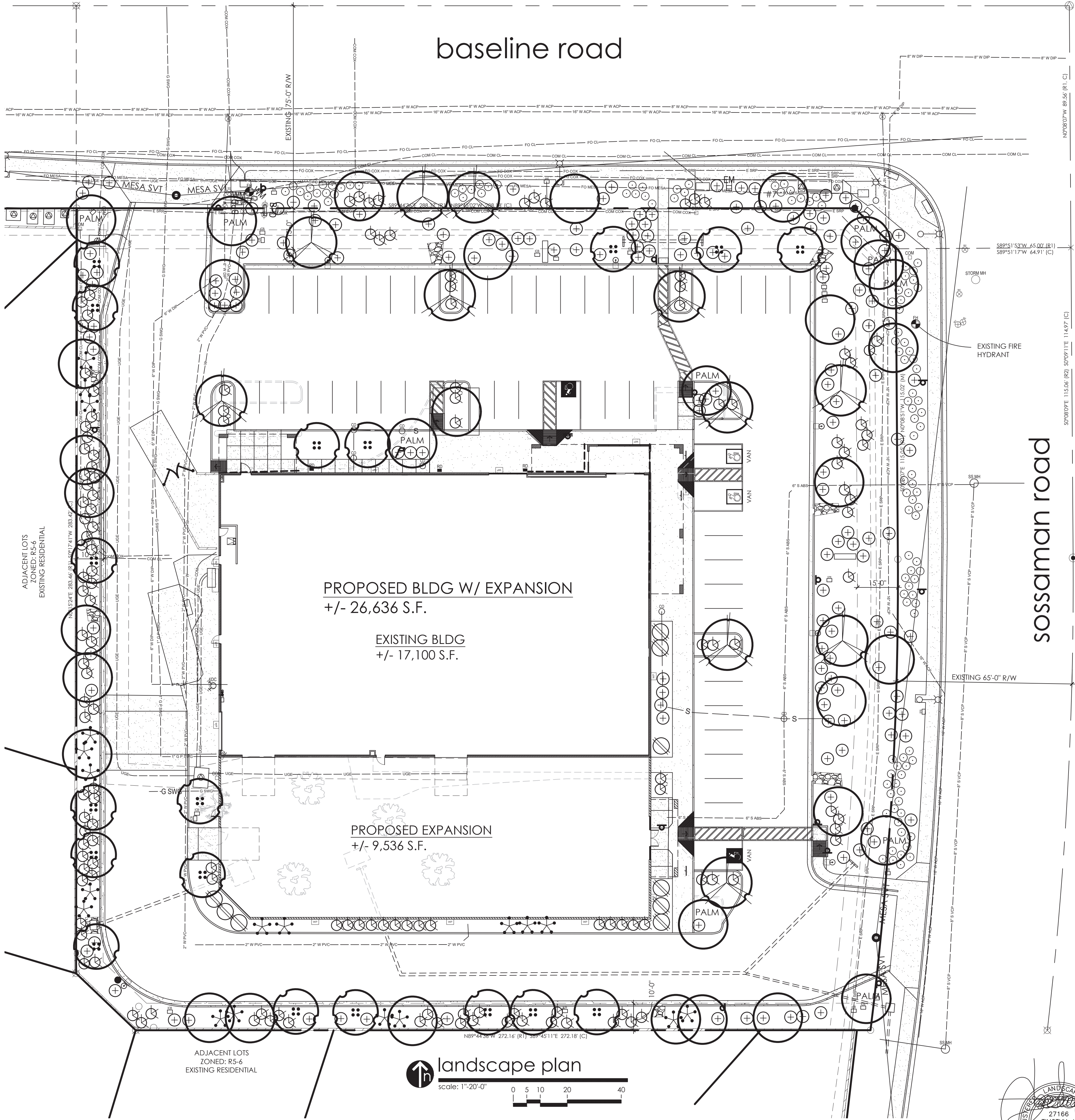
SHADE PROVIDED:
14,481 SQ.FT. OF SHADE
(16% OF TOTAL SITE)

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P.(602)265-0320

EMAIL: timmqueen@tjmla.net



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UTV STEREO, 7561 EAST BASELINE ROAD MESA, ARIZONA 85209 | PRELIMINARY CIVIL SITE IMPROVEMENT PLANS

PORTION OF NW 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF MESA GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT [HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN](http://www.mesaaaz.gov/devsustain)

/CONSTRUCTIONPERMITS.ASPX. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.

3. TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.

4. CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.

5. THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.

6. THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.

7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.

8. THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.

9. THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.

10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.

11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.

12. THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.

13. WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.

14. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC

CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.

15. IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
16. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
17. THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

CITY OF MESA STORM WATER DRAINAGE & RETENTION NOTES

1. THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO THE DEVELOPMENT SERVICES DEPARTMENT WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO THE ENGINEERING DEPARTMENT WHEN THE RETENTION AREA IS TO BECOME CITY OF MESA PROPERTY.
2. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL-SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE WITH ARIZONA REVISED STATUTES, DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). IT IS THE OWNER'S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY ADEQ FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

CITY OF MESA PUBLIC WATER UTILITY NOTES

1. ALL PUBLIC WATER MAIN MATERIALS SHALL BE PER SECTION 610.3 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL HAVE POLYETHYLENE CORROSION PROTECTION PER SECTION 610.5 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS.
2. ALL NEW WATERLINES THAT REQUIRE SERVICE DISRUPTION IN ORDER TO CONNECT TO THE CITY SYSTEM SHALL REQUIRE A DAYTIME TIE-IN. THE CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO RESTORE UTILITY SERVICE AND FULLY OPEN THE TIE-IN AREA TO VEHICULAR TRAFFIC WITHIN THE TIME FRAME ALLOWED BY THE CITY INSPECTOR.
3. THE CONTRACTOR SHALL INSTALL A TEMPORARY PLUG OR VALVE ON A SECTION OF NEW WATER LINE TO TEST LINES BEFORE CONNECTING TO THE EXISTING PUBLIC WATER SYSTEM WHERE THERE IS NO WATER VALVE ON THE EXISTING LINE.
4. WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.
5. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE A MANUFACTURER AND MODEL DESIGNATED IN THE CURRENT "LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES" AS PUBLISHED BY THE FOUNDATION OR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
6. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA "LIST OF APPROVED INSPECTORS" PRIOR TO THE REQUEST FOR FINAL INSPECTION. 7. IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-4-119, ALL MATERIALS ADDED AFTER
7. JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.
8. PER CITY ORDINANCE NO. 2341, ALL WATER METERS ARE TO BE PURCHASED FROM THE CITY OF MESA. METERS TWO INCHES OR LESS WILL BE DELIVERED AND INSTALLED BY CITY FORCES. METERS LARGER THAN TWO INCHES WILL BE DELIVERED BY THE CITY AND INSTALLED BY THE CONTRACTOR AND REQUIRE SCHEDULING AND INSPECTIONS WITH CITY FORCES. (CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT 480-644-4273 FOR THE SPECIFIC PROCEDURE).

FIRM 04013C2295L:

AS PUBLISHED BY FEMA ON OCTOBER 16, 2013 ZONE X (DOT HATCHED)
AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

EARTHWORK ESTIMATE:

0 CY FILL, 30 CY CUT, NET 30 CY CUT WITH A 1:2 FILL FACTOR.

RETENTION STATEMENT:

THIS PARCEL HAS BEEN PREVIOUSLY DEVELOPED IN 1999 AND HAS EXISTING RETENTION FACILITIES FOR THE 100 YR 2 HR STORM EVENT. PROVIDED BY THREE (3) ABOVE GROUND RETENTION BASINS LABELED "A", "B" AND "C" ON THE AS-BUILT PLANS (A-70295). ALSO SHOW ON THESE PLANS. RETENTION BASIN "B" IS BEING REPLACED WITH UNDERGROUND RETENTION FACILITIES. THE EXISTING VOLUME OF RETENTION BASIN "B" IS CALCULATED AS FOLLOWS:

EXISTING VOLUME PROVIDED BY BASIN "B"				
ELEVATION	AREA (SF)	AVG. AREA (SF)	DEPTH (FT)	VOLUME (CF)
83.5	4025	2675	2.50	6688
81	1325			

STORMTECH SC-800 UNDERGROUND RETENTION FACILITY TO REPLACE RETENTION BASIN "B". RETENTION VOLUME PROVIDED BY SC-800 IS 6,842 CF > 6,688 C.F. PROVIDED BY RETENTION BASIN "B". MAINTAINING 100 YR 2 HR RETENTION VOLUME ON-SITE.

LEGEND:

EXISTING:

--- SITE BOUNDARY
--- SECTION LINE
--- MID-SECTION OR OTHER SUBSECTION LINE
--- PARCEL LINE
--- EASEMENT
--- CENTERLINE
--- -1000- MAJOR CONTOUR
--- -1000- MINOR CONTOUR
--- EDGE OF CONCRETE
--- 6" VERTICAL CURB
--- BLOCK WALL (REFER TO RAW POINT DESCRIPTIONS IN CAD FILE FOR CMU BLOCK THICKNESS AND WALL HEIGHT. LINES SHOWN HERE REPRESENT COLUMN LINES.)
--- FOUND BRASS CAP IN HANDHOLE
--- FOUND BRASS CAP
--- FOUND REBAR
--- FOUND OTHER TYPE OF MONUMENT OR MARKER
--- CALCULATED POSITION
--- SET 1" REBAR W/ CAP OR TAG MARKED RLS 60427
--- NOTHING FOUND OR SET
--- EXTERIOR BUILDING CORNER
--- UNDER ROOF
--- EXTERIOR BUILDING CORNER
--- SINGLE GATE; DOUBLE SWING GATE
--- WATER METER
--- WATER VALVE
--- FIRE HYDRANT
--- BACKFLOW PREVENTION DEVICE
--- SEWER CLEANOUT
--- MANHOLE - SANITARY SEWER
--- MANHOLE - STORM WATER
--- ROOF DRAIN
--- IRRIGATION CONTROL VALVE BOX
--- STREET LIGHT ON MAST ARM
--- ELECTRIC PANEL BOX
--- ELECTRIC METER
--- ELECTRIC PULL/JUNCTION BOX
--- TRANSFORMER
--- GAS METER
--- TELECOMMUNICATIONS BOX OR PEDESTAL
--- BOLLARD
--- MAIL BOX
--- SINGLE POST SIGN
--- TREE - MESQUITE, PALO VERDE, OR IRONWOOD
--- TREE - DECIDUOUS, BROAD-LEAF, OR OTHER TYPE
--- TREE - PALM
--- CONCRETE
--- RIPRAP
--- ASPHALT
--- BURIED WATERLINE (SIZE AND MATERIAL UNKNOWN)
--- 2" W PVC BURIED WATERLINE, 2" PVC
--- 6" W DIP BURIED WATERLINE, 6" DIP
--- 8" W DIP BURIED WATERLINE, 8" DIP
--- 8" W ASP BURIED WATERLINE, 8" ACP
--- 16" W ASP BURIED WATERLINE, 16" ACP
--- BURIED SEWER LINE (SIZE AND MATERIAL UNKNOWN)
--- 6" S ABS BURIED SEWERLINE, 6" ABS
--- 8" S VCP BURIED SEWERLINE, 8" VCP
--- BURIED STORM DRAIN (SIZE & MATERIAL UNKNOWN)
--- SD BURIED STORM DRAIN (SIZE & MATERIAL UNKNOWN)
--- UGE ELECTRIC LINE - UNDERGROUND
--- E SRP BURIED ELECTRIC - CABLE, CONDUIT, OR DUCT - SRP
--- COM BURIED COMMUNICATIONS (TYPE & OWNER UNKNOWN)
--- COM CL BURIED COMMUNICATIONS, COX
--- COM COX BURIED COMMUNICATIONS, COX
--- FO COX BURIED FIBER OPTICS, COX
--- FO CL BURIED FIBER OPTICS, COX
--- BURIED FIBER OPTICS, LUMEN
--- FO MESA BURIED FIBER OPTICS, CITY OF MESA
--- G SWG BURIED GAS LINE, SOUTHWEST GAS (SIZE/MATERIAL UNKNOWN)
--- 1" G P SWG BURIED GAS LINE, 1" PLASTIC, SOUTHWEST GAS

ABBREVIATIONS:

AC ACRES
BC BRASS CAP
BK BOOK
(C) CALCULATED
COM CITY OF MESA
COR CORNER
DKT DOCKET
ESMT EASEMENT
FD FOUND
FF FINISHED FLOOR
FL FLUSH
GDACS GEODETIC DENSIFICATION
AND
HH HAND HOLE
(M) MEASURED
MCR MARICOPA COUNTY RECORDER
NO ID NO IDENTIFICATION
PG PAGE
PUFE PUBLIC UTILITIES AND FACILITIES
EASEMENT
RANGE
REBAR
R/W RIGHT OF WAY
RM REFERENCE MARKER
(RX) BASED ON REFERENCE NO. X
SEC SECTION
SFR SINGLE FAMILY RESIDENTIAL
STN STONE
T TOWNSHIP
TBM TEMPORARY BENCHMARK
UPE UNDERGROUND POWER
EASEMENT
VNAE VEHICULAR NON-ACCESS
EASEMENT

LEGAL DESCRIPTION:

PARCEL NO. 1:
THAT PORTION OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, AS SHOWN ON THE PLAT OF CONTINENTAL AT SUPERSTITION SPRINGS, ACCORDING TO BOOK 369 OF MAPS, PAGE 7; THENCE SOUTH 00 DEGREES 36 MINUTES 34 SECONDS EAST ALONG THE MONUMENT LINE OF SOUTH SOSSAMAN ROAD, A DISTANCE OF 89.56 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 26 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SOSSAMAN ROAD AS SHOWN ON SAID PLAT, BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 36 MINUTES 34 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 115.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1367.39 FEET, CONCAVE WESTERLY WHOSE RADIUS BEARS SOUTH 89 DEGREES 24 MINUTES 12 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 07 DEGREES 19 MINUTES 41 SECONDS, A DISTANCE OF 174.89 FEET TO THE NORTHERLY LINE OF SAID CONTINENTAL AT SUPERSTITION SPRINGS AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 89 DEGREES 46 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 272.16 FEET; THENCE NORTH 46 DEGREES 34 MINUTES 20 SECONDS WEST, A DISTANCE OF 30.52 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 03 SECONDS WEST, A DISTANCE OF 283.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST BASELINE ROAD; THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 288.37 FEET; THENCE SOUTH 45 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 21.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
APPURTENANT RIGHTS GRANTED IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS RECORDED AUGUST 12, 1992 IN DOCUMENT NO. 92-0444971 AND AMENDMENTS RECORDED APRIL 2, 1993 IN DOCUMENT NO. 93-0199953 AND MAY 20, 1994 IN DOCUMENT NO. 94-0408379 AND TRACT DECLARATION RECORDED MAY 28, 1997 IN DOCUMENT NO. 97-0356380, RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION:

NEW BUILDING EXPANSION AND MINOR SITE MODIFICATION.

OWNER INFORMATION:

ALPHA ENTERPRISE, LLC
7561 E BASELINE RD
MESA, AZ 85209

ARCHITECT INFORMATION:

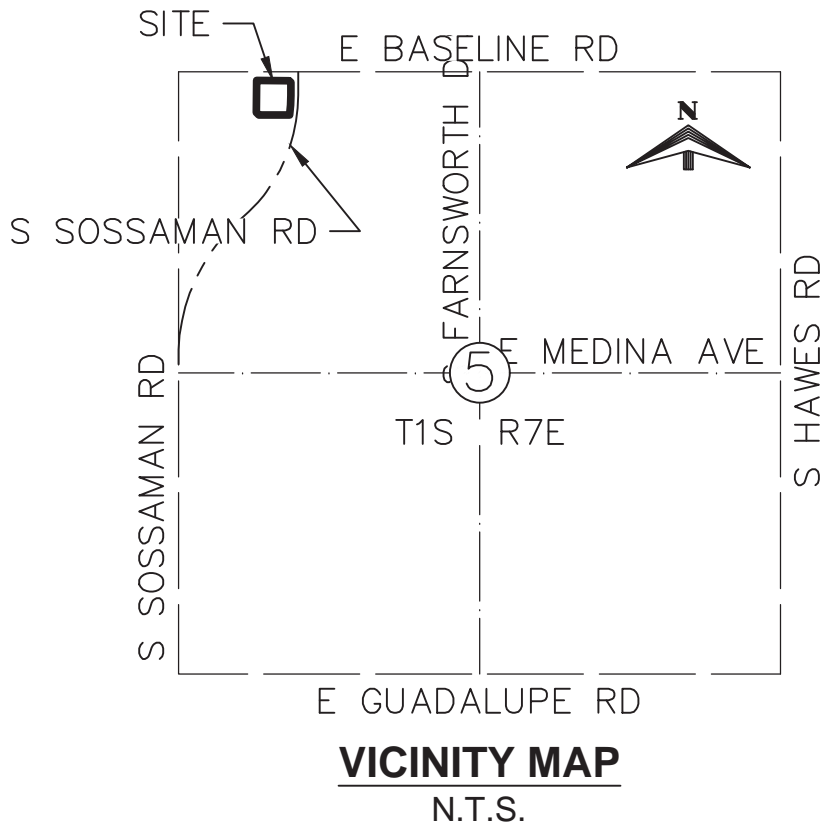
FINN ARCHITECTS, LLC
STEVE NEVALA, ARCHITECT
STEVEN@FINNARCHITECTS.COM
480-206-8229

ENGINEER INFORMATION:

SITE ENGINEERS, LLC
SPENCER ELLINGSON, ENGINEER
SPENCER@THESITEENGINEERS.COM
480-489-4450

PARCEL INFORMATION:

APN: 304-05-980A
ADDRESS: 7561 E BASELINE RD
MESA, AZ 85209
DEED(S): 2021-0263939, MCR
LAND USE: COMMERCIAL
GROSS AREA, BASED ON SURVEY: 91,688 SF
(2.105 AC). COUNTY RECORDS 91,520 SF
(2.10101 AC).



BASIS OF BEARING:

THAT PART OF THE NORTH LINE OF THE NW 1/4 OF SECTION 5, T1S, R7E, C&SRM, WHICH IS FRONTAGE TO THE SITE, WHICH BEARS S89°44'38"E PER BK 609, PG 29, MCR.

PROJECT BENCHMARK:

LOCAL BENCHMARK: FD NAIL W/ TAG MARKED CITY OF MESA, ON CURB

CITY OF MESA BENCHMARKS:

LOCATION: 72ND AND BASELINE

NORTHING: 865674.53

EASTING: 773396.56

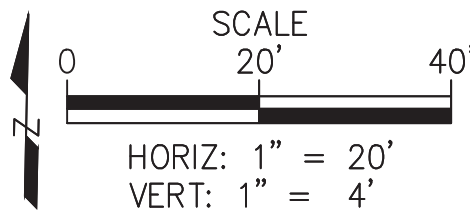
DESCRIPTION: MASONRY NAIL W/ BRASS

TAG ON T.C. N OF T1N R7E S31 S 1/4 CORNER

ELEV = 1370.62 FT NAVD88

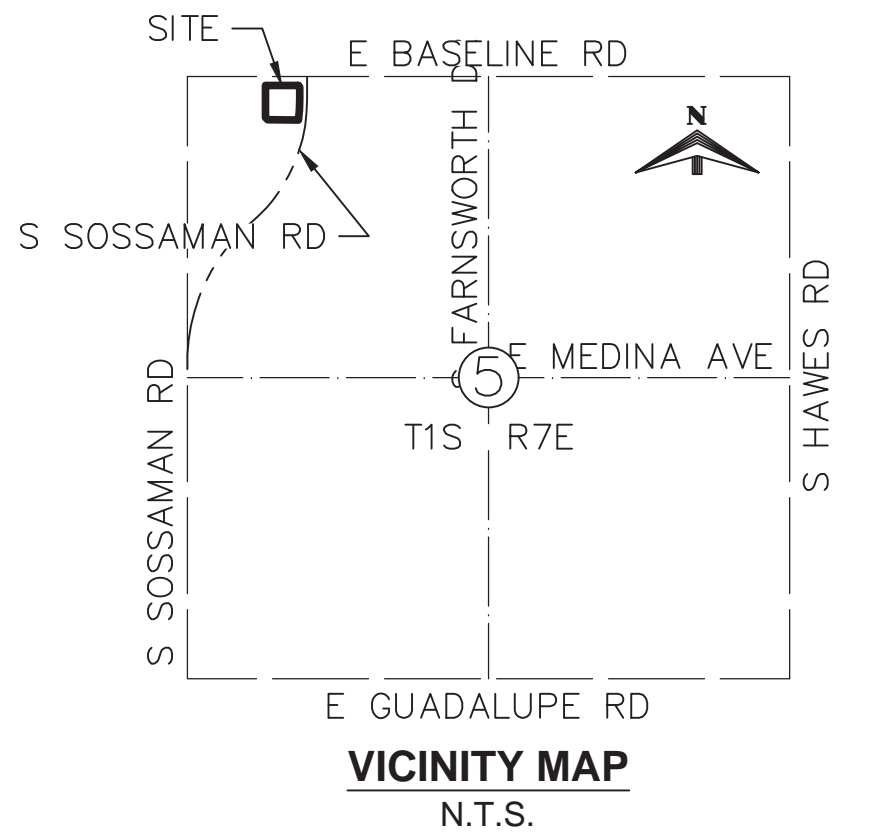
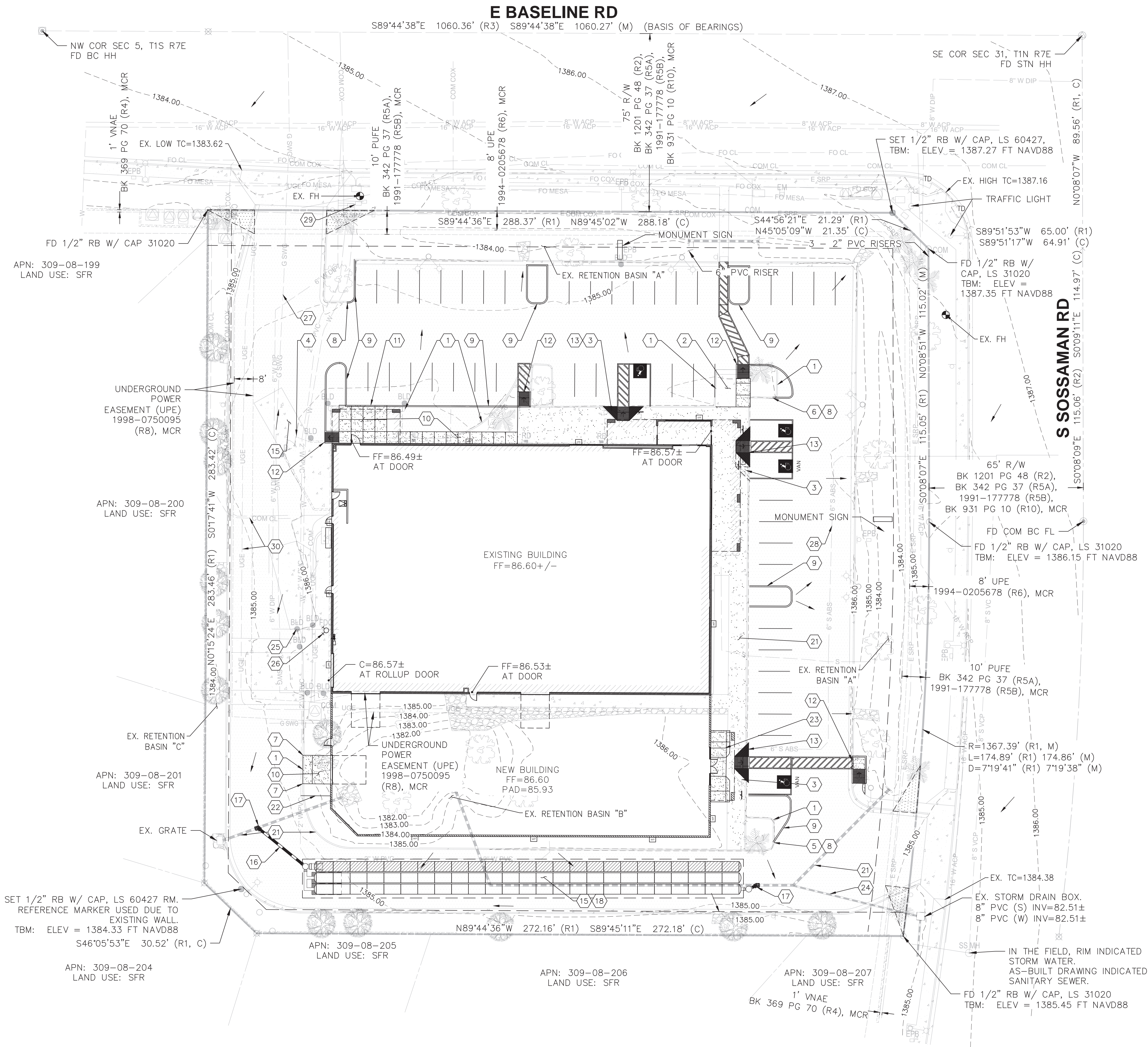
SHEET INDEX:

C1.0.....COVER SHEET, NOTES
C2.0.....PRELIMINARY IMPROVEMENT PLANS



REV NO.		COMMENT	DATE
<div><div><div><div><div><div></div><div>SITE ENGINEERS</div></div></div><div><div><div></div><div>1763 E EVERGREEN ST MESA, ARIZONA 85203 TEL: 480-489-4450 EMAIL: Spencer@theSiteEngineers.com</div></div></div><div><div><div></div><div>FINN ARCHITECTS</div></div></div></div><div>UTV STEREO 7561 E. BASELINE ROAD MESA, ARIZONA 85209 PRELIMINARY COVER SHEET</div></div></div>			
SE NO. S250121	DESIGNED SJE	DRAWN SJE	CHECKED KLE
SHEET NO. 01 of 02	C1.0		

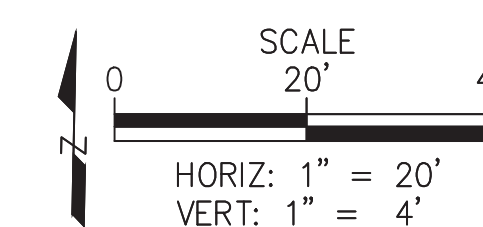
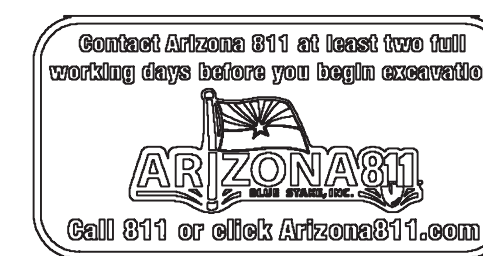
\\SE_SERVER\SE Projects\C-FINN ARCHITECTS\S250121 UTV Stereo\Design 3D\SHEETS\UTV GDSP C1.0-C3.0.dwg Feb 26, 2025 9:14am Spenc



CONSTRUCTION NOTES:

1. REMOVE EXISTING CURB, AS DEPICTED, SAWCUT CONCRETE TO NEAREST JOINT.
2. REMOVE EXISTING SIDEWALK AS DEPICTED, SAWCUT CONCRETE TO NEAREST JOINT.
3. REMOVE EXISTING SIDEWALK RAMP, SAWCUT CONCRETE TO NEAREST JOINT.
4. REMOVE EXISTING WALL AND CONCRETE, SAWCUT.
5. MAKE NEW CURB TANGENT TO EXISTING CURB AT TIE-IN POINT.
6. MAKE NEW CURB PARALLEL TO EXISTING CURB AT TIE-IN POINT.
7. SAWCUT EXISTING CURB TO CREATE CURB TERMINATION AS DEPICTED ON MAG STD DTL 222.
8. INSTALL TWO REBAR DOWELS 4 INCH PENETRATION DEPTH INTO EXISTING CURB, WITH EPOXY AND CAST 4 INCHES INTO NEW CURB.
9. 6" SINGLE CURB PER MAG DTL 222.
10. SIDEWALK PER MAG 230, WIDTH PER PLAN.
11. WHERE NEW SIDEWALK IS ADJACENT TO CURB, INSTEAD OF INSTALLING CURB, INSTALL A SIDEWALK THICKENED EDGE.
12. INSTALL NEW ADA SIDEWALK RAMP, TYPE D PER COM STD DTL M-44.05.
13. INSTALL PERPENDICULAR ADA CURB RAMP PER MAD STD DTL 238-1.
14. STANDARD ASPHALT PAVEMENT SECTION IN PARKING SPOTS.
15. HEAVY DUTY ASPHALT PAVEMENT SECTION IN DRIVE AISLES.
16. DOUBLE WALL, SOIL TIGHT HDPE STORM DRAIN PIPE, 12 INCH, SLOPE PER PLAN. TRENCH BACK FILL PER MESA STANDARD DETAIL M-19.05.
17. CONNECT TO EXISTING STORMDRAIN LINE, INSTALL CONCRETE PIPE COLLAR PER MAG STD DTL 505.
18. CONSTRUCT STORMTECH SC-800 CHAMBER SYSTEM.
19. MAINTAIN FLOW DIRECTION OF PAVEMENT AWAY FROM THE BUILDING TO THE SURROUNDING RETENTION FACILITIES.
20. ADA PATH EXISTS AT TOP OF DRIVE TO CROSS EAST/WEST.
21. PROTECT IN PLACE, INFRASTRUCTURE TO REMAIN, TYP.
22. EXISTING 2-INCH WATERLINE, CONNECT TO BUILDING, ABANDON THE REMAINDER OF THE LINE GOING SOUTH OF THE BUILDING.
23. EXTEND EXISTING 6 INCH SEWER AND CONNECT TO THE BUILDING.
24. EXISTING 8-INCH STORMDRAIN BLEED-OFF LINE, PROTECT IN PLACE.
25. EXISTING 6-INCH DIP FIRELINE TO EXISTING BUILDING, INTERNAL BUILDING CONNECTION TO EXPAND FIRE SPRINKLE SYSTEM TO NEW BUILDING.
26. EXISTING FDC, EXISTING FIRE FISER INSIDE OF BUILDING.
27. EXISTING 2-INCH GAS LINE.
28. EXISTING 6-INCH SEWER SERVICE.
29. EXISTING WATER METERS AND SERVICES.
30. EXISTING UNDERGROUND ELECTRIC AND COMMUNICATION LINES.

GENERAL NOTE: WHEN WORKING ADJACENT TO EXISTING INFRASTRUCTURE, PROTECT IN PLACE. CONTRACTOR TO REPAIR, PATCH OR REPLACE ALL DAMAGED OR DISTURBED EXISTING INFRASTRUCTURE.



REV NO.	COMMENT	DATE
1	ISSUED FOR PERMIT	02/25/2025
SITE ENGINEERS		
1763 E EVERGREEN ST MESA, ARIZONA 85203 TEL: 480-489-4450 EMAIL: Spencer@theSiteEngineers.com		
FINN ARCHITECTS		
UTV STEREO 7561 E. BASELINE ROAD MESA, ARIZONA 85209 PRELIMINARY CIVIL IMPROVEMENTS PLAN		
SE NO. S250121	DESIGNED SJE	DRAWN SJE
CHECKED KLE	SHEET NO. 02 of 02	C2.0

MATERIAL LEGEND

- (STO) STUCCO - SYNTHETIC SYSTEM WITH SAND FINISH - TEXTURE TO MATCH EXISTING
- (WAN) FLUTED CMU WAINSCOT WITH 8"x8"x16" BAND
- (CAN) CANVAS CANOPY - STEEL FRAMED WITH SUNBRELLA COVERING, FABRIC COLOR TO MATCH EXISTING
- (PAR) PARAPET CORNICE, SHAPE TO MATCH EXISTING

COLOR LEGEND

- (1) DUNN EDWARDS - 'FOSSIL' DE6225 LRV81
- (2) DUNN EDWARDS - 'PLAY ON GRAY' DE6228 LRV43
- (3) DUNN EDWARDS - 'BLACK BAY' DA188 LRV7

SEALANTS TO MATCH ADJACENT MATERIAL COLORS, WHITE OR OFF WHITE SEALANTS ARE NOT ALLOWED

PAINTER SHALL PROVIDE (2) COATS OF SEALER TO ALL NATURAL BLOCK, PRECAST CONCRETE ITEMS, CONCRETE AND NON-PAINTED SURFACES AND MATERIALS FOR A WEATHER SEALED PROJECT

PAINTER SHALL PROVIDE CMU, BLOCK, CONCRETE AND OTHER MATERIALS WITH FINISH, PAINT COLOR FOR REVIEW AND APPROVAL PRIOR TO APPLICATION - ANY PAINT FINISHES TO BE APPLIED TO THE ACTUAL BUILDING SHALL BE APPROVED PRIOR BY CONTRACTOR/ARCHITECT FOR LOCATION AND SIZE PRIOR TO APPLICATION

the architectural design and data contained in these documents is an instrument of service provided by FINN architects, llc.

all discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to FINN architects, llc for resolution prior to commencement of the work.

discrepancies between bid amounts and these documents shall be reported to the general contractor prior to commencement of work.

notice of alternate billing cycle: this contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days, a written description of such other billing cycle applicable to this project is available from the owner/owner's designated agent (see cover sheet for phone/address of owner) and the owner/designated agent shall provide this written description upon request.

december 06, 2024
schematic design
december 10, 2024
pre-application
february 06, 2025
team sp/scip/dr/b kickoff
february 18, 2024
design development



STOREFRONT | GLAZING SPECIFICATION

ALUMINUM STOREFRONT SYSTEM:

ARCADIA AFG451 2" X 4 1/2", CENTER GLAZED NON-THERMAL STOREFRONT

- CLEAR ANODIZED FINISH
- 1" OVERALL GLAZING - SEE GLAZING BELOW

1" INSULATED GLAZING

- OUTBOARD: 1/4" PPG SOLARBAN R100 ON CLEAR #2
- AIR SPACE: 1/2" SPACER, AIR FILLED
- INBOARD: 1/4" CLEAR
- U-FACTOR - 0.0.29, SHGC = 0.23

PLAN NOTES

SEE STRUCTURAL PLANS FOR LINTELS/INFORMATION

SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS - WHERE CONTROL JOINTS OCCUR BENEATH WALL FINISH SYSTEMS, THE CONTROL JOINT AND WALL FINISH SHALL BE CARRIED THRU - PROVIDE MANUFACTURE APPROVED CONTROL JOINT TRIM, JOINTS AS APPLICABLE PER WALL FINISH

SEE FLOOR PLAN AND SCHEDULES FOR DOOR HEIGHTS, IN CMU WALLS CONFIRM FRAMES 'COURSE' WITH MODULAR CMU HEIGHTS

ALL CMU LINTELS ARE TO BE LINTEL BLOCKS, NO 2 CORE OR HOLLOW CMU ALLOWED

ALL ROOF DRAIN LEADERS ARE TO BE BRASS 'LAMBS' TONGUE, COMPLETE WITH TRIM RING - NO PVC ALLOWED

PRIOR TO PROCURING MATERIALS, CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS, COLORS FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER

ALL SAMPLES SHALL BE SUBMITTED FOR REVIEW AS A COMPLETE SUBMITTAL, AT ONE TIME. MATERIAL SAMPLES SHALL BE LARGE ENOUGH TO DEPICT THE FINISH, TEXTURE OF 12" SQUARE OR AS APPROPRIATE

exterior elevations

scale: 1/8"=1'-0"



UTV Stereo
PERFORMANCE AUDIO
a building expansion
7561 easts baseline road,
mesa, arizona





Artistic depiction only. Colors and materials represented may vary from actual samples. Not to be referred to as a construction document.

rendering view A

UTV Stereo
PERFORMANCE AUDIO
a building expansion
7561 easts baseline road,
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02-25-24





Artistic depiction only. Colors and materials represented may vary from actual samples. Not to be referred to as a construction document.

rendering view B

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UTV Stereo
PERFORMANCE AUDIO
a building expansion
7561 easts baseline road,
mesa, arizona



citizen participation plan

Date: Tuesday, February 25, 2025

Purpose: This citizen participation plan is to inform citizens, neighbors, property owners, registered neighborhoods/HOA's, schools, businesses and any other interested parties if requested by the City or Client of the Site Plan application for approval of a new dental office building. The goal of this plan is to provide awareness and an opportunity for feedback and support from the community and general vicinity in which this project will serve.

Request: This is an application for approval of the site plan and substantial conformance incentive permit from the Planning & Zoning Board/City Council for the building expansion for UTV Stereo.

Location: 7561 E. Baseline Road, Mesa, AZ, 85209 – SWC of Baseline and Sossaman Roads.

APN # 304-05-980A

Contact: Steven Nevala, FINN architects, llc, steven@finnarchitects.com or (480) 206-8229

Pre-application meeting date: Held January 07, 2025, PRS24-01056, held with City staff.

Action plan: In order to provide effective citizen participation in conjunction with this application, the following steps will be done to provide sufficient opportunity for the public to provide feedback, both positive and negative to address and clarify any items that may be brought up thru this process ahead of the anticipated City hearings/approvals.

1. Contact list to include:

- All registered neighborhoods and HOA's within the project vicinity as provided by the City of Mesa within/up to a 1 mile radius of the project.
- All residents within 1,000' from the site, but may include more.
- School districts or other entities if/as suggested by the City or arising from this process.

2. Neighborhood meeting: None planned, but may be held should the need arise, all are encouraged to reach out directly to the project applicant listed above.

3. Citizen Participation report: To be submitted to the City prior to the scheduled public hearing(s) detailing the number of people contacted the applicant thru this process and will identify the summary of comments, support, concerns and how the applicant responded/addressed any comments.

4. Schedule:

Pre-application meeting: Held January 07, 2025.

Initial CCP mailing/notices: To be mailed out with the 1st Site Plan/DRB application.

Application submittal: March 03, 2025.

Neighborhood meeting: None planned with this process but may be held as noted above.

Submit of Citizen Participation Report and Materials: To be provided with the followup submittal.

Planning and Zoning Board Hearing: June 25, 2025

Substantial Conformance Improvement Board of Adjustment Hearing: May 07, 2025

final citizen participation report

Date: Monday, April 28, 2025

Purpose: This citizen participation plan is to inform citizens, neighbors, property owners, registered neighborhoods/HOA's, schools, businesses and any other interested parties if requested by the City or Client of the Site Plan application for approval of a new dental office building. The goal of this plan is to provide awareness and an opportunity for feedback and support from the community and general vicinity in which this project will serve.

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Location: 7561 E. Baseline Road, Mesa, AZ, 85209 – SWC of Baseline and Sossaman Roads.

APN # 304-05-980A

Contact: Steven Nevala, FINN architects, llc, steven@finnarchitects.com or (480) 206-8229

Neighborhood meetings: None planned, held.

A. Correspondence and telephone calls:

1. Initial CCP mailings/notice sent out: March 03, 2025

B. Results, feedback and discussions received from citizens:

1. 03/06/2025 - Call From Reta(Tryon) Curbey 480-390-3316 - 2009 S. Sawyer Circle(property runs from Baseline on west side to the end of the current building.

Discussion – Recap from neighbor(via text followup from phone discussion). - Support

Hi Steven. This is a follow up to our phone conversation. My name is Reta(Tryon) Curbey. I own the house at 2009 S Sawyer Cir behind UTV Stereo. Our property runs from Baseline on the west side to the end of the current building.

There are five large trees that are on our fence line. They are tall and have broken off branches from time to time on our side which is hazardous. The biggest issue is the leaves, beans and yellow balls they drop into our yard and pool. We have little trees sprouting up everywhere in our yard and I worry about our pool equipment as the beans in the summer and yellow balls in the fall plug up our filter baskets. We would be ever so grateful if these trees were removed during the landscape remodel.

One other item is the lights on the west side of the building. They are so high they flood our yard with light at night. If they could be dropped lower it would be great.

I have no other concerns with the proposal and appreciate any support for these changes – Reta.

- How concern addressed/resolved – told her we would present and review/discuss with the client and City, she asked to be updated if possible, we replied we'd track and try to update.

2. Call From Tim Carrol – 03/14/2025 missed call, called back 03/19/2025

Discussion – Some general questions on project and inquired about the landscaping. Stated that we are adding missing landscape and planting to current City requirements, emailed him 03/19/2025 the exterior renderings and landscape plans. See .pdf included with this report.

3. Call and email(2 total) discussion From Mark and Cyndy Schroeder + (1) 03/31/2025 follow up email from neighbor thru the City planner.

Discussion – focused mainly on the landscaping against the residential, south and west property lines, site lighting and provided them the Landscape and Photometric plans and renderings. Follow up email and reply on 03/24/2025, attached with this report.

The new site lighting has been revised to fixtures that are 'internal' so that no light source is visible and it has been denoted to provide 'light shields' at the existing wall paks.

The landscaping, specifically the trees that are being added have been revised to a 'low litter' tree as recommended by the Landscape Architect.

Neighbor also spoke with Chloe Durfee Daniel and we spoke as well, the second email requested some considerations, the Client has issued the attached 'good neighbor policy' with direct access to have a direct line of communication for resolution, this 'good neighbor policy' is being emailed to the neighbors with this resubmittal for their use.

Additionally, the 'good neighbor policy' includes some operational items in response to the feedback received from the neighbors.

No other items to report as of the this date, but any further discussion will be provided to the City and Client in the ongoing project.

Sincerely,



Steven Nevala, Principal
FINN architects, llc

citizen participation letter

Dear Neighbor: As part of the City of Mesa's 'citizens participation program' this packet is sent to you for your knowledge and review/comment should you have any.

This letter and exhibits are sent for your review/knowledge and comment regarding the planned upcoming development for UTV Stereo. Included with this letter is the schedule and site plan for the project.

For any additional information or questions, you can reach me direct at (480)206-8229 or via email at steven@finnarchitects.com , thank you!

Name: UTV stereo – Quality Car Stereo **Location:** 7561 E. Baseline Road, Mesa, AZ 85209

Project overview: This request is for Site Plan, Substantial Conformance Improvement Permit(Board of Adjustment) and Administrative Design Review approval for a +/- 9,536 S.F. building addition to the existing building. The building will match the existing Architecture, style and color to seamlessly blend together.

Site circulation and access is served by two existing drives to remain. The existing site lighting is to remain.

Landscape will be upgraded with additional landscape islands throughout the existing parking areas, expanded foundation landscaping at the new parking space area along with new landscape around the site to the City of Mesa landscape standards.

This project will support for the growth and service for UTV stereo – Quality Car Stereo, serving the local community.

APN #304-05-980A Zoning: LC – Limited Commercial (no change to zoning)

Lot Size: +/-91,520 S.F. net (+/-2.10 acres net)

Proposed Building: +/-9,536 S.F. building expansion for a +/-26,636 S.F. total building area. The expansion will match the existing design, finishes and colors.

Proposed uses: Existing retail building. This will be an expansion for the existing business.

Site Development: Limited – the site is existing to remain except at the area of expansion, this will involve the conversion of the existing retention basin into underground storage. The building expansion will encompass the general area as proposed with the original development when it was an Osco Drug. This will include the addition of (8) new parking spaces at the NWC of the building.

Landscaping will be upgraded throughout the site. This includes new landscape islands in the existing parking areas, expanded foundation landscape on the north side of the building. New trees and bushes are proposed along the west and south property lines adjacent the neighbor to meet City planting requirements for quantity and spacing.

The existing water, sewer and fire line will be extended internally from the existing building with no proposed site work to these lines.

Respectfully submitted by:



Steven Nevada, Principal
FINN architects, llc

cc: schedule outline, site plan

project schedule

project name: **UTV Stereo (UTV-STE)**

architect:

FINN architects, llc

Steve Nevala - steven@finnarchitects.com - 480-206-8229

project location:

7561 E. Baseline Road, Mesa AZ

Site Plan | S.C.I.P. | Design Review Board application/approval process (Submitted concurrently)

Site Plan approval:

January 07, 2025	City pre-application with City – done.
March 03, 2025	1 st City combo Site Plan, S.C.I.P. application
March 18, 2025	1 st Review comments due out to Applicant
March 24, 2025	Meeting date with applicant
April 07, 2025	Follow-up submittal deadline ***Site Posting required – coord. with City
April 21, 2025	Resubmittal comments due to Applicant
May 05, 2025	Comment resolution deadline
June 25, 2025	Planning & Zoning Hearing date – for Site Plan approval

S.C.I.P. (Substantial Conformance Improvement Permit) approval:

September 17, 2019	City pre-application with City – done.
March 03, 2025	1 st City combo Site Plan S.C.I.P. application (per City calendar 05/17)
March 25, 2025	1 st Review comments due out to Applicant
April 02, 2025	Follow-up submittal deadline ***Site Posting required – coord. with City
April 09, 2025	Resubmittal comments due to Applicant
April 16, 2025	Comment resolution deadline
May 07, 2025	Board of Adjustment Hearing date – for S.C.I.P. approval

SCIP - CCP Mailing week of 03/03/2025, public notice – no less than 21 days staff to send notice, no less than 15 days – notice/envelopes to staff – Site posting – no less than 15 days to public hearing
CCP report 30 days min. prior to hearing

Site Plan – Public notice – no less than 15 days from staff complete, CCP report 30 days min. prior to hearing – Site posting – no less than 21 days prior to scheduled public hearing

Administrative Design Review:

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sp/scip/dr/b submittal

EMERALD INC.
STEEL BUILD INDUSTRIES

UTV Stereo
Dynamic Stereo

LEGEND

- CENTERLINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CURB
- EXISTING CURB
- PAINT STRIPING
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- RAMP, VARIES SEE PLAN
- SITE WALL
- EXISTING SITE WALL
- SITE FENCING
- EXISTING SITE FENCING
- RIP RAP, VARIES SEE PLANS
- 10'x20' VISIBILITY TRIANGLE
- UTILITY TRANSFORMER
- BIKE RACK
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC
- FIRE RISER
- LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING FIRE LANE

PROJECT DATA

SCOPE: NEW BUILDING EXPANSION
ADDRESS: 7561 E. BASELINE ROAD, MESA, AZ 85209
APN: 304-05-980A
SITE AREA: +/-91,520 S.F. (+/-2.10 AC.)
ZONING: LC-PAD
LOT COVERAGE: 29.1%
BUILDING AREA: +/-26,636 S.F.
BUILDING FOOTPRINT: +/-26,636 S.F.
STORIES: (1) STORY
CONSTRUCTION TYPE: V-B W/ A.F.E.S.
OCCUPANCY: M (RETAIL)
ALLOWABLE AREA: UNLIMITED, 60' YARDS
BUILDING HEIGHT: EXISTING
PARAPET SCREENING: FULLY SCREENED WITH PARAPET WALLS

BUILDING AREA

AREA	GROUND FLOOR	2nd FLOOR
EXISTING BLDG	+/- 17,100 S.F.	N/A
BLDG EXPANSION +/-	9,536 S.F.	N/A

TOTAL: +/-26,636 S.F.

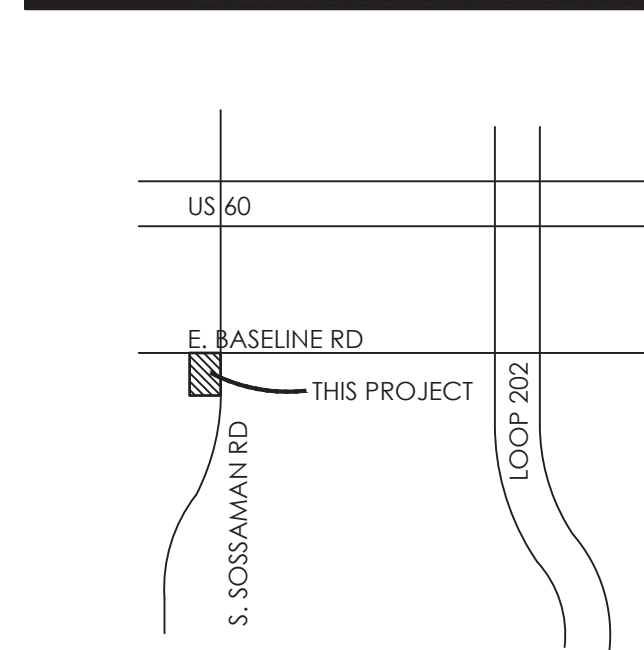
PARKING DATA

EXISTING USE	S.F.	RATIO	REQUIRED
RETAIL	17,100 S.F.	1/375	46
BLDG EXPANSION	S.F.	RATIO	REQUIRED
OFFICE/RETAIL	9,536 S.F.	1/375	25

TOTAL REQUIRED: 71
TOTAL PROVIDED: 53*
(4 ACCESSIBLE/49 STANDARD)

*S.C.I.P. APPLICATION - REDUCTION OF REQUIRED SPACES - ADDED MAX. ADDITIONAL SPACES WITH L/S STDS TO BRING INTO FURTHER CONFORMANCE; (TOTAL RETAIL AREA IS +/-15,244/375 = 41 SPACES, NON-RETAIL/STOCKROOM AREA IS +/-11,392/900=12 SPACES (41+12 = 53))

VICINITY MAP



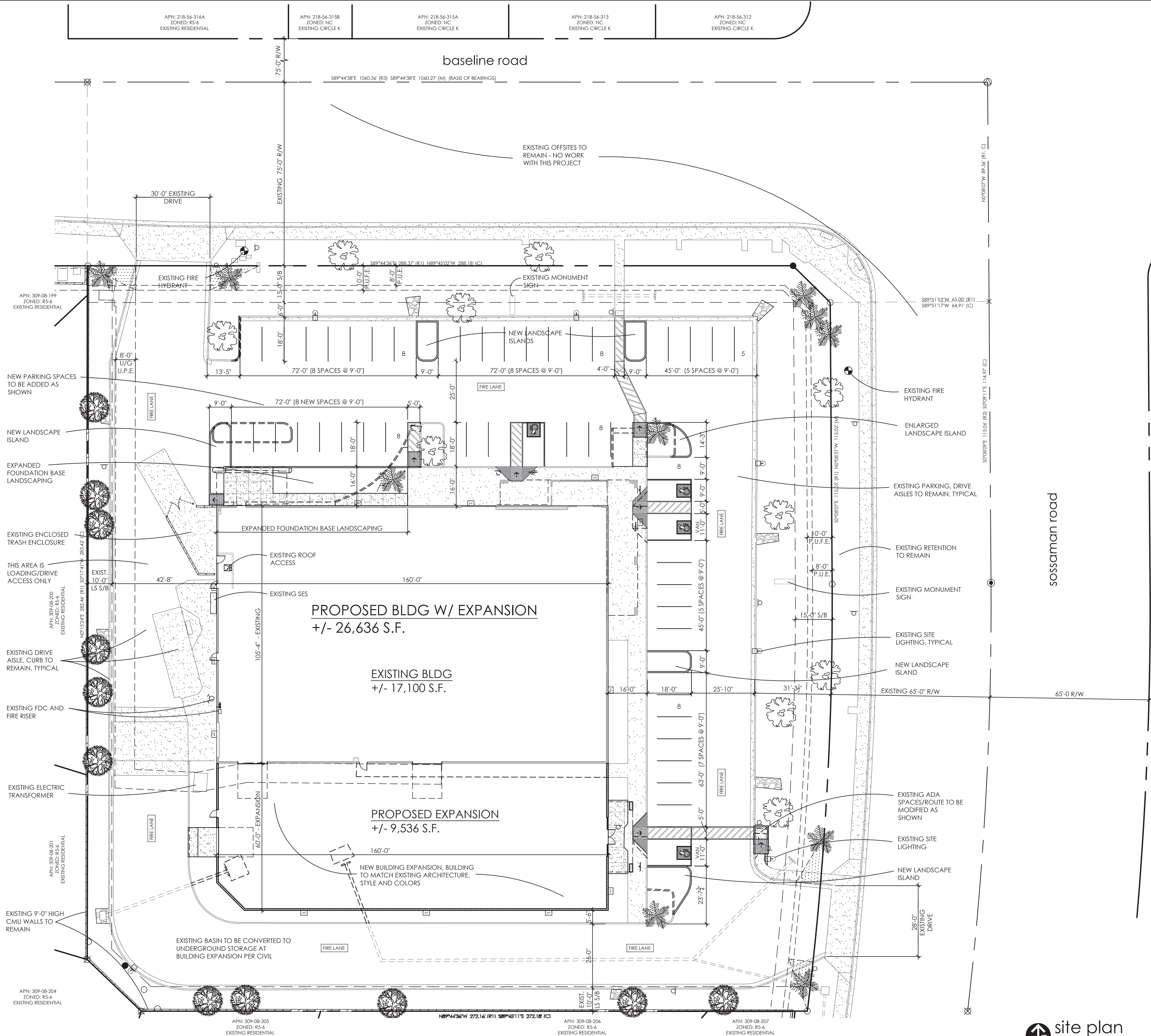
UTV Stereo
PERFORMANCE AUDIO
a building expansion
7561 easts baseline road,
mesa, arizona



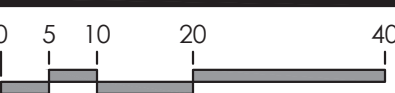
FINN architects, llc

506 west perkins street, san tan valley, arizona 85143

finnarchitects.com
(480-206-8229)



site plan
scale: 1"=20'-0"



good neighbor policy

UTV Stereo – Quality Car Stereo

project address: 7561 E, Baseline Road, Mesa, AZ 85209

date: Wednesday, March 26, 2025

This good neighbor policy is issued through the Citizen Participation Process thru the City of Mesa, noting the operational items below for the continued successful relationship between our business and the adjacent neighbor. My direct contact info is provided should a need arise to contact me.

1. Noise Abatement:

- a. Future testing of customer stereo systems that occur outside by employees will be directed to use the Northeast corner of the site (nearest the intersection of Baseline and Sossaman roads), furthest away from the adjacent neighborhood.
- b. Operationally, employee policy will be directed to maintain the fire lane clear of parked vehicles or UTV vehicles. Noting, loading and unloading will occur at the main service/stockroom area at the west side of the building.
- c. Trash removal, the pickup time occurs during normal business hours, no before or after hours.
- d. Landscaping, the site is professionally serviced biweekly with tree trimmed annually. Missing and dead landscaping is proposed to be replaced per City of Mesa standards for spacing and quantities.

2. Visual Impacts, Security, Maintenance and Lighting:

- a. Exterior lighting, specifically the building mounted wall paks on the west and south side of the building will be reviewed and provided with 'house side shields' to reduce light impacts into neighboring backyards.

As always, we look forward to continuing our business in harmony with the neighborhood, should any additional follow up or items arise, please contact our office directly for a resolution.

Sincerely,

Chase Moll

Chase Moll – owner

Cell: 602-518-6805 | **Email:** owner@utvstereo.com



Planning & Zoning Board Hearing - Neighbor Notification Letter

Dear Neighbor,

We have applied for a Major Site Plan Modification and amending Condition of Approval No. 1 for case Z97-048 to allow for the expansion of an approximately 26,636± square foot minor vehicle service and repair use. The case number assigned to this project is ZON25-00163.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-206-8229 or e-mail me at steven@finnarchitects.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on May 28, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Chloe Durfee Daniel, Planner II, of their Planning Division staff. She can be reached at 480-644-6714 or Chloe.DurfeeDaniel@MesaAZ.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Steven Nevala, FINN architects, llc



MATERIAL LEGEND

- QUESTION** What is the difference between a *de novo* mutation and a *spontaneous* mutation?
- ANSWER** A *de novo* mutation is a new mutation that arises in an individual, while a *spontaneous* mutation is a mutation that arises in a cell, but is not inherited from the parents.
- QUESTION** What is the difference between a *de novo* mutation and a *spontaneous* mutation?
- ANSWER** A *de novo* mutation is a new mutation that arises in an individual, while a *spontaneous* mutation is a mutation that arises in a cell, but is not inherited from the parents.

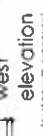
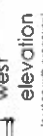
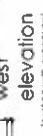
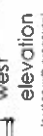
COLOR LEGEND

- (1) 680041090A73A. ICSM-10 47704FASB
- (2) 680041109A73A. TAT 100 JRAY IN 4720110
- (3) 680041109A73A. 100 JRAY IN 4720110

PLAN NOTES

- [illegible]

exterior elevations



Feature Information

(1 of 1)

304-05-980A

Owner Information

Owner: ALPHA
Name: ENTERPRISE LLC
In Care Of:
Property Address: 7561 E BASELINE RD MESA 85209
Mailing Address: 7561 E BASELINE RD MESA AZ USA 85209
Deed Number: 20210263939
Sale Date: 12/01/2020
Sale Price: \$2070000

Property Information

Lat/Long: 33.378666, -111.668234
S/T/R: 5 1S 7E
Jurisdiction: MESA
PUC: 1120
Lot Size (sq ft): 91,520
MCR #:
Subdivision:
Lot #:
Tract/Block: /
Floor: 1
Construction Year: 1998
Living Space (sq ft):

Valuation Information

Tax Year:	2025	2024
FCV:	\$ 3,527,521	\$ 3,742,829
LPV:	\$ 2,282,175	\$ 2,173,500
Legal Class:	1.12	1.12



Search By

Using the Mouse What I Know Buffer Results

Step 1: Enter a search distance and apply buffer:

1,000 Feet Apply Buffer Clear Buffer

Step 2 (optional): Choose a parcel selection method:



A. Entirely within the Buffer



B. Within or touching the Buffer



Zoom to

NeighborhoodName	First Name	Last Name	Address	Unit	City	State	Zip
Arizona Esprit II Homeowners Association	Office	Capital Property Ventures	2450 S Gilbert Rd	100	Chandler	AZ	85286
Boulder Creek Homeowners Association	Janis	Bullock	8064 E Olla		Mesa	AZ	85211
Casa Mia Subdivision	Jennifer	Simpson	8030 E Iran Ave		Mesa	AZ	85209
Casa Mia Subdivision	Chip	Simpson	8138 E Juanita Ave		Mesa	AZ	85209
Casa Mia Subdivision	Linda	Ward	8131 E Impala Ave		Mesa	AZ	85209
Desert Place at Morrison Ranch Homeowners Association							
Desert Sands Golf & Country Club	Ron	Johnson	7253 E Juanita Ave		Mesa	AZ	85209
Desert Sands Golf & Country Club	Rosemary	Hirman	1641 S 77th St		Mesa	AZ	85209
Desert Sands Golf & Country Club	Terry	Melton	1819 S 77th St		Mesa	AZ	85209
Desert Sands North	Bobbi	Catton	7737 E Hampton		Mesa	AZ	85209
Desert Sands North	Wanda	Harris	7625 E Hampton		Mesa	AZ	85209
Las Palmas Grand	Christie	Canan	2550 S. Ellsworth Rd.		Mesa	AZ	85209
Lesueur Estates Homeowners Association	Julie	Martinez	8528 E Navarro Cir		Mesa	AZ	85209
Riverstone at Superstition Springs Homeowners Association	Jennifer	Sheets	1910 S Stapley Dr	#221	Mesa	AZ	85204
Silveridge Renters Association, Inc.							
Sonoran Springs Owners Association	David	Woods	7255 E Hampton Ave	Suite 101	MESA	AZ	85209
Sunland Village East Association	Beverly	Nault	7831 E Monte Ave		Mesa	AZ	85209
Sunland Village East Association	Katie	Ross	2145 S Farnsworth Dr		Mesa	AZ	85209
Sunland Village East Garden Condominiums - Phase 3	Amanda	Miller	4523 E Broadway Rd		Phoenix	AZ	85040
Superstition Springs Community Master Association	Dave	Hubalik	6929 E Medina Ave		Mesa	AZ	85209
Superstition Springs Community Master Association	Eric	Jorgensen	7345 E Milagro Ave		Mesa	AZ	85209
Villa Rialto 1	Mike	Bickford	7726 E Baseline Rd	128	Mesa	AZ	85209
Villa Rialto 1	Jennifer	Pittman	7726 E Baseline Rd	227	Mesa	AZ	85209

FIRST NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
BP2024 LLC	218-56-007N	1614 N APACHE DR	CHANDLER	AZ	85224
I S MESA CIRCLE LLC	218-56-007P	DC-17 PO BOX 52085	PHOENIX	AZ	85072
DSA GOLF COURSE LP	218-56-007V	1922 S 74TH ST	MESA	AZ	85208
MATHEWS LECA	218-56-013	7356 E BASELINE RD	MESA	AZ	85209
BP2024 LLC	218-56-304B	1614 N APACHE DR	CHANDLER	AZ	85224
DSA GOLF COURSE LP	218-56-304C	1922 S 74TH ST	MESA	AZ	85208
BP2024 LLC	218-56-305	1614 N APACHE DR	CHANDLER	AZ	85224
BP2024 LLC	218-56-306	1614 N APACHE DR	CHANDLER	AZ	85224
BP2024 LLC	218-56-307A	1614 N APACHE DR	CHANDLER	AZ	85224
BP2024 LLC	218-56-307B	1614 N APACHE DR	CHANDLER	AZ	85224
BP2024 LLC	218-56-308	1614 N APACHE DR	CHANDLER	AZ	85224
BP2024 LLC	218-56-309	1614 N APACHE DR	CHANDLER	AZ	85224
BP2024 LLC	218-56-310	1614 N APACHE DR	CHANDLER	AZ	85224
I S MESA CIRCLE LLC	218-56-311	DC-17 PO BOX 52085	PHOENIX	AZ	85072
I S MESA CIRCLE LLC	218-56-312	DC-17 PO BOX 52085	PHOENIX	AZ	85072
I S MESA CIRCLE LLC	218-56-313	DC-17 PO BOX 52085	PHOENIX	AZ	85072
I S MESA CIRCLE LLC	218-56-314A	DC-17 PO BOX 52085	PHOENIX	AZ	85072
I S MESA CIRCLE LLC	218-56-315B	DC-17 PO BOX 52085	PHOENIX	AZ	85072
PANTOJA GILBERTO ZAVALA/SANCHEZ LIDIA	218-56-316A	7530 E BASELINE RD	MESA	AZ	85209
HARVILLE JAMES EDWARD/LINDA P	218-56-317	7522 E BASELINE RD	MESA	AZ	85209
PORTERFIELD MICHELLE/DENISE	218-56-318	7518 E BASELINE RD	MESA	AZ	85209
ANDRADE JESSICA	218-56-319	7512 E BASELINE RD	MESA	AZ	85209
BARBARA L KATAUSKY LIVING TRUST	218-56-320	9059 E OLIVE LN S	SUN LAKES	AZ	85248
ROBERT M AND MARILYN J LONGFIELD FAM REV TR	218-56-321	9537 E INVERNESS CIR	MESA	AZ	85209
TORRES JONATHON/VIGIL ANGELICA	218-56-322	7448 E BASELINE RD	MESA	AZ	85209
HERNANDEZ LOUIE J	218-56-323	7442 E BASELINE RD	MESA	AZ	85209
7438 E BASELINE LLC	218-56-324	917 S PALO VERDE ST	MESA	AZ	85208
7432 E BASELINE LLC	218-56-325	917 S PALO VERDE ST	MESA	AZ	85208
7428 E BASELINE LLC	218-56-326	917 S PALO VERDE ST	MESA	AZ	85208
7424 E BASELINE LLC	218-56-327	917 S PALO VERDE ST	MESA	AZ	85208
7420 E BASELINE LLC	218-56-328	917 S PALO VERDE ST	MESA	AZ	85208
EAST MESA LODGE #2082 LOYAL ORDER OF MOOSE	218-56-329A	7402 E BASELINE RD	MESA	AZ	85209
DSA GOLF COURSE LP	218-56-329C	1922 S 74TH ST	MESA	AZ	85208
MESA CITY OF	218-56-331B	20 E MAIN ST STE 650	MESA	AZ	85211
DSA GOLF COURSE LP	218-57-003Q	1922 S 74TH ST	MESA	AZ	85208
AGA PROPERTY MANAGEMENT LLC	218-57-003R	PO BOX 2358	GILBERT	AZ	85299
AGA PROPERTY MANAGEMENT LLC	218-57-003W	PO BOX 2358	GILBERT	AZ	85299
CAMPUZANO MARIO B	218-57-007	1836 S SOSSAMAN RD	MESA	AZ	85209
GONZALEZ DIEGO/GERARDO STEPHANIE QUINTERO	218-57-008	1830 S SOSSAMAN RD	MESA	AZ	85209
FISHER CONSTANCE A/NELSON TIFFANY M	218-57-009	7549 E JUANITA AVE	MESA	AZ	85208
ZINS-FLENNER ELIZABETH/VARRATI TAMMY/CHRISTENSEN SHARI	218-57-010	7401 E IMPALA CT	MESA	AZ	85209
WEST PHILISHA	218-57-011	3520 W VINEYARD RD	PHOENIX	AZ	85041
HINTZ TAMMY L	218-57-012	7546 E JUANITA AVE	MESA	AZ	85209
BARAVATI PARVANEH	218-57-013	7550 E JUANITA AVE	MESA	AZ	85209

POLSTON DENISE SHEREE	218-57-014	1820 S SOSSAMAN RD	MESA	AZ	85209
PRESLER METZGER LIVING TRUST	218-57-133	3967 E INDIGO BAY CT	GILBERT	AZ	85234
MORRIS ELAINE L	218-57-134	7614 E JUANITA AVE	MESA	AZ	85209
RAGSDALE RAY A	218-57-190	7641 E JUANITA AVE	MESA	AZ	85209
CHIZER SCOTT/WEBBER KAREN J	218-57-191	617 N 201ST ST	SHORELINE	WA	98133
BOWLIN CARLA	218-57-192	7631 E JUANITA AVE	MESA	AZ	85209
SHEA KRISTIN L	218-57-193	7625 E JUANITA AVE	MESA	AZ	85209
SSBG PROPERTIES LLC	218-57-194	624 S REVOLTA CIR	MESA	AZ	85208
COMEIONE FRANCES	218-57-195	7613 E JUANITA AVE	MESA	AZ	85209
1829 S SOSSAMAN LLC	218-57-196	917 S PALO VERDE ST	MESA	AZ	85208
FLORES IBETH SANDY LAGUNAS	218-57-197	1835 S SOSSAMAN RD	MESA	AZ	85209
MUNOZ JOHN ANTHONY/SARAH RENE	218-57-198	1845 S SOSSAMAN RD	MESA	AZ	85209
JENSVOLD KARL	218-57-199	1201 MOCKINGBIRD LN S	LINCOLN	NE	68512
ROMERO MARTHA COVALEDA	218-57-200	1907 S SOSSAMAN RD	MESA	AZ	85209
AGA PROPERTY MANAGEMENT LLC	218-57-201	PO BOX 2358	GILBERT	AZ	85299
AGA PROPERTY MANAGEMENT LLC	218-57-202	PO BOX 2358	GILBERT	AZ	85299
AGA PROPERTY MANAGEMENT LLC	218-57-203	PO BOX 2358	GILBERT	AZ	85299
DSA GOLF COURSE LP	218-57-205	1922 S 74TH ST	MESA	AZ	85208
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	218-57-974	2801 W DURANGO ST	PHOENIX	AZ	85009
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	218-57-975	2801 W DURANGO ST	PHOENIX	AZ	85009
KUHNHAUSEN ERIC	218-58-383	7726 E BASELINE RD UNIT 135	MESA	AZ	85209
CROW STEVEN L	218-58-384	7726 E BASELINE RD UNIT 130	MESA	AZ	85209
THALACKER SCOTT P/BONNIE M	218-58-405	7139 N HUBBARD DR	EAU CLAIRE	WI	54701
PANFIL KELLY	218-58-406	7726 E BASELINE RD UNIT 158	MESA	AZ	85209
PINON ADRIAN MONTES/LOYA RAUL F MONTES	218-58-407	7726 E BASELINE RD UNIT 159	MESA	AZ	85209
LIFETIME REALESTATE PARTNERS INC	218-58-408	4206 N 38TH ST UNIT 4	PHOENIX	AZ	85018
FERRO JOSE L/LIDIA	218-58-409	7726 E BASELINE RD UNIT 161	MESA	AZ	85209
TIM AND JANE BALDEMORE FAMILY TRUST	218-58-410	10061 E NOPAL AVE	MESA	AZ	85209
CLIFFORD MATT	218-58-411	7726 E BASELINE RD 163	MESA	AZ	85209
PHYLLIS DIAN NIELSEN FAMILY TRUST	218-58-412	7726 E BASELINE RD UNIT 164	MESA	AZ	85209
KWAN PHILIP	218-58-413	7726 E BASELINE RD UNIT 165	MESA	AZ	85209
WIL LE TRUST	218-58-414	8355 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
SUSAN BRUNO TRUST	218-58-415	7726 E BASELINE RD UNIT 167	MESA	AZ	85209
PARKINS CATHERINE/JACK/SHARON	218-58-416	311 CHEWELAH LOOP	SANDPOINT	ID	83864
BEHBAHANI KAVEH	218-58-417	7726 E BASELINE RD UNIT 169	MESA	AZ	85209
MOYA ANNETTE	218-58-418	7726 E BASELINE RD UNIT 170	MESA	AZ	85209
CASTANEDA MARICRUZ	218-58-456	5213 S 17TH ST	PHOENIX	AZ	85040
STEVEN J WAGMAN AND RUTH A WAGMAN REVOCABLE LIVING TRUST	218-58-457	3042 BOSSHARD DR	FITCHBURG	WI	53711
WALKER FAMILY LIVING TRUST	218-58-458	20067 E KESTREL ST	QUEEN CREEK	AZ	85142
SHEBLE KIMBERLY A	218-58-459	7726 E BASELINE RD UNIT 263	MESA	AZ	85209
THALACKER CHRIS E/BRENDA L	218-58-460		EAU CLAIRE	WI	54701
REYES ANTONIO/ROCIO	218-58-461	7726 E BASELINE RD UNIT 265	MESA	AZ	85209
PLUMB ISAAC DANIEL/PAIGE JULIA	218-58-462	7726 E BASELINE RD UNIT 266	MESA	AZ	85209
REYNOLDS JACK B/CHERRI G TR	218-58-463	635 W RIDER DR	KANAB	UT	84741
PROPPS RENEE IRENE	218-58-464	2475 W PECOS RD	CHANDLER	AZ	85224

VEREDA LIVING TRUST	218-58-465	5754 SPRINTER LN	BONITA	CA	91902
WALKER JOANNE M	218-58-466	3870 E FLAMINGO RD STE A2 PMB 338	LAS VEGAS	AZ	89121
	218-58-470A				
AGA PROPERTY MANAGEMENT LLC	218-58-985	PO BOX 2358	GILBERT	AZ	85299
RNF INVESTMENTS LP	304-05-005Q	406 S GREENFIELD RD STE 2	MESA	AZ	85206
RNF INVESTMENTS LP	304-05-005R	406 S GREENFIELD RD STE 2	MESA	AZ	85206
MESA CITY OF	304-05-005T	20 E MAIN ST STE 650	MESA	AZ	85211
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	304-05-005U	2801 W DURANGO ST	PHOENIX	AZ	85009
MCFARLAND RUSSELL/TRACYE	304-05-058	3180 S HANNAH LN	FLAGSTAFF	AZ	86001
BILLY & THERESA NICHOLAS TRUST	304-05-059	1421 E GARRET AVE	MESA	AZ	85204
CASPER ROBERT J/SUTHIVA	304-05-060	7830 E LINDNER AVE	MESA	AZ	85209
MADER RODNEY L/GWEN E	304-05-061	7836 E LINDNER AVE	MESA	AZ	85209
SCHAFER BARRY P	304-05-084	7831 E LINDNER AVE	MESA	AZ	85209
CONAWAY MICHAEL L/TERESA M	304-05-085	7823 E LINDNER AVE	MESA	AZ	85209
TOSIC FAMILY LIVING TRUST	304-05-086A	7817 E LINDNER AVE	MESA	AZ	85209
PHALP KENNETH W/JULIE	304-05-087A	7811 E LINDNER AVE	MESA	AZ	85209
MATSUBENI INC	304-05-088	4330 COMMERCE DR	BATAVIA	NY	14020
WILLIAM H BARDEN REVOCABLE TRUST AGREEMENT	304-05-089	7810 E KIOWA AVE	MESA	AZ	85209
MEG E GROVE TRUST	304-05-090	7816 E KIOWA AVE	MESA	AZ	85209
MAITREJEAN THOMAS E/DENISE M	304-05-091	7824 E KIOWA AVE	MESA	AZ	85209
DALE A PORTER AND ILONA C PORTER REVOCABLE TRUST	304-05-111	7809 E KIOWA AVE	MESA	AZ	85209
HINMAN MARGERY A TR	304-05-112	7803 E KIOWA AVE	MESA	AZ	85208
EILERS DOUGLAS/ANITA	304-05-113	13601 387TH AVE #1	ABERDEEN	SD	57401
RNF INVESTMENTS LP	304-05-373	406 S GREENFIELD RD STE 2	MESA	AZ	85206
RNF INVESTMENTS LP	304-05-374A	406 S GREENFIELD RD STE 2	MESA	AZ	85206
SUNLAND VILLAGE EAST GOLF CLUB INC	304-05-374B	2250 S BUTTERCUP	MESA	AZ	85208
SUNLAND VILLAGE EAST GOLF CLUB INC	304-05-375B	2250 S BUTTERCUP	MESA	AZ	85208
DEWEY D HOGAN REVOCABLE TRUST	304-05-430A	3920 LOUISIANA RD	ROCKFORD	IL	61108
TENNISON FAMILY TRUST	304-05-431A	5070 S BARLEY WY	GILBERT	AZ	85298
JAMIA BOGGS FAMILY TRUST	304-05-432A	2064 S FARNSWORTH DR UNIT 38	MESA	AZ	85209
ANDERSON JAMES BRIAN	304-05-433A	9926 E GRANDVIEW CIR	MESA	AZ	85207
BEVERLY WHARTON FAMILY TRUST	304-05-434A	2064 S FARNSWORTH DR UNIT 40	MESA	AZ	85209
LEE CLAYTON/ROBIN	304-05-435A	24110 S 201ST CT	QUEEN CREEK	AZ	85142
VEVEA ROBIN L/EILEEN M TR	304-05-436A	8310 E NATAL AVE	MESA	AZ	85209
SKELLY IRIS I	304-05-437A	2064 E FARNSWORTH DR UNIT 43	MESA	AZ	85209
BARSNESS GARY/SUSAN	304-05-438A	1028 GLADE VIEW CT	ST CLOUD	MN	56303
PERSCHKE TRUST	304-05-439A	2064 S FARNSWORTH DR UNIT 45	MESA	AZ	85209
SEITZ ART/CANDICE	304-05-440A	419 760 MAYFAIR ST	KAMLOOPS	BC	V2B0E5
ADRIAN Q SANCHEZ AND KATHERINE O SANCHEZ TR	304-05-505A	2064 S FARNSWORTH DR UNIT 111	MESA	AZ	85209
VEVEA FAMILY TRUST	304-05-506A	2064 S FARNSWORTH DR UNIT 112	MESA	AZ	85209
JOHN BARTON GRUNAU AND SUSAN JANE GRUNAU 2000 TRUST	304-05-507A	9704 NE 157TH	VANCOUVER	WA	98662
SERR 2016 TRUST	304-05-508A	2064 S FARNSWORTH DR UNIT 114	MESA	AZ	85209
SHARON K WISE FAMILY TRUST	304-05-509A	2064 S FARNSWORTH DR UNIT 115	MESA	AZ	85209
EIKANGER JUDY/STEVEN/WHITE K/SIMON-EIKANGER E	304-05-510A	11964 S PROVENCE ST UNIT 1900	OLATHE	KS	66061
BINDER DORIS/RAYMOND	304-05-511A	2064 S FARNSWORTH DR UNIT 117	MESA	AZ	85209

ALPHA ENTERPRISE LLC	304-05-980A	7561 E BASELINE RD	MESA	AZ	85209
SPENCER MICHAEL	309-02-041	7950 E KEATS AVE UNIT 158	MESA	AZ	85209
DOUGLAS JUDITH	309-02-042	7950 E KEATS AVE UNIT 159	MESA	AZ	85209
CARELUN LU NICHOLS REVOCABLE TRUST	309-02-043	7950 E KEATS AVE UNIT 160	MESA	AZ	85209
LAMONT AND SUSAN GODFREY FAMILY TRUST	309-02-044	7950 E KEATS AVE UNIT 161	MESA	AZ	85209
THOMAS T AND R NADINE TELFORD LIVING TRUST	309-02-045	7950 E KEATS AVE UNIT 162	MESA	AZ	85209
REUVERS RONALD W/DEBRA A	309-02-046	7950 E KEATS 163	MESA	AZ	85208
MARIE D VIDETIC TRUST	309-02-047	2725 HARBOR DR	JOLIET	IL	60431
FICARRA SHARON J	309-02-048	7950 E KEATS AVE UNIT 165	MESA	AZ	85209
RANDALL AND JANET BAKER FAMILY TRUST	309-02-106	7950 E KEATS AVE UNIT 223	MESA	AZ	85209
CHILD K MARK TR/CHILD ELIZABETH G TR	309-02-107	7950 E KEATS AVE UNIT 224	MESA	AZ	85209
VANDENDRIESSCHE TR/LAWRENCE LALEMAN TR ETAL	309-02-108	340 4TH ST E	TRACY	MN	56175
MINHAM PATRICIA L	309-02-109	7950 E KEATS AVE UNIT 226	MESA	AZ	85209
SCHOLL JOSEPH F JR/MARILYN	309-02-110	7950 E KEATS AVE 227	MESA	AZ	85208
WILLIAMS GARY L/CLAIRE L	309-02-111	719 W 35TH ST	HASTINGS	NE	68901
DICKINSON ALICE K	309-02-112	7950 E KEATS AVE UNIT 229	MESA	AZ	85209
HULSEBUS INVESTMENT LLC	309-02-113	7950 E KEATS AVE UNIT 230	MESA	AZ	85209
BINGHAM THOMAS A TR	309-02-114	7950 E KEATS AVE	MESA	AZ	85208
CARLSON DAVID L/PATRICIA A	309-02-115	9235 YORKSHIRE DR	SALINE	MI	48176
ARGANBRIGHT FRANCIS/CAROLYN	309-02-116	PO BOX 114	WATERVILLE	KS	66548
ESTUS NANCY P/CHARLES PETER	309-02-117	8 LAKE FOREST DR APT 209	PLATTSBURGH	NY	12903
PETERS VICTORIA J	309-02-118	7950 E KEATS AVE UNIT 235	MESA	AZ	85209
VAN DE WALLE ROGER	309-08-001	7448 E KNOWLES AVE	MESA	AZ	85209
GONZALEZ MANUEL A/SYLVA A	309-08-141	7508 E LOMPOC AVE	MESA	AZ	85208
SUERO JOSE PAOLO LUCIDO/JACQUELINE MAE TOLENTINO	309-08-142	7514 E LOMPOC AVE	MESA	AZ	85209
TRIMBOLI ANTHONY M/SUZANNE R	309-08-143	7520 E LOMPOC AVE	MESA	AZ	85208
GIMPL FAMILY TRUST	309-08-144	2064 S STERLING	MESA	AZ	85209
CLASON CHARLES/CLARA T	309-08-145	2058 S STERLING	MESA	AZ	85209
SHEA MAUREEN	309-08-146	2052 S STERLING	MESA	AZ	85209
KELLY COLIN M/PATRICIA K	309-08-147	2046 S STERLING	MESA	AZ	85209
STARACE FAMILY TRUST	309-08-148	2040 S STERLING	MESA	AZ	85209
GARCIA AMANDA D/BENJAMIN J II	309-08-149	2041 S AVOCA CIR	MESA	AZ	85209
CUTTLERS FRANCES A/KC RAY	309-08-150	2047 S AVOCA CIR	MESA	AZ	85209
SCHULTZ HEIDI	309-08-151	2053 S AVOCA CIR	MESA	AZ	85209
FABIO DENISE	309-08-152	2059 S AVOCA CIR	MESA	AZ	85209
STOEVER CARLA/POWER KEVIN	309-08-153	2056 S AVOCA DR	MESA	AZ	85209
WISWELL LAUREN M/HAROLD	309-08-154	2050 S AVOCA CIR	MESA	AZ	85209
PROGRESS RESIDENTIAL BORROWER 20 LLC	309-08-155	PO BOX 4090	SCOTTSDALE	AZ	85261
JIMENEZ JOHN D/AMY M	309-08-156	2038 S AVOCA CIR	MESA	AZ	85209
2024-1 IH BORROWER LP	309-08-157	5420 LYNDON B JOHNSON FWY STE 600	DALLAS	TX	75240
LOGAN TREVOR/VERDUGO ALYSSA	309-08-158	7458 E KEATS AVE	MESA	AZ	85209
CANONIC FAMILY TRUST	309-08-159	7452 E KEATS AVE	MESA	AZ	85209
DUNKER MIKAYLA/SPITALE DALTON	309-08-173	7449 E KNOWLES AVE	MESA	AZ	85209
CODY J JACKSON AND STEPHANIE L JACKSON TRUST	309-08-174	7453 E KNOWLES AVE	MESA	AZ	85209
CLAYCOMB ROGER M/CHAFFIN BARBARA A	309-08-175	7457 E KNOWLES AVE	MESA	AZ	85209

NELSON TODD JR	309-08-176	7463 E KNOWLES AVE	MESA	AZ	85209
SFR ACQUISITIONS 2 LLC	309-08-177	120 S RIVERSIDE PLZ STE 2000	CHICAGO	IL	60606
LIDYARD BRIAN/GROHS STEPHANIE	309-08-178	919 REDMOND AVE	QUINCY	WA	98848
KESSAY RICHARD C	309-08-179	7466 E KNOWLES AVE	MESA	AZ	85209
GARCIA JULIE A/ADAN L	309-08-180	2005 S AVOCA	MESA	AZ	85209
BENDA KIRK	309-08-181	2011 S AVOCA	MESA	AZ	85209
HUSBAND-COWLEY DEBRA/HUSBAND ROSEANN	309-08-182	2017 S AVOCA	MESA	AZ	85209
JIRON MICHAEL/JESSIE	309-08-183	2023 S AVOCA	MESA	AZ	85209
ORTEGA REYNALDO O/EDDY MARY EILEEN	309-08-184	2029 S AVOCA	MESA	AZ	85209
COCKAYNE GREGORYL/BEVERLY J	309-08-185	2035 S AVOCA	MESA	AZ	85208
TEAGUE BRYAN	309-08-186	2034 S STERLING	MESA	AZ	85208
MELE TRUST	309-08-187	2028 S STERLING CIR	MESA	AZ	85209
WARREN STEPHEN C/LINDA S TR	309-08-188	2022 S STERLING CIR	MESA	AZ	85208
BROWNING HOMER BLAKE	309-08-189	2016 S STERLING CIR	MESA	AZ	85209
BAUMANN FAMILY TRUST	309-08-190	2010 S STERLING CIR	MESA	AZ	85209
GRAY CANDACE	309-08-191	2007 S STERLING CIR	MESA	AZ	85209
SIEVERLING SHANNON L/HARVAT MARY K	309-08-192	2013 S STERLING CIR	MESA	AZ	85208
TUCKER LARRY	309-08-193	9577 BARBOUR COUNTY HWY	BELINGTON	WV	26250
ROBERTS MICHAEL A/JILL R	309-08-194	2025 S STERLING CIR	MESA	AZ	85208
QUINTERO HECTOR JR/OCHOA MARY C	309-08-195	2024 S SAWYER CIR	MESA	AZ	85209
MATZ CLARICE	309-08-196	2018 S SAWYER CIR	MESA	AZ	85209
KEILICH RICHARD K	309-08-197	2012 S SAWYER CIR	MESA	AZ	85209
GOMEZ MALAURA MARGARITA BRISENO/VILMA G BRICENO/BADILLO HECTOR F NEV/	309-08-198	2006 S SAWYER CIR	MESA	AZ	85209
RUBEZIC CIRO/RADMILA	309-08-199	2003 S SAWYER CIR	MESA	AZ	85209
TRYON RETA	309-08-200	2009 S SAWYER CIR	MESA	AZ	85208
PAXTON JEFFERY E/RITA P	309-08-201	2015 S SAWYER CIR	MESA	AZ	85209
COE JEFFREY T/BRENDA L	309-08-202	2021 S SAWYER CIR	MESA	AZ	85209
CAROTHERS JOHN	309-08-203	2027 S SAWYER CIR	MESA	AZ	85208
EVANS DALE N/TAMMY LYNN	309-08-204	7556 E KIVA AVE	MESA	AZ	85208
RUEHLMANN WILLIAM G/DOUGLAS MACKENZIE D/STACK JASON	309-08-205	7560 E KIVA AVE	MESA	AZ	85209
SCHROEDER MARK A/CYNTHIA M	309-08-206	7562 E KIVA AVE	MESA	AZ	85208
CARROLL TIMOTHY J/RICHELE	309-08-207	2031 S ANANEA	MESA	AZ	85209
VIDLER FAMILY TRUST	309-08-208	2037 S ANANEA	MESA	AZ	85209
JONES FAMILY LIVING TRUST	309-08-209	2043 S ANANEA	MESA	AZ	85209
WENTWORTH ANGELA D	309-08-210	7561 E KIVA AVE	MESA	AZ	85209
JIM AND VALERI ANGUS LIVING TRUST	309-08-211	7557 E KIVA AVE	MESA	AZ	85209
DURK & VALERIE DOPP FAMILY REVOCABLE TRUST	309-08-212	7551 E KIVA AVE	MESA	AZ	85208
HOUGHTON JOYCE P TR	309-08-213	7545 E KIVA AVE	MESA	AZ	85209
BENJAMIN RAMOS AND ROSA MIRELLA ROMOS REVOCABLE TRUST	309-08-214	7541 E KIVA AVE	MESA	AZ	85209
EDSTROM BRIAN DALE/YANG CHO HUI	309-08-215	7537 E KIVA AVE	MESA	AZ	85209
STAFFIERI NICHOLAS S/ANGELA N	309-08-216	7533 E KIVA AVE	MESA	AZ	85209
BARTON TERRY K/RITA C	309-08-217	7530 E KEATS AVE	MESA	AZ	85208
1992 PHOENIX TRUST	309-08-218	11040 N 19TH AVE	PHOENIX	AZ	85071
PHAM BENJAMIN UY/NGUYEN LIEN THI	309-08-219	7542 E KEATS AVE	MESA	AZ	85209
POST PIETER ABRAHAM/MONICA GARCIA	309-08-220	7548 E KEATS AVE	MESA	AZ	85209

MACKO RYSZARD M/GABRIELA A TR	309-08-221	1318 W COURTNEY LN	TEMPE	AZ	85284
RIGGS KELLEY/WOODRUFF DAVID	309-08-222	7560 E KEATS AVE	MESA	AZ	85209
TERREY MICHAEL C	309-08-223	7564 E KEATS AVE	MESA	AZ	85209
MARTIN JOHN V/DAWN MICHELLE TR	309-08-224	2049 S ANANEA	MESA	AZ	85209
BEEMAN KEITH ROLAND/KRISTI ANN	309-08-225	2055 S ANANEA	MESA	AZ	85209
LOPEZ LUIS ALONSO/BRENDA ANGELICA	309-08-226	2061 S ANANEA	MESA	AZ	85209
MUZZANA JOSHUA KAILARAPOZA	309-08-227	7565 E KEATS AVE	MESA	AZ	85208
5 MS TRUST	309-08-228	3917 E BROOKS FARM RD	GILBERT	AZ	85298
HECKMAN WALSH FAMILY TRUST	309-08-229	7555 E KEATS AVE	MESA	AZ	85209
GINTZ LIVING TRUST	309-08-230	7549 E KEATS AVE	MESA	AZ	85209
FRANK WEST CAPITAL LLC	309-08-231	4365 E PECOS RD STE 108	GILBERT	AZ	85295
PORTER BRENT H/JUNE M	309-08-232	7537 E KEATS AVE	MESA	AZ	85208
MARCIONE CYNTHIA L	309-08-233	7531 E KEATS AVE	MESA	AZ	85209
ROSSER JADEN/KIRSTEN	309-08-234	7528 E LOMPOC CIR	MESA	AZ	85209
SPIELBERGER FAMILY TRUST	309-08-235	7534 E LOMPOC CIR	MESA	AZ	85209
STEVENS VICTOR/RACHEL	309-08-236	7540 E LOMPOC CIR	MESA	AZ	85209
BOGER WILLIAM R/LORI L	309-08-237	7546 E LOMPOC CIR	MESA	AZ	85208
BILYAK VOLODYMYR/LILIYA	309-08-238	7552 E LOMPOC CIR	MESA	AZ	85208
WILL RICKY A/DENISE J	309-08-239	7558 E LOMPOC CIR	MESA	AZ	85209
SW & JS ENDERLE JOINT LIVING TRUST	309-08-240	7559 E LOMPOC CIR	MESA	AZ	85209
LAMONICA NICHOLAS A/GAIL D/WALLACE DOROTHY A	309-08-241	7553 E LOMPOC CIR	MESA	AZ	85209
TENNISON FAMILY TRUST	309-08-242	7547 E LOMPOC CIR	MESA	AZ	85209
EDWARD AND NANCY STILLINGS TRUST	309-08-243	7541 E LOMPOC CIR	MESA	AZ	85208
CARLSON ROSA/JOSHUA	309-08-244	7535 E LOMPOC CIR	MESA	AZ	85209
BURNEY ANGELA/BRANDON	309-08-245	7529 E LOMPOC CIR	MESA	AZ	85209
REILY SUSANNAH E/DODSON BRAD ALLEN	309-08-246	7528 E KILAREA AVE	MESA	AZ	85209
HOPPER JAMES/BETH	309-08-247	7536 E KILAREA AVE	MESA	AZ	85209
DAVIS MIGNONNE/CANONIC STEPHEN KEITH	309-08-248	7544 E KILAREA AVE	MESA	AZ	85208
FAGAN MARY A TR	309-08-249	7552 E KILAREA AVE	MESA	AZ	85209
HUMPHREYS-PALOMO BRANDON S/BRIANA L	309-08-250	7560 E KILAREA AVE	MESA	AZ	85209
JAKUBOWSKI WALTER A/MARY E	309-08-292	7511 E LOMPOC AVE	MESA	AZ	85208
MOSIAH 7 TRUST	309-08-293	7517 E LOMPOC AVE	MESA	AZ	85209
PETER J AND MEGAN M STERLING FAMILY TRUST	309-08-294	7523 E LOMPOC AVE	MESA	AZ	85209
DEVRIES KARLA/JAY	309-08-295	4140 NE GAMBLE CREEK LN	POLUSBO	WA	98370
SUPERSTITION SPRINGS HOLDINGS LLC	312-03-852	4389 E SANTA ROSA PL	GILBERT	AZ	85234

good neighbor policy

UTV Stereo – Quality Car Stereo

project address: 7561 E, Baseline Road, Mesa, AZ 85209

date: Wednesday, March 26, 2025

This good neighbor policy is issued through the Citizen Participation Process thru the City of Mesa, noting the operational items below for the continued successful relationship between our business and the adjacent neighbor. My direct contact info is provided should a need arise to contact me.

1. Noise Abatement:

a. Future testing of customer stereo systems that occur outside by employees will be directed to use the Northeast corner of the site (nearest the intersection of Baseline and Sossaman roads), furthest away from the adjacent neighborhood.

b. Operationally, employee policy will be directed to maintain the fire lane clear of parked vehicles or UTV vehicles. Noting, loading and unloading will occur at the main service/stockroom area at the west side of the building.

c. Trash removal, the pickup time occurs during normal business hours, no before or after hours.

d. Landscaping, the site is professionally serviced biweekly with tree trimmed annually. Missing and dead landscaping is proposed to be replaced per City of Mesa standards for spacing and quantities.

2. Visual Impacts, Security, Maintenance and Lighting:

a. Exterior lighting, specifically the building mounted wall paks on the west and south side of the building will be reviewed and provided with 'house side shields' to reduce light impacts into neighboring backyards.

As always, we look forward to continuing our business in harmony with the neighborhood, should any additional follow up or items arise, please contact our office directly for a resolution.

Sincerely,

Chase Moll

Chase Moll – owner

Cell: 602-518-6805 | **Email:** owner@utvstereo.com



ES1.0DR

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all discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to FINN architects, llc for resolution prior to commencement of the work.

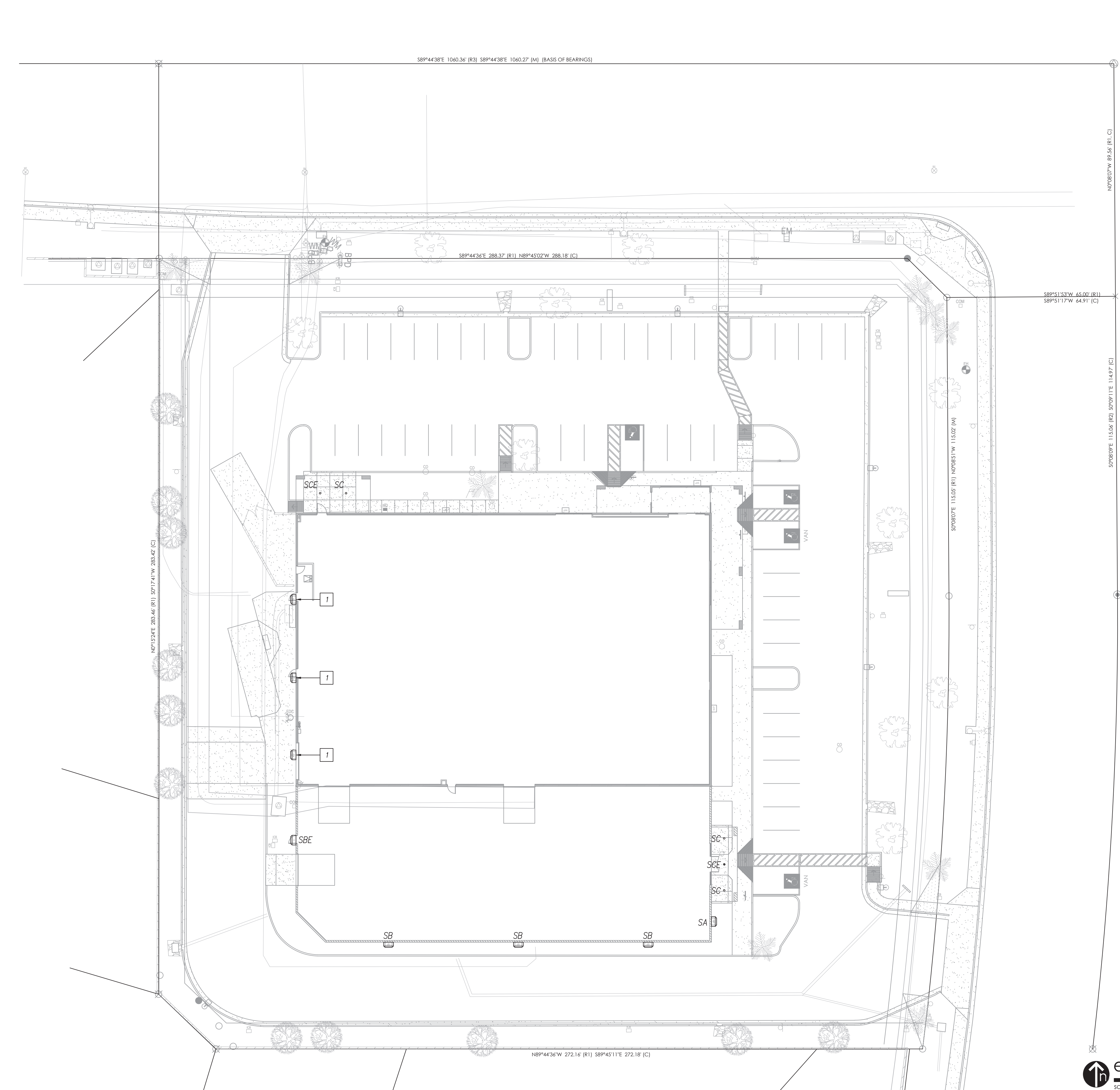
discrepancies between bid amounts and these documents shall be reported to the general contractor prior to commencement of work.

notice of alternate billing cycle: this contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. a written description of such other billing cycle applicable to this project is available from the owner/owner's designated agent (see cover sheet for phone/address of owner) and the owner/designated agent shall provide this written description upon request.

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team sp/scip/dbs kickoff
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UTV Stereo
PERFORMANCE AUDIO
a building expansion
7561 east baseline road,
mesa, arizona



KEYED NOTES					
1 ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHT SHIELD TO EXISTING LIGHTING FIXTURE.					

LIGHT FIXTURE SCHEDULE					
TAG	VOLTS	MANUFACTURER	PART #	LAMPING CCT/WATTS	DESCRIPTION/NOTES
SA	MVOLT	LITHONIA	WDGE2-LED-P5-30K-80CRI-SRM	LED (5921 lumens) 3000K/48W	LED WALL-PACK FIXTURE WITH 0-10V DIMMING DRIVER. VERIFY FINISH AND ALL OPTIONS.
SB	MVOLT	LITHONIA	WDGE2-LED-P3-30K-80CRI-VW-SRM	LED (3092 lumens) 3000K/23W	LED WALL-PACK FIXTURE WITH 0-10V DIMMING DRIVER. VERIFY FINISH AND ALL OPTIONS.
SBE	MVOLT	LITHONIA	WDGE2-LED-P3-30K-80CRI-VW-SRM-E10WH	LED (3092 lumens) 3000K/23W	LED WALL-PACK FIXTURE WITH 0-10V DIMMING DRIVER & 90-MINUTE EMERGENCY BATTERY BACK-UP. VERIFY FINISH AND ALL OPTIONS.
SC	MVOLT	LITHONIA	LDN6-30/10-L06AR-LSS-GZ10	LED (1514 lumens) 3000K/18W	16" LED WET LOCATION DOWNLIGHT WITH 0-10V 10% DIMMING DRIVER. VERIFY ALL OPTIONS.
SCE	MVOLT	LITHONIA	LDN6-30/10-L06AR-LSS-GZ10-EL	LED (1514 lumens) 3000K/18W	16" LED WET LOCATION DOWNLIGHT WITH 0-10V 10% DIMMING DRIVER & 90-MINUTE EMERGENCY BATTERY BACK-UP. VERIFY ALL OPTIONS.
SCHEDULE NOTES: 1. ALL EMERGENCY FIXTURE SHALL PROVIDE MINIMUM OF 90-MINUTE BATTERY BACK-UP, UNLESS A LIFE SAFETY GENERATOR IS PRESENT, THEN CONNECT TO EMERGENCY BACKED CIRCUITING IN THE AREA. IF THE GENERAL LIGHTING IN THE AREA IS HID, ALL FIXTURES IN THE AREA SHALL HAVE A MINIMUM OF A 10-MINUTE TIME DELAY. 2. ELECTRICAL CONTRACTOR SHALL PROVIDE A BASE BID OFF THIS LIGHT FIXTURE SCHEDULE. ALTERNATES MAY BE SUBMITTED AFTER AWARD OF CONTRACT. PROVIDING THEY ARE SUBMITTED WITH WRITTEN OWNER APPROVAL AND ITEMIZED DEDUCT FROM THE BASE BID. ANY RE-DESIGN REQUIRED BY AN ALTERNATE PACKAGE SHALL BE BILLED TO THE ELECTRICAL CONTRACTOR. 3. MODULAR WIRING IS ACCEPTABLE. 4. ALL DIMMED EMERGENCY FIXTURES SHALL BE PROVIDED WITH UL924 SHUNT RELAY DEVICE WHEN NOT PROVIDED INTEGRAL TO LIGHT FIXTURE. 5. ALL DIMMED LIGHTING ZONES SHALL HAVE DEDICATED NEUTRAL.					

electrical site lighting plan
scale: 1"=20'-0"

WELCH & SANDON DESIGN LLC, SHALL NOT BE HELD RESPONSIBLE FOR CHANGES THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTRUCTION BASED ON THESE DOCUMENT BE STARTED PRIOR TO PERMIT BEING ISSUED BY AHA.

WELCH & SANDON DESIGN, LLC

ELECTRICAL CONSULTING ENGINEERS

PROJECT CONTACT: GABRIEL

WSD PROJECT# 25-016

4864 E. BASELINE ROAD, SUITE #103
MESA, AZ 85206
PHONE 480.641.6383
www.welch-sandon.com

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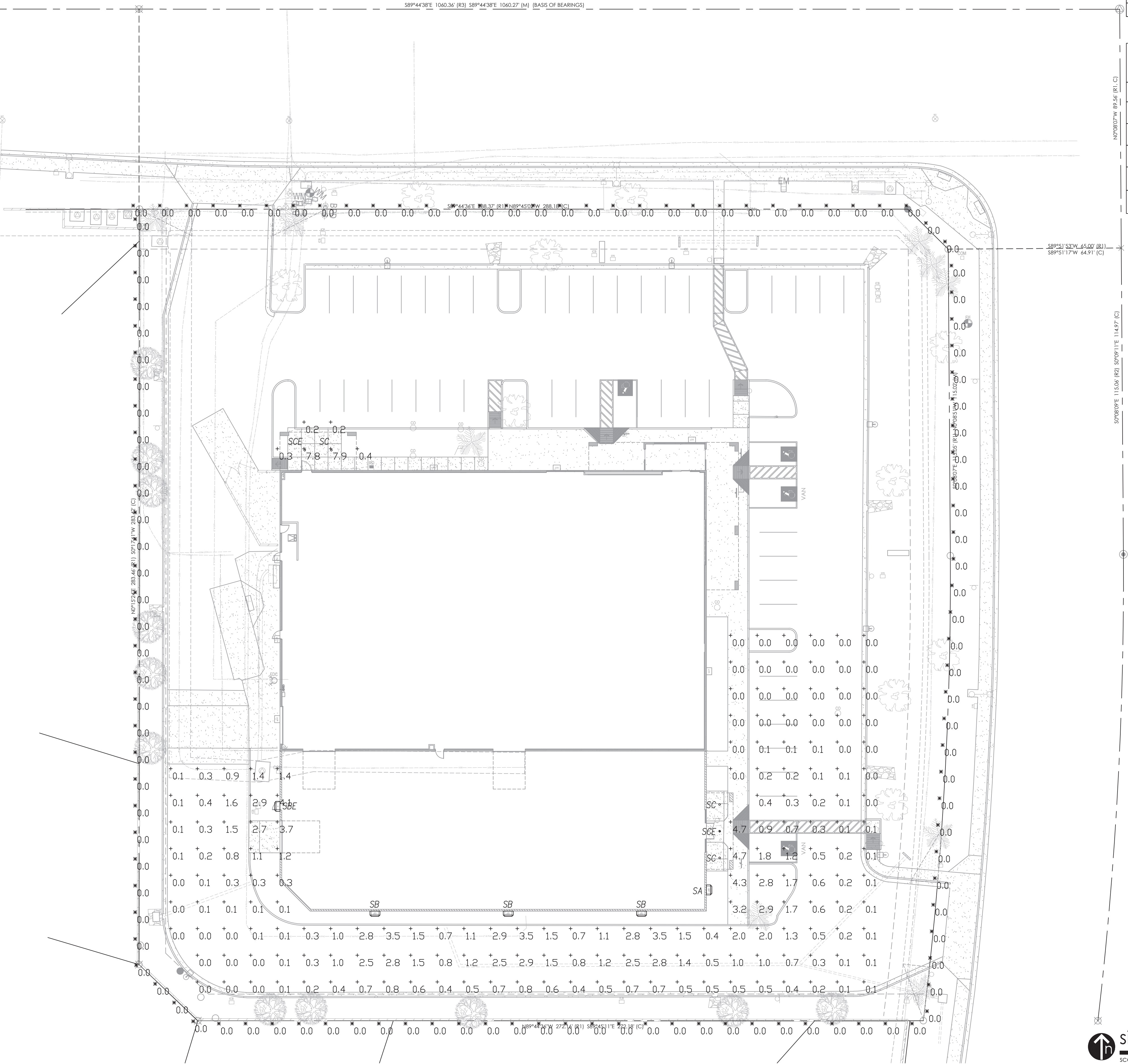


STATISTICS

DESCRIPTION	SYMB	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE - FC @ 3' AFG	X	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	0.9 fc	7.9 fc	0.0 fc	N/A	N/A

SCHEDULE

LABEL	MANUF.	CATALOG NUMBER	DESCRIPTION	LAMP
SA	LITHONIA	WDGE2 LED P5 30K 80CRI VW SRM (FINISH)	WALL PACK WITH VISUAL COMFORT TYPE 5	LED - 3000K
SB	LITHONIA	WDGE2 LED P3 30K 80CRI VW SRM (FINISH)	WALL PACK WITH VISUAL COMFORT TYPE 3	LED - 3000K
SBE	LITHONIA	WDGE2 LED P3 30K 80CRI VW SRM E10WH (FINISH)	WALL PACK WITH EM BATTERY PACK & VISUAL COMFORT - TYPE 3	LED - 3000K
SC	LITHONIA	LDN6 30/10 L06AR LSS MVOLT GZ10	6" RECESSED DOWNLIGHT	LED - 3000K
SCE	LITHONIA	LDN6 30/10 L06AR LSS MVOLT GZ10 EL	6" RECESSED DOWNLIGHT WITH EM BATTERY PACK	LED - 3000K



site photometrics plan

scale: 1"=20'-0"

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DESIGN LLC, SHALL
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THAT MAY OCCUR
SHOULD FINAL BIDS
AND/OR
CONSTRUCTION
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WELCH & SANDON DESIGN, LLC
ELECTRICAL CONSULTING ENGINEERS
PROJECT CONTACT: GABRIEL
WSD PROJECT# 25-016
4864 E. BASELINE ROAD, SUITE #103
MESA, AZ 85206
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	4864 E. BASELINE ROAD, SUITE #103 MESA, AZ 85206 PHONE 480.641.6383 www.welch-sandon.com	

FINN architects, llc
finnarchitects.com
506 west perkins street, san tan valley, arizona 85143
(480-206-8229)

WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number: SA/SB/SBE

Notes:

Type:

See the full 10" fixture over the page to see all constructive details.

Introduction
The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"

Depth (D2): 1.5"

Height: 9"

Width: 11.5"

Weight: 13.5 lbs (without options)

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard Efficacy, 2°C	Cold Efficacy, 20°C	Sensor	Approximate Lumens (4000K, 80CRI)							
					P0	P1	P2	P3	P4	P5	P6	
WDGE1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / rLight	—	1,200	2,000	3,000	4,500	6,000	—	—
WDGE3 LED	Precision Reflective	10W	18W	Standalone / rLight	700	1,200	2,000	3,200	4,200	—	—	
WDGE3 LED	Precision Reflective	15W	18W	Standalone / rLight	6,000	7,500	8,500	10,000	12,000	—	—	
WDGE4 LED	Precision Reflective	—	—	Standalone / rLight	—	12,000	16,000	18,000	20,000	22,000	25,000	

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF VMVLT SRM DOBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1	P1SW	27K / 2700K	80CRI	VF	Visual comfort forward throw
	P2	P2SW	30K / 3000K	90CRI	VF	Visual comfort forward throw
	P3	P3SW	35K / 3500K	90CRI	VF	Visual comfort wide
	P4	P4SW	40K / 4000K	90CRI	VF	Visual comfort wide
	P5	P5SW	50K / 5000K	90CRI	VF	Visual comfort wide

Door with small window (SW) is required to accommodate sensors. See page 2 for more details.

Options

Option	Description	Option	Description
E4WH	Emergency battery backup, Certified in CA Title 20 MARS (5-10W, 0°C min)	DOBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MARS (5-10W, 0°C min)	DBLXD	Black
E20WH	Emergency battery backup, Certified in CA Title 20 MARS (5-10W, 0°C min)	DNAXD	Natural aluminum
E30WH	Emergency battery backup, Certified in CA Title 20 MARS (5-10W, 0°C min)	DWIXD	White
PE	PhotoCell, Button Type	DSKXD	Sandstone
DS	Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)	DOBXD	Tested dark bronze
DS	Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)	DBLXD	Tested black
DS	Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)	DNAXD	Tested natural aluminum
DS	Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)	DWIXD	Tested white
DS	Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)	DSKXD	Tested sandstone

See page 4 for other functionality.

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting plate/frame; galvanized steel junction box with bottom-hinged access cover and spring latch. Reflectors are retained by tension springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2-3/4" and four 1/2" knockouts for straight through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" jacket spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below utility.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum; 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.5:1:0.5 and 5:1° beam to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflector.

A-CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/ahp.

UGR — UGR is a measure for glare aimed at a reader with a cut-off equal to or less than 60deg per CIE117:1996 Discomfort Glare in Interior Lighting.

ELECTICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours; L70/60,000 hours minimum dimming level available.

LISTINGS — Certified in US and Canadian safety standards. Wet location standard (covered only). IP55 rated. Drivers are RoHS compliant.

GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Built America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/flag-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

LDN6 STATIC WHITE

6" Open and Wallwash LED Non-IC New Construction Downlight

Open Trim

Wallwash Trim

DISTRIBUTIONS

Open

Wallwash

DIMENSIONS

LDN6 500-3000 Lumens

See page 4 for other fixture dimensions

LDN6

Design Select options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN6 35/15 L06 AR LSS VMVLT E210

Series	Color Temperature	Lumens	Trim Style	Trim Color	Trim Finish	Flange Color	Voltage
LDN6 4" round	27 / 2700K	05 500 lumens	ELD Dim Downlight	ELD Clear	LSS Semi-specular	ELSW White painted flange	VMVLT Multi-volt
	35 / 3500K	07 750 lumens					
	40 / 4000K	10 1000 lumens					
	50 / 5000K	15 1500 lumens					
		20 2000 lumens					
		25 2500 lumens					
		30 3000 lumens					
		40 4000 lumens					
		50 5000 lumens					

Driver

Emergency

Control Input

Options

Option Value Ordering Restrictions

Accessories: Order as separate catalog number.

LITHONIA LIGHTING

DOWNLIGHTING One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (3738) www.lithonia.com

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