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december 06, 2024  
schematic design  
december 10, 2024  
pre-application  
february 06, 2025  
team sp/scip/dr/b kickoff  
february 18, 2024  
design development  
march 03, 2025  
sp/scip/dr/b submittal

EMERALD INC.  
STEEL BUILD INDUSTRIES

UTV Stereo  
DYNAMIC DESIGN

## 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.

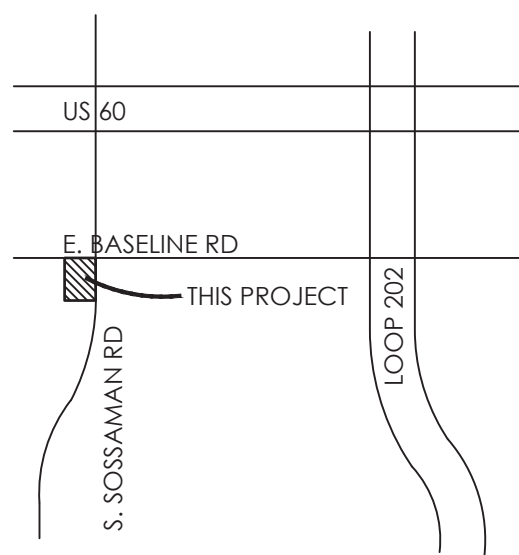
## PARKING DATA

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



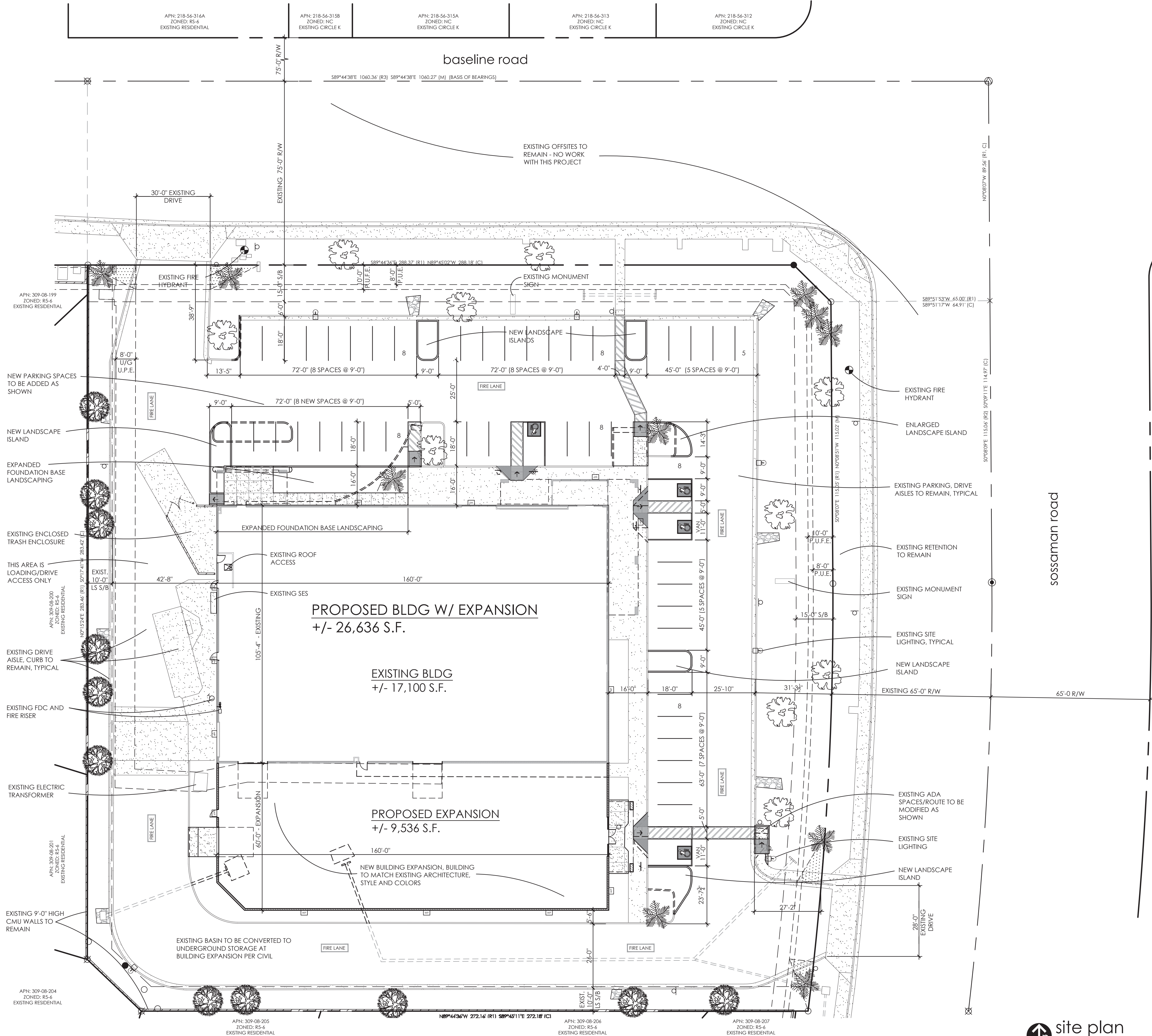
UTV Stereo  
PERFORMANCE AUDIO  
a building expansion  
7561 east baseline road,  
mesa, arizona



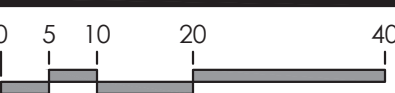
FINN architects, llc

506 west perkins street, san tan valley, arizona 85143

finnarchitects.com  
(480-206-8229)



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





LEGEND

- CENTERLINE  
PROPERTY LINE  
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CURB  
EXISTING CURB  
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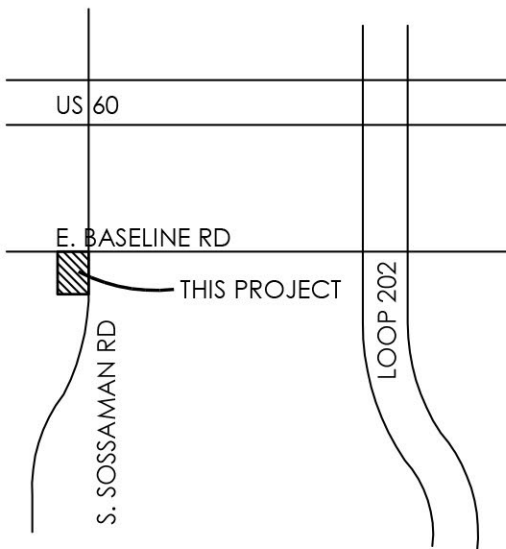
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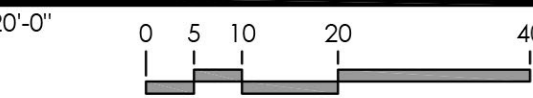
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VICINITY MAP



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



Artistic depiction only.  
Not to be referred to as a construction document.

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