

EOS FITNESS CENTER

NWC N RURAL AND E GUADALUPE RD,
TEMPE, ARIZONA 85283

E LIBRA DR

ZONE:
R1-6

E ORION ST

E PEGASUS DR

ZONE:
R-2

ZONE:
PCC-1

ZONE:
RO

OWNER
ABS SW INVESTOR LLC
5918 STONERIDGE MALL RD,
PLEASANTON, CA 94588-3229
ATTN: NATACHA EPLEY
PHONE: 480-237-2511
EMAIL: NATACHA.EPLEY@ALBERTSONS.COM

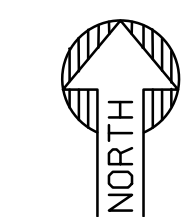
DEVELOPER
BARCLAY GROUP
2415 E. CAMELBACK RD., STE 900
PHOENIX, AZ 85016
ATTN: ALEXANDRA SCHUCHTER
PHONE: 602-224-4154
EMAIL: ASCHUCHTER@BARCLAYGROUP.COM

**CIVIL ENGINEER/
LANDSCAPE DESIGNER**
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
ATTN: MONIKA SMRTI
PHONE: 480-237-2511
EMAIL: MONIKA@AZSEG.COM

TRAFFIC ENGINEER
LOKAHI, LLC
10555 NORTH 114th STREET
SUITE 105, SCOTTSDALE, AZ 85259
ATTN: JAMIE BLAKEMAN
PHONE: 480-292-0691
EMAIL: JAMIE@LOKAHIGROUP.COM

ARCHITECTS
JSA ARCHITECTURE
2190 E. PEBBLE ROAD, STE. 250
ATTN: JIM STROH
PHONE: 702-433-4100
EMAIL: TARJIM@JIMSTROHARCH.COM

PROJECT
LOCATION



VICINITY MAP
N.T.S.

S/T/R
3 IS 4E

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. FIRE LANES SHALL BE MAINTAINED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
3. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
4. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
5. IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 6% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED, AS SHOWN IN PLANS, ON ALL SITE RAMP AND WALKS THAT CROSS A VEHICULAR WAY PER ADAAG CHAPTER 7.
6. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
7. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
8. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
9. CURBS AND SCREEN WALL TO BE COORDINATED WITH UNDERGROUND STORAGE RISERS, PENDING DECISIONS ON SYSTEM REMOVAL.
11. PER THE Declaration of Restrictions and Grant of Easements (88-279163), A CROSS-ACCESS AND CROSS-PARKING AGREEMENT EXISTS BETWEEN THE SUBJECT PROPERTY AND THE OTHER PROPERTIES OF THE COMMERCIAL CENTER.
12. LANDSCAPING WITHIN OR ALONG THE SUBJECT PROPERTY (APN:301-81-002P) STREET FRONTAGE WILL COMPLY WITH THE LATEST APPROVED LANDSCAPE PLAN.
13. MISSING OR DEAD LANDSCAPE WITHIN OR FRONTAGE OF THE SUBJECT PROPERTY (APN: 301-81-002P) WILL BE REPLACED PER THE APPROVED LANDSCAPE PLAN.

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS:

750 E GUADALUPE, TEMPE, ARIZONA-85283

NWC OF E GUADALUPE RD AND S RURAL RD

PROJECT DESCRIPTION:

GROCERY STORE TO FITNESS CENTER REMODELING

DEVELOPMENT INFORMATION:

SUBJECT PROPERTY APN:

301-81-002P

EXISTING ZONING:

PCC-1

GENERAL PLAN

Commercial

CHARACTER AREA PLAN

Kiwanis/The Lakes

PROPOSED BUILDING USE:

Permitted

CONSTRUCTION TYPE:

Elevation and Interior modifications

SUBJECT PROPERTY LOT AREA:

233,787 SF

5.37 AC

SUBJECT PROPERTY GROSS FLOOR AREA:

62,932 SF

PARKING REVIEW FOR OVERALL COMMERCIAL CENTER:

APN	USE	NET FLOOR AREA	REQUIRED CAR PARKING	AVAILABLE CAR PARKING	PARKING RATIO PER SECTION 4-603	REQUIRED BIKE PARKING	PARKING REQUIRED & PROVIDED
301-81-002P	FITNESS CENTER excluding hallways, restrooms, storage and equipment areas	49,410	395.28	298	1 PER 125 NSF	24.71	
	SALES/OFFICE	508	1.69		1 PER 300 NSF	2.00	
	KID'S CLUB/PLAYLAND	2,285	7.62		1 PER 300 NSF	0.76	
	PICKLE BALL COURT	4,095	4		2 PER COURT	1	
	TOTAL NET AREA	56,298	409	298		28	28
301-81-002R	SHOPS A	2,887	9.62	18	1 PER 300 NSF	0.29	
	SHOPS B	17,013	56.71	77	1 PER 300 NSF	1.70	
301-81-002S	PAD A	2,165	29	29	1 PER 75 NSF	2.17	
	TOTAL BUILDING FOOTPRINT	78,363	504	422		33	36
	EOS FITNESS CENTER REQUIRED ADA PARKING:		8				
	EOS FITNESS CENTER AVAILABLE ADA PARKING:		8				

Note:

- 1) As identified in the 03/13/2008 parking analysis, a minimum of 419 parking spaces must be maintained on the commercial plaza
- 2) The existing building footprint data is based on Maricopa County Assessor's Office
- 3) The bike parking data on adjacent parcels are based on the Amended General and Final Plan of Development - Albertsons Plaza (Nov 16, 1988)
- 4) The proposed project is in close proximity to College Avenue and Western Canal bicycle commute are
- 5) Please refer to the Parking Study document prepared by Lokahi for a detailed parking review

MAX LOT COVERAGE	50%
EXISTING LOT COVERAGE	27%
MAX BUILDING HEIGHT:	35'
EXISTING BUILDING HEIGHT:	35'
MIN LANDSCAPE AREA	15%
EXISTING LANDSCAPE AREA	11%
EXISTING R.O.W. LANDSCAPE AREA:	13,063 SF
26,568 SF	
BUILDING SETBACKS:	REQUIRED PROPOSED
FRONT (S):	0'
SIDE (E): (common wall)	0'
SIDE (W):	30'
REAR (N):	30'
PARKING SETBACK	20'
MIN. STREET SETBACK	0'
	NO CHANGE IN EXISTING SETBACKS

SITE PLAN



0' 40' 80' 120'
SCALE: 1" = 40'

PRELIMINARY
NOT FOR
CONSTRUCTION

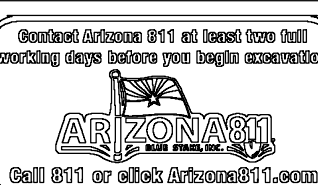
SUSTAINABILITY
ENGINEERING
GROUP

SEG



8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.259.3534

BARCLAY
GROUP



PROJECT
EOS 750 EAST GUADALUPE ROAD

DRAWN

DESIGNED

QC

FINAL QC

PROJ. MGR.

DATE:

11/11/2022

ISSUED FOR:

MINOR DEVELOPMENT

PLAN REVIEW

REVISION NO.:

DATE:

R1

2022/10/22

R2

2022/10/27

JOB NO.:

220523

SHEET TITLE:

SITE PLAN

PAGE NO.:

1 OF 1

SHEET NO.:

C2.00

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