

AERIAL SITE PLAN



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
- 10x20' VISIBILITY TRIANGLE
- UTILITY TRANSFORMER
- BIKE RACK
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC
- FIRE RISER
- LIGHT POLE
- EXISTING LIGHT POLE

the architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build agreement for the exclusive use of FINN architects, llc. any other use or release of these drawings may result in civil damages.

this plan/site plan has been prepared without the benefit of a survey. depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. all design shown here is strictly conceptual.

september 08, 2025  
dib submittal  
october 17 | 22, 2025  
schematic redesign  
november 14, 2025  
schematic redesign  
december 12, 2025  
client revisions



PROJECT DATA

SCOPE: EXTERIOR FACADE REMODEL  
 ADDRESS: 2601 E. BROWN ROAD, MESA, AZ 85213  
 APN: 140-07-003D  
 SITE AREA: +/- 45,546 S.F. (+/- 1.04 AC.)  
 ZONING: OC  
 EXISTING BUILDING AREAS: BLDG 1: +/- 7,195 S.F. (1STORY)  
 BLDG 2: +/- 1,560 S.F. (2STORY)  
 BLDG 3: +/- 672 S.F. (1STORY)

CONSTRUCTION TYPE: BLDG 1 - V-B W/ A.F.E.S.  
 BLDG 2 - V-B NON-SPRINKLERED  
 BLDG 3 - V-B NON-SPRINKLERED

OCCUPANCY: B (OFFICE-PROFESSIONAL SERVICES)

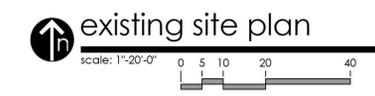
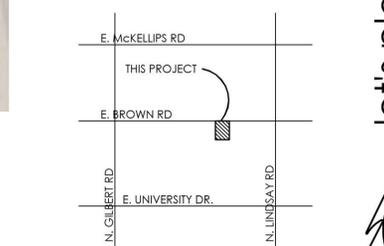
BUILDING AREA

| AREA   | GROUND FLOOR            | 2nd FLOOR |
|--------|-------------------------|-----------|
| BLDG 1 | 7,195 S.F.              | N/A       |
| BLDG 2 | 780 S.F.                | 780 S.F.  |
| BLDG 3 | 672 S.F.                | N/A       |
| TOTAL: | 9,427 S.F. - 8,647 S.F. | 780 S.F.  |

PARKING DATA

| USE                        | S.F.       | RATIO | REQUIRED |
|----------------------------|------------|-------|----------|
| OFFICE                     | 8,755 S.F. | 1/375 | 24       |
| (*excludes BLDG 3(garage)) |            |       |          |
| TOTAL REQUIRED:            |            |       | 24       |
| TOTAL PROVIDED:            |            |       | 35       |
| (2 ACCESSIBLE/33 STANDARD) |            |       |          |

VICINITY MAP



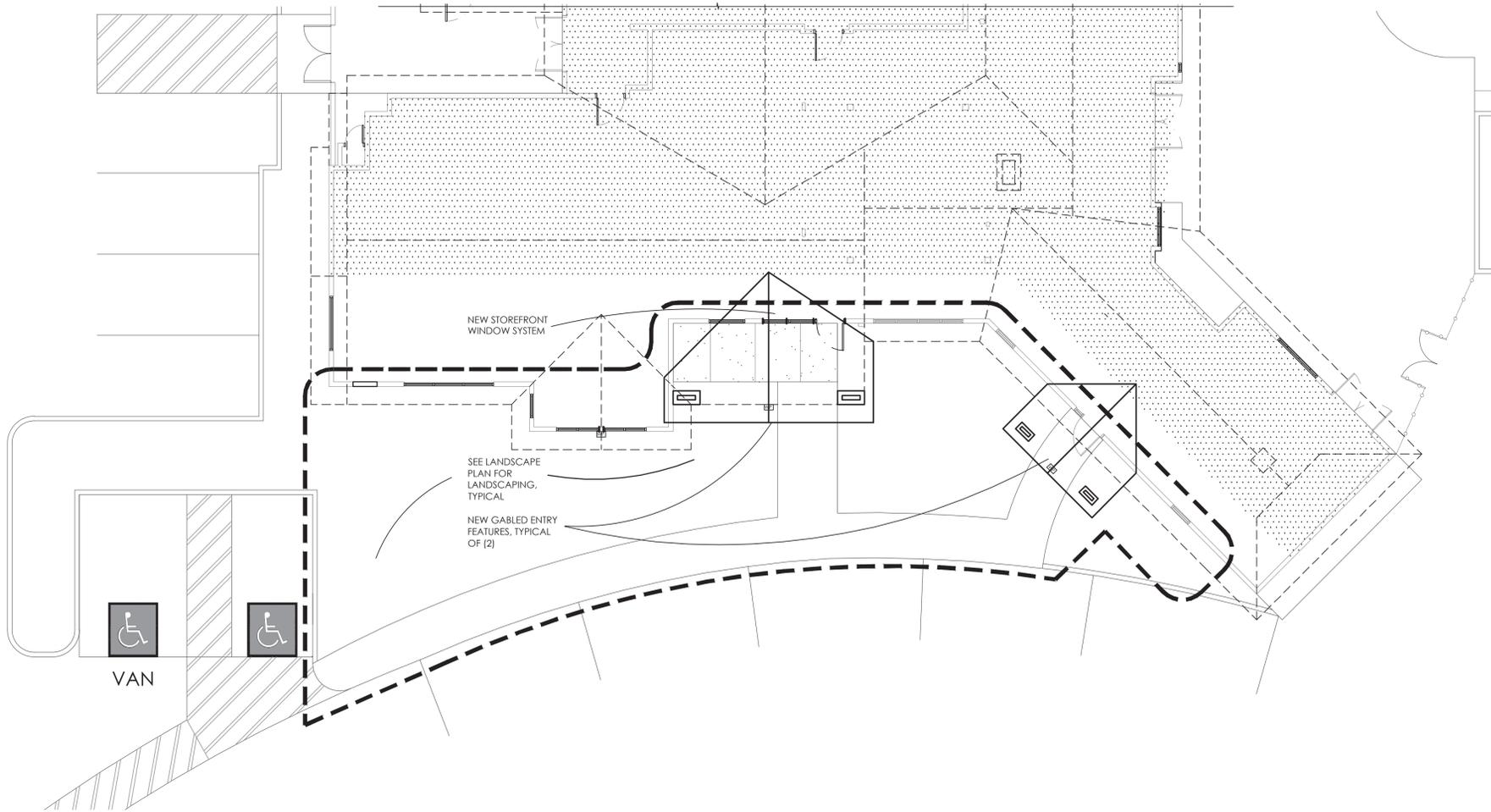
let's play music  
an exterior remodel  
2601 east brown road,  
mesa, arizona



the architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build agreement for the exclusive use of FINN architects, llc. any other use or release of these drawings may result in civil damages.

this plan/site plan has been prepared without the benefit of a survey. depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. all design shown here is strictly conceptual.

|                       |
|-----------------------|
| september 08, 2025    |
| drd submittal         |
| october 17   22, 2025 |
| schematic redesign    |
| november 14, 2025     |
| schematic redesign    |
| december 12, 2025     |
| client revisions      |



partial enlarged site plan  
 scale: 1/8"=1'-0"  
 0 4 8 16

let's play music  
 an exterior remodel  
 2601 east brown road,  
 mesa, arizona

