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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

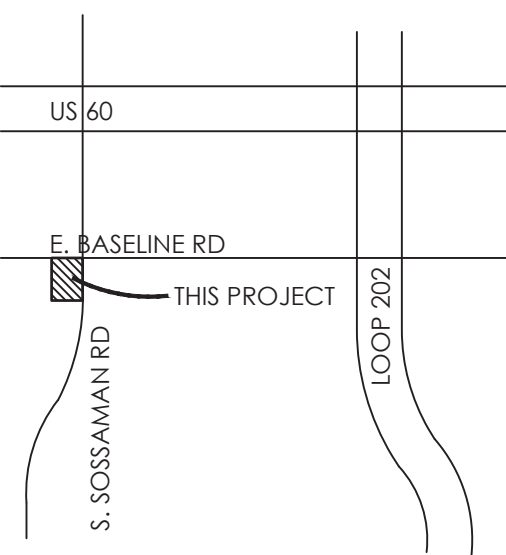
EXISTING USE	S.F.	RATIO	REQUIRED
RETAIL	17,100 S.F.	1/375	46

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



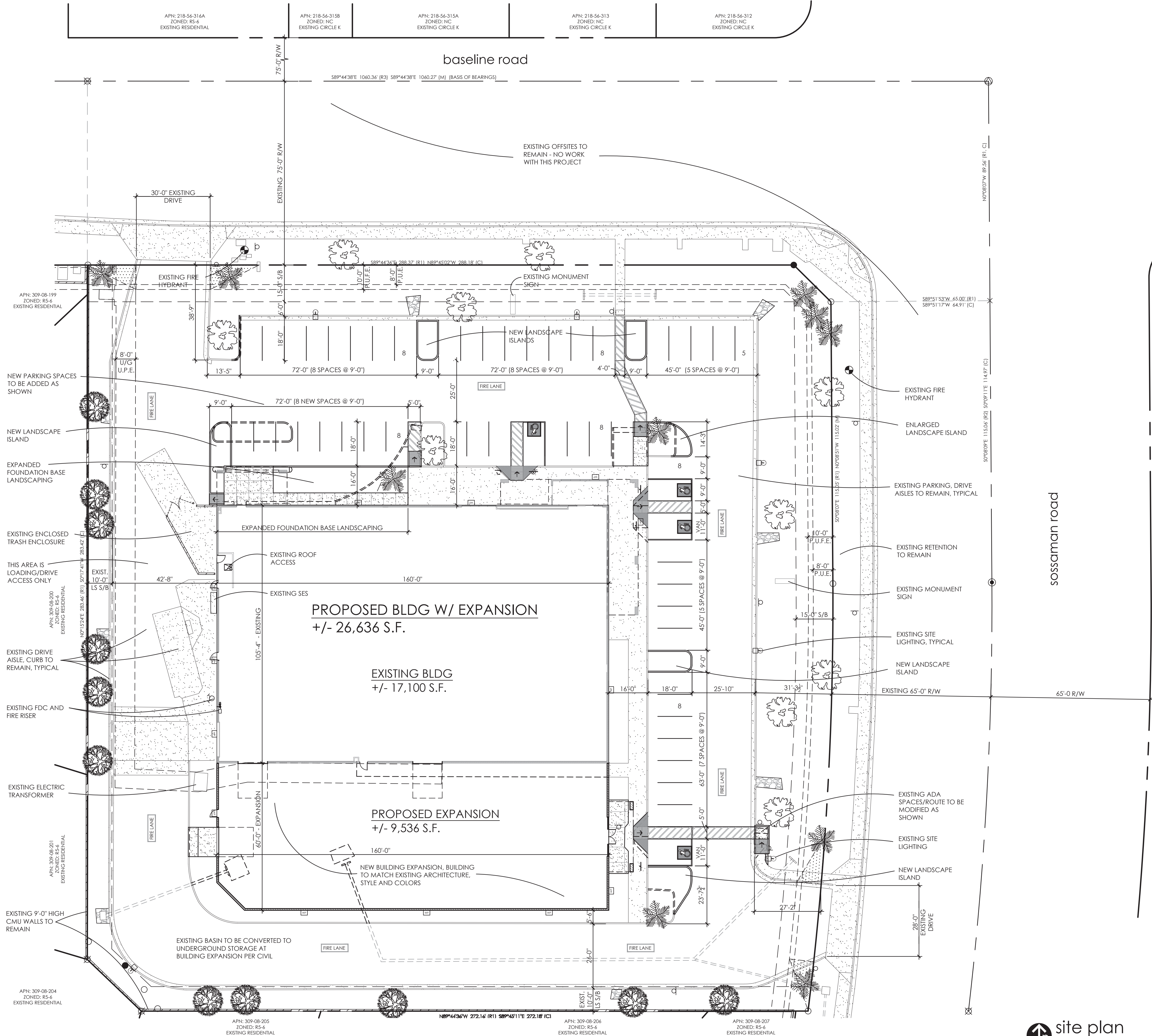
UTV Stereo
PERFORMANCE AUDIO
a building expansion
7561 east baseline road,
mesa, arizona



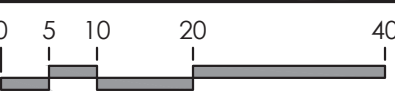
FINN architects, llc

506 west perkins street, san tan valley, arizona 85143

finnarchitects.com
(480-206-8229)



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



LEGEND

- CENTERLINE
PROPERTY LINE
SETBACK LINE
EASEMENT LINE
CURB
EXISTING CURB
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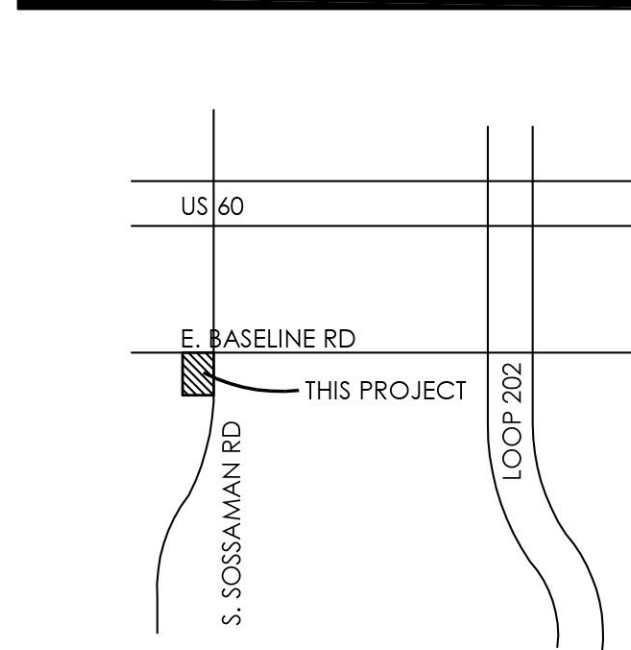
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