

PROJECT DIRECTORY

ARCHITECT:
 RKA A ARCHITECT, INC.
 2233 EAST THOMAS ROAD,
 PHOENIX, ARIZONA 85016
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SITE DATA

PARCEL NUMBERS:	141-57-101B & 141-57-101D
EXISTING ZONING:	LC (LIMITED COMMERCIAL)
SITE AREA:	9.974 ACRES (434,500 S.F.)
PROPOSED USE:	COMMERCIAL RETAIL, GYM
BUILDING HEIGHT:	31'-0" (EXISTING TO REMAIN) 35'-0" (EOS TOWER - NEW)
BUILDING AREA:	103,254 S.F.
TOTAL:	23.8%
AREA COVERAGE:	
LANDSCAPE AREA:	65,387 S.F. (±)
COVERAGE:	15.1%
EOS:	
BUILDING:	43,723 S.F.
OUTDOOR:	3,520 S.F.
TOTAL:	47,243 S.F.

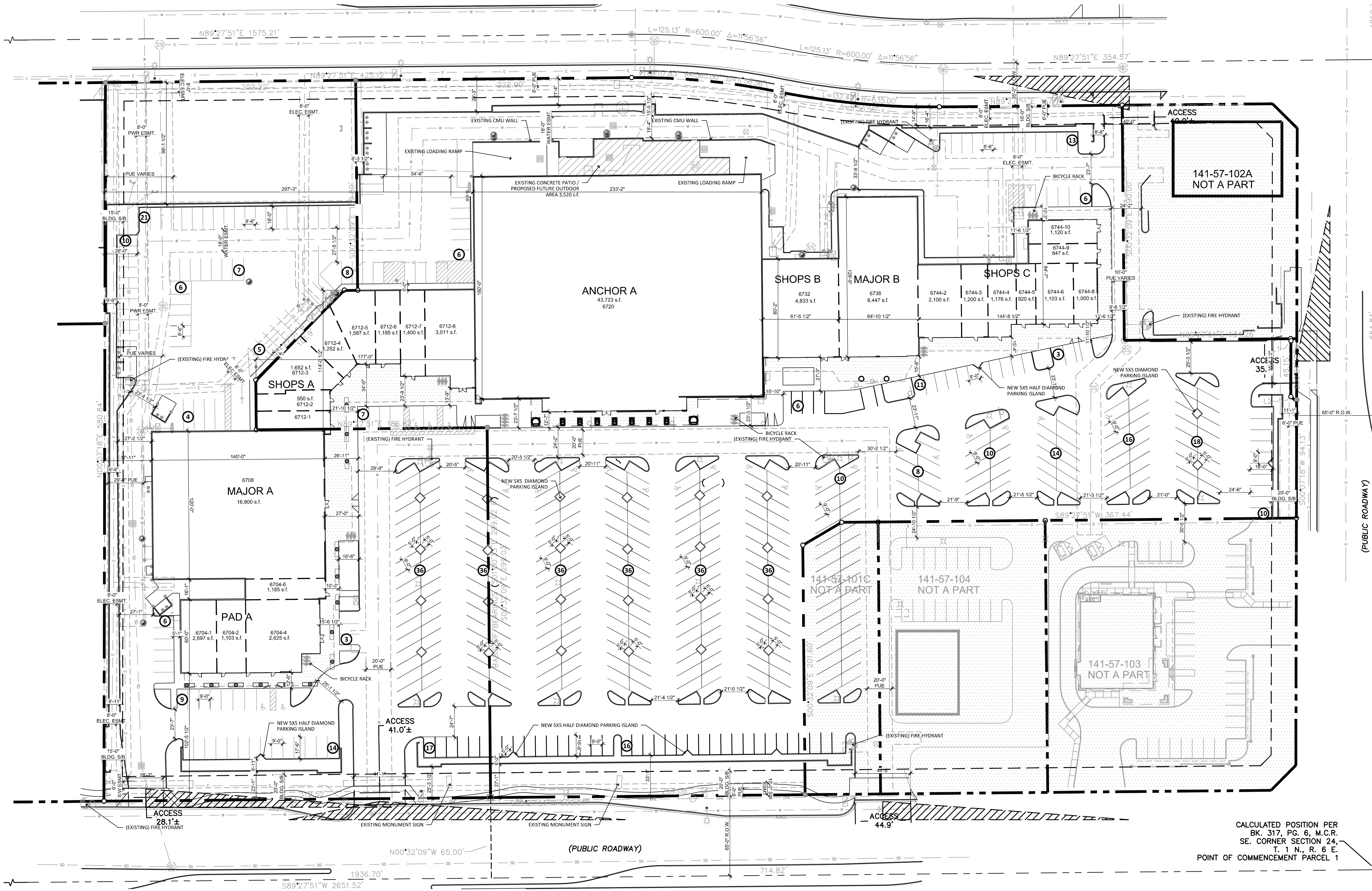
PARKING REQUIREMENT:	
RETAIL:	1 SPACE PER 375 S.F.
GYMS:	1 SPACE PER 100 S.F.
EOS:	43,723 S.F. / 100 = 437 SPACES
RETAIL:	59,531 S.F. / 375 = 159 SPACES
TOTAL REQUIRED PARKING:	596 SPACES
TOTAL PROVIDED PARKING:	480 SPACES (EXISTING)

PARKING STUDY DEMAND:	
TOTAL PARKING SURPLUS:	414 SPACES (EXISTING) 66 SPACES (SURPLUS)

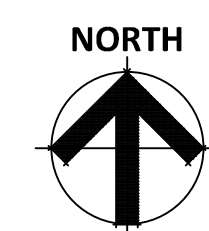
ADA PARKING REQUIREMENTS:	
REQUIRED:	9 SPACES
PROVIDED:	25 SPACES

BICYCLE PARKING:	
1 SPACE PER 10 PARKING STALLS (UP TO 50 BICYCLE SPACES)	
1 SPACE PER 20 PARKING STALLS (AFTER 50 BICYCLE SPACES)	

TOTAL REQUIRED:	480 PARKING STALLS / 10 = 48 SPACES
TOTAL PROVIDED:	48 SPACES



SITE PLAN
 SCALE: 1" = 30'-0"



POWER VILLAGE
 6720 E. BROADWAY ROAD
 MESA, AZ 85206
 DATE: 03.09.26

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SP-1
 RKA A#25252

