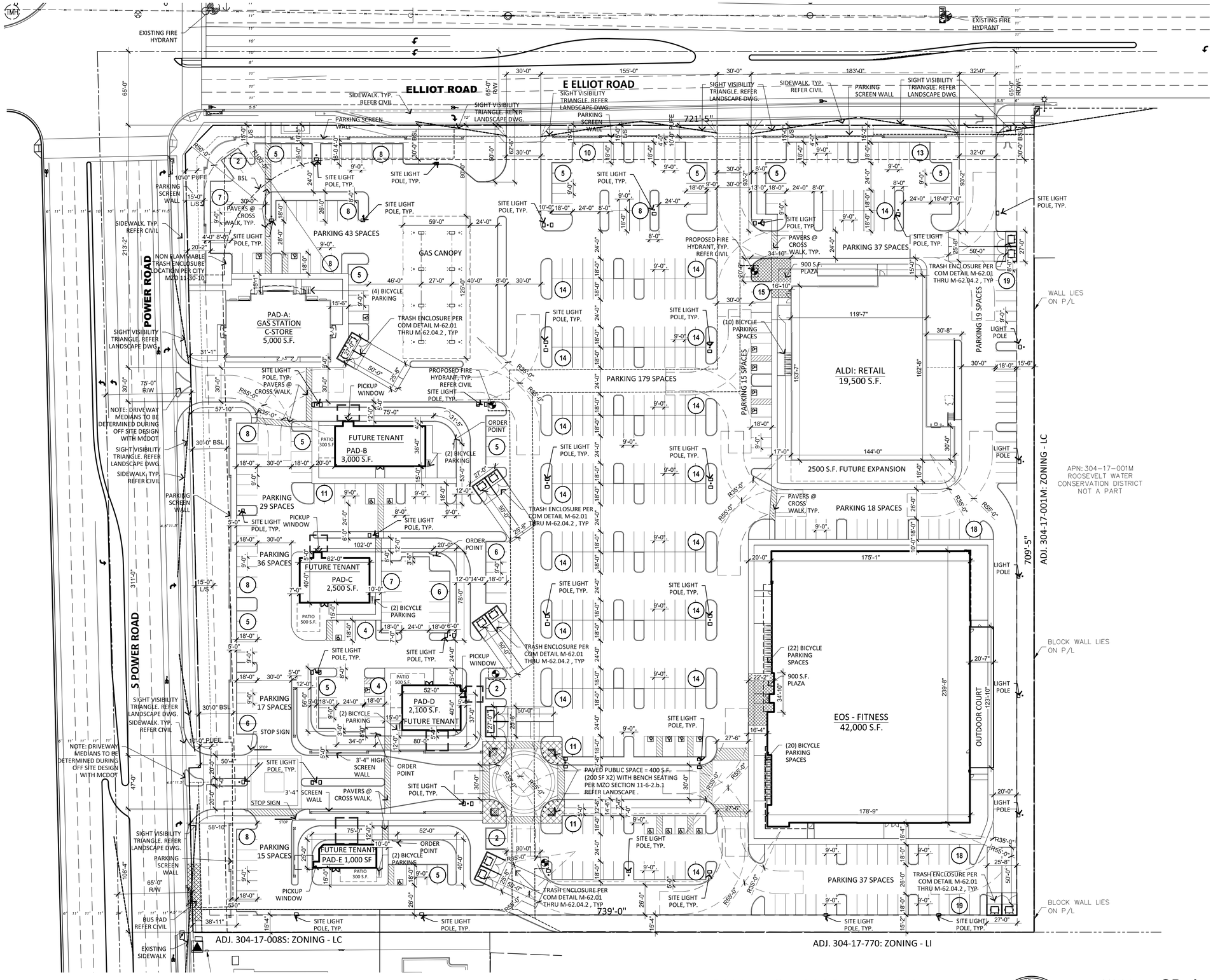


PROJECT DIRECTORY

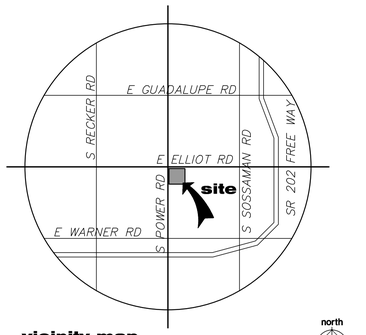
ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER:	304-17-211 THRU 304-17-219
EXISTING ZONING:	LC -PAD-BIZ
NET SITE AREA:	12.04 ACRES (524,473 S.F.)
GROSS SITE AREA:	14.46 ACRES (630,003 S.F.)
MAX. LOT COVERAGE PER CODE:	80%
LOT COVERAGE PROPOSED:	79.1%
MAX. HEIGHT PER CODE:	30'-0"
PUBLIC SPACE REQUIRED:	5 SF / 1000 SF OF BUILD. AREA
5 X 76,700 SF / 1000 :	383.5 S.F.
PUBLIC SPACE PROVIDED PER MZO 11-6-2.b.1:	400 S.F.
PROPOSED USE:	RETAIL/RESTAURANT/FITNESS/GAS STATION

BUILDING AREA:	
PAD A: GAS STATION-CSTORE	5,000 S.F.
PAD B: RESTAURANT - DT	3,000 S.F.
PAD C: RESTAURANT - DT	2,500 S.F.
PAD D: RESTAURANT - DT	2,100 S.F.
PAD E: RESTAURANT - DT	1,000 S.F.
ALDI- RETAIL:	19,500 S.F.
EOS FITNESS	42,000 S.F.
TOTAL BUILDING AREA:	75,100 S.F.
TOTAL PATIO AREA	1,600 S.F.
TOTAL GROSS AREA:	76,700 S.F.
SITE COVERAGE:	14.62 %
PUBLIC SPACE REQUIRED:	384 S.F.
PUBLIC SPACE PROVIDED:	400 S.F.

PARKING REQUIRED	
GAS STATION-CSTORE-5000 SF : 1 PER 375	14 SPACES
RESTAURANT-8600 SF - DT: 1 PER 100	86 SPACES
PATIO SEATING: 1 PER 200	08 SPACES
ALDI - RETAIL : 1 PER 375	52 SPACES
EOS FITNESS : 1 PER 100	420 SPACES
TOTAL PARKING REQUIRED:	580 SPACES
TOTAL PARKING PROVIDED:	526 SPACES
(VARIANCE / PARKING REDUCTION APPROVAL REQUIRED)	
ACCESSIBLE SPACES REQUIRED:	20 SPACES
ACCESSIBLE SPACES PROVIDED:	20 SPACES
BICYCLE SPACE REQUIRED	58 SPACES
BICYCLE SPACES PROVIDED:	64 SPACES



vicinity map
scale: n.t.s.

north

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

SITE PLAN

SCALE: 1" = 40'-0"

0' 20' 40' 80'

NORTH

POWER & ELLIOT RETAIL

3663 E POWER ROAD MESA ARIZONA 85212
SEC OF S POWER ROAD AND E ELLIOT ROAD
DATE: 03-15-2023 (PRELIMINARY)

REGISTERED ARCHITECT
CERTIFICATE NO.
No. 9452
ROBERT W. KUBICEK
3/15/23
Registered
ARIZONA U.S.A.
EXPIRES 06/30/2024

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SP-1

RKAA# 22223.50

RKAA ARCHITECTS, INC

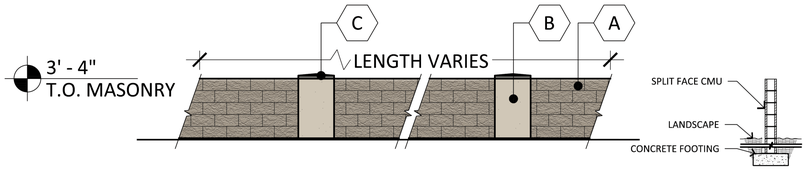
MATERIAL AND COLORS

A — CMU MASONRY:
MFR: SUPERLITE
COLOR: MW BONE (OR TO MATCH EXISTING)
FINISH: SPLIT FACE

B — STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: ACCESSIBLE BEIGE
SPEC #: SW 7036

C — CONCRETE CAP -COLOR TO MATCH:
MFG: DAVIS COLORS
COLOR: MESQUITE
SPEC #: 677

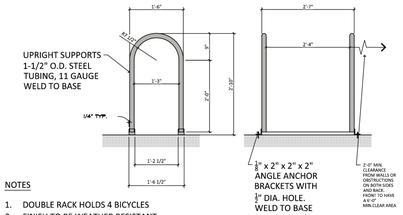
D — METAL - PAINT COLOR TO MATCH:
MFG: SHERWIN WILLIAMS
COLOR: VIRTUAL TAUPE
SPEC #: SW 7039



PARKING SCREEN WALL TYP.

SCALE: 1/4"=1'-0"

0' 2' 4' 8'



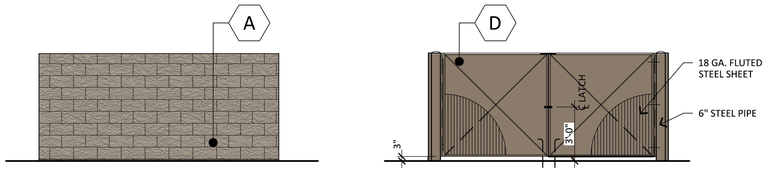
NOTES

1. DOUBLE RACK HOLDS 4 BICYCLES
2. FINISH TO BE WEATHER RESISTANT, BAKED-ON POWDER POLYMER COATING
3. ANCHOR RACK TO CONCRETE WITH 3/8 DIA. x 2-1/2" WEDGE ANCHORS (4 REQUIRED) OR SET TUBING 12" BELOW GRADE IN 24" DEEP x 6" WIDE CONCRETE FOOTING

BICYCLE RACK TYP.

SCALE: 1/2"=1'-0"

0' 1' 2' 4'



TRASH ENCLOSURE TYP.

SCALE: 1/4"=1'-0"

POWER & ELLIOT RETAIL
3663 E POWER ROAD MESA ARIZONA 85212
SEC OF S POWER ROAD AND E ELLIOT ROAD
DATE: 11-23-2022 (PRELIMINARY)

REGISTERED ARCHITECT
CERTIFICATE NO.
No. 9452
ROBERT W. KUBICEK
11/23/22
Registered
ARIZONA U.S.A.
EXPIRES 06/30/2024

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SD-1

RKAA# 22223.50

RKAA ARCHITECTS, INC