

PROJECT DIRECTORY

ARCHITECT:
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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 %

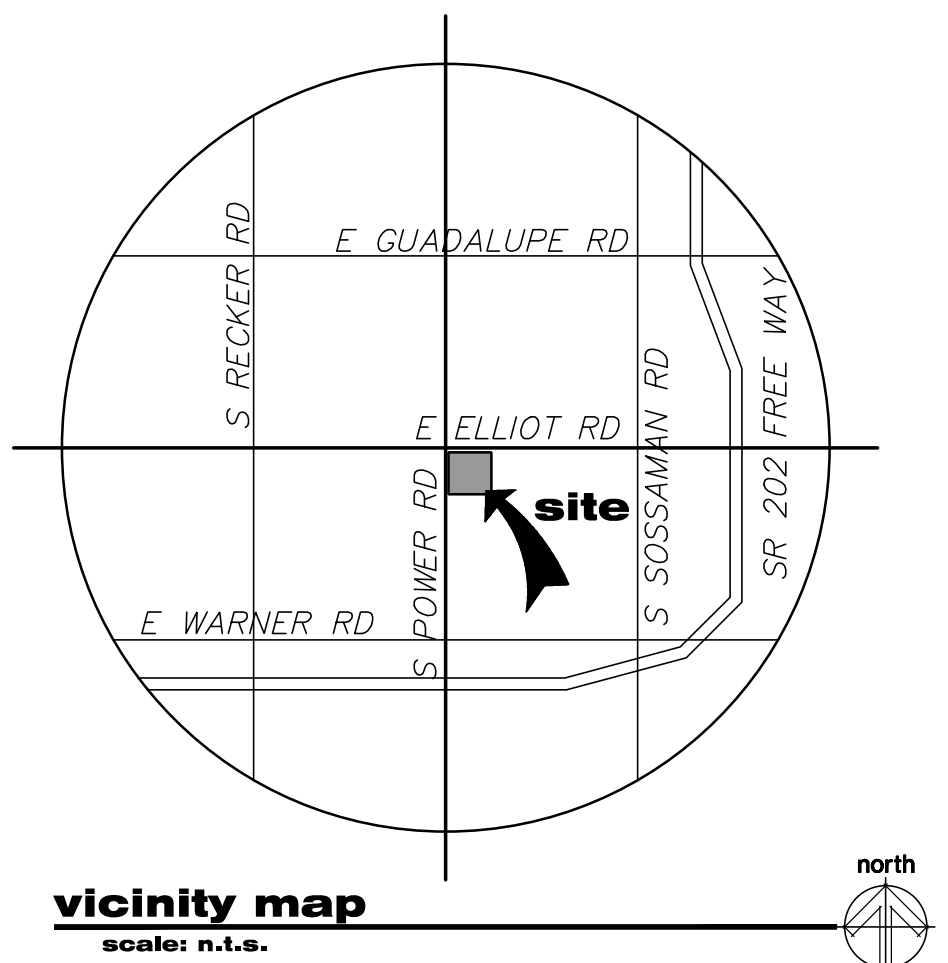
PUBLIC SPACE REQUIRED: 384 S.F.
PUBLIC SPACE PROVIDED: 400 S.F.

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

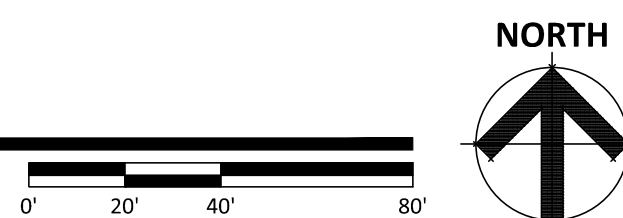
BICYCLE SPACE REQUIRED 58 SPACES
BICYCLE SPACES PROVIDED: 64 SPACES



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SITE PLAN

SCALE: 1" = 40'-0"



POWER & ELLIOT RETAIL

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

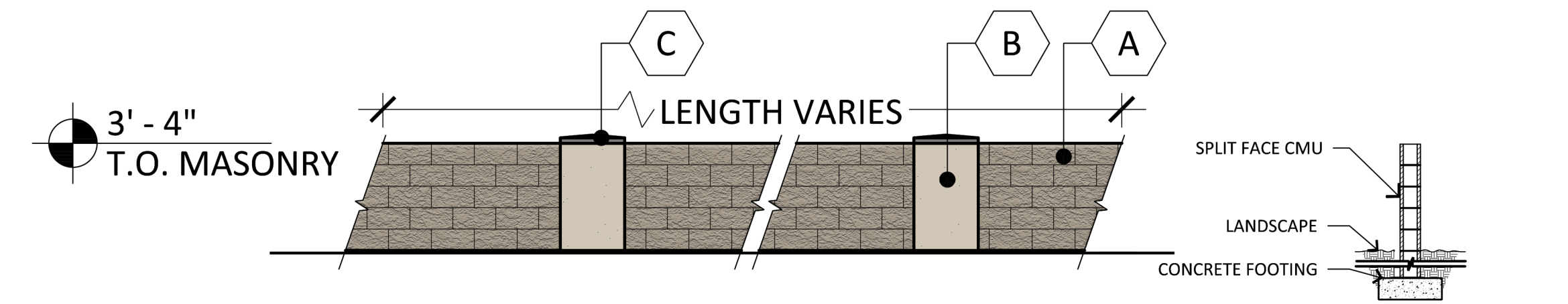


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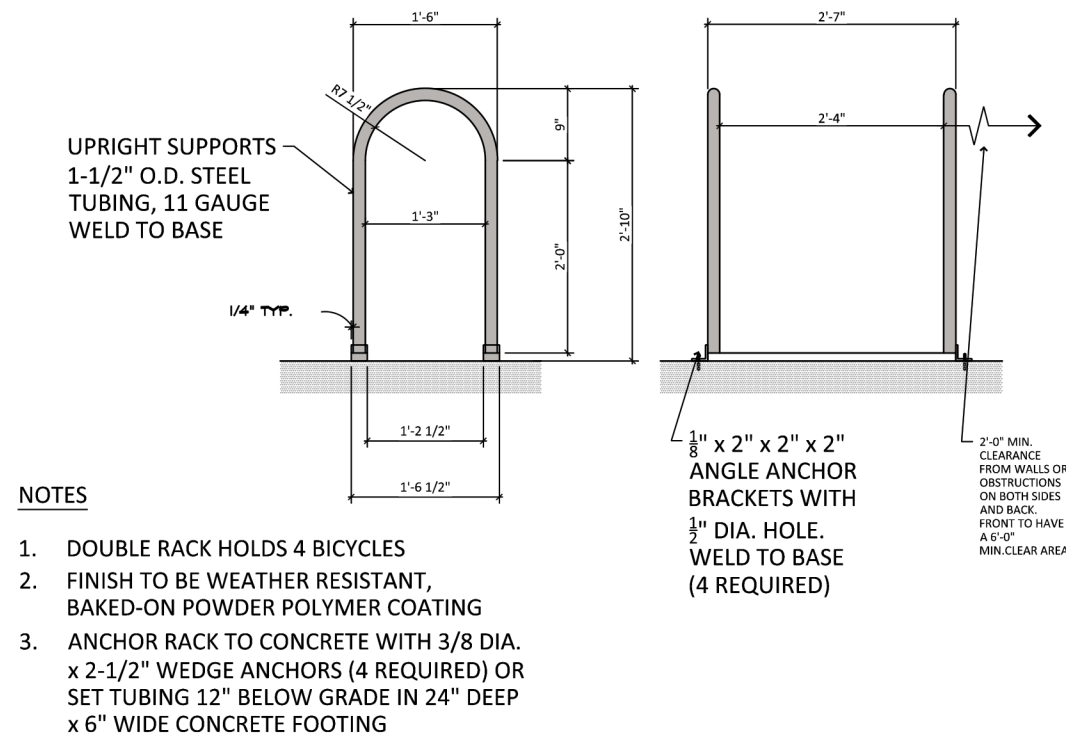
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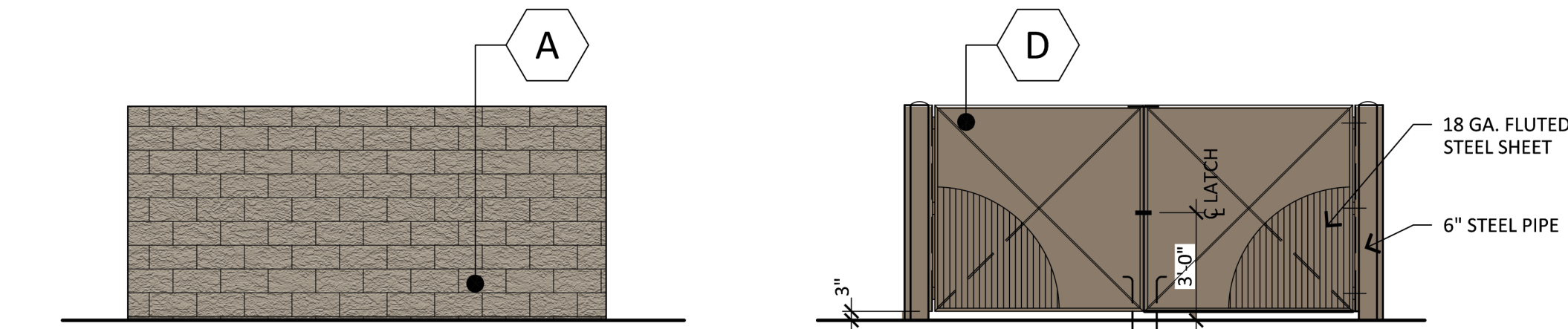
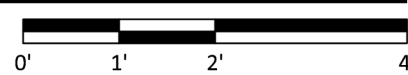
PARKING SCREEN WALL TYP.

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



BICYCLE RACK TYP.

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



TRASH ENCLOSURE TYP.

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

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

POWER & ELLIOT RETAIL

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



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