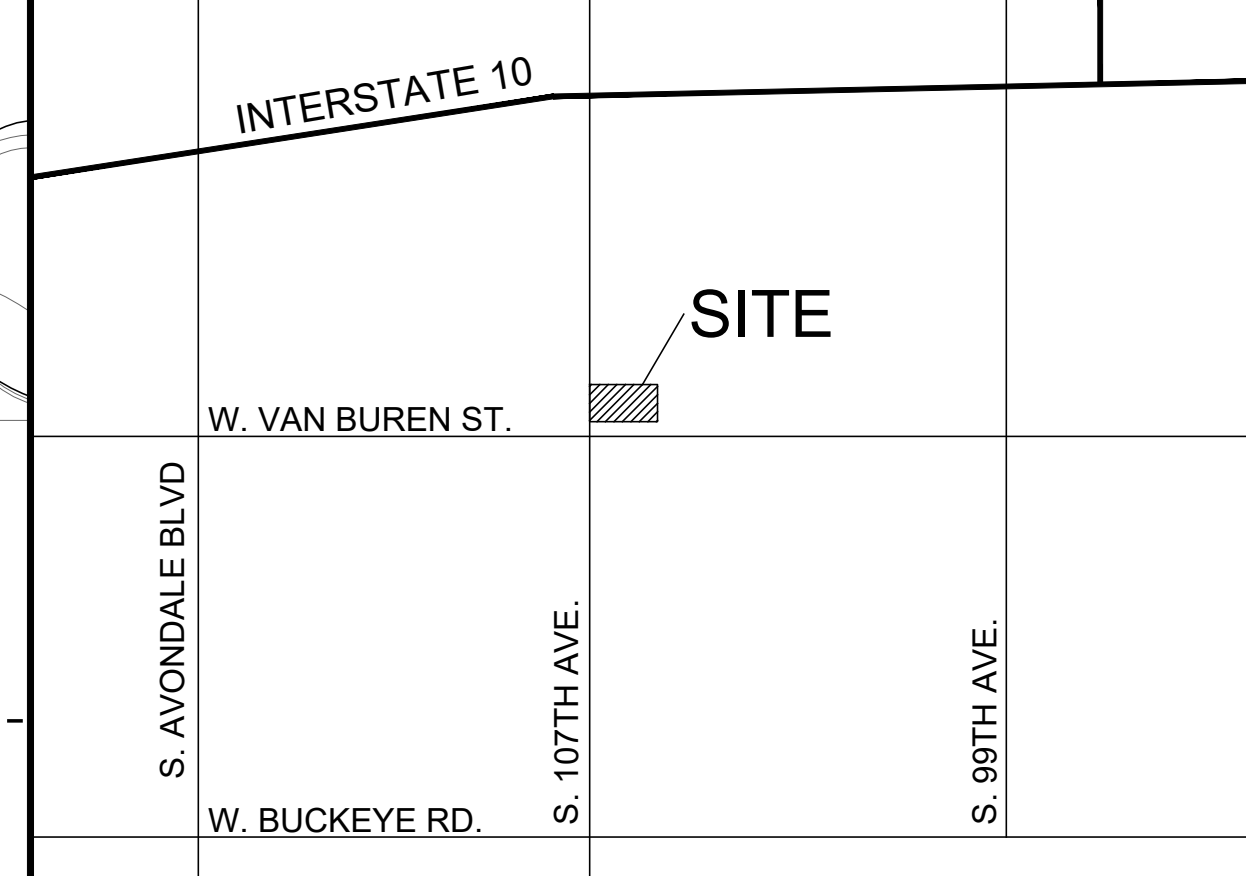


**SITE DATA:**

PARCEL NUMBER :	102-55-004
EXISTING ZONING :	PAD (GRIFFITH COMMERCE PARK)
ALLOWABLE BUILDING HEIGHT:	30'-0"
LOT 1:	53,483.50 S.F. / 1.23 AC
LOT 2:	52,928.37 S.F. / 1.22 AC
LOT 3:	33,219.89 S.F. / 0.76 AC
LOT 4:	69,890.81 S.F. / 1.60 AC
LOT 5:	81,077.35 S.F. / 1.86 AC
SITE AREA NET :	290,599.92 SF / 6.67 AC
PAD A:	4,288 S.F.
PAD B:	- S.F.
PAD C:	2,365 S.F.
PAD D:	11,460 S.F.
PAD E:	97,400 S.F.
TOTAL BUILDING AREA:	115,513 S.F.
TOTAL PARKING REQUIRED :	
CAR WASH :	= 1 / EMPLOYEE
RESTAURANT :	= 1/500 INDOOR PUBLIC AREA
STORAGE :	= 1/5,000 FOR THE FIRST 10,000 FLOOR AREA 1/5,000 FOR THE REMAINING FLOOR AREA
*90% OF GROSS TO BE USED FOR PARKING CALC *PAD C, D, AND E - DRIVE-THRU BUILDINGS ARE CONCEPTUAL = 40% PUBLIC DINING AREA WILL BE USED FOR PARKING CALCULATIONS	
PAD A (CAR WASH):	3 SPACES
PAD B (DRIVE-THRU):	- SPACES
PAD C (DRIVE-THRU):	851 SF DINING 17 SPACES
PAD D (DRIVE-THRU, RETL):	960 SF DINING 45 SPACES
PAD E (STORAGE):	36 SPACES
TOTAL PARKING REQUIRED :	101 SPACES
(4) ELECTRIC VEHICLE SPACES REQUIRED (4) BIKE PARKING REQUIRED	
LOT 1 (PAD A):	30 SPACES
LOT 2 (PAD B):	- SPACES
LOT 3 (PAD C):	18 SPACES
LOT 4 (PAD D):	52 SPACES
LOT 5 (PAD E):	28 SPACES
TOTAL PARKING PROVIDED :	128 SPACES (1.11/1000)
(4) ELECTRIC VEHICLE SPACES PROVIDED (18) BIKE PARKING PROVIDED	

**VICINITY MAP:**



**PROJECT TEAM:**

<b>ARCHITECT</b> UPWARD ARCHITECTS 1155 W. RIO SALADO PARKWAY, SUITE B-101 TEMPE, AZ 85281 PHONE: 602.753.5222 FAX: E-MAIL: justin@upwardarchitects.com CONTACT: Justin Gregonis	<b>OWNER</b> REACTION DEVELOPMENT CONSULTANTS PHONE: 480.703.2149 FAX: E-MAIL: g@reactiond.com CONTACT: Gary Meyers
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CONCEPTUAL SITE PLAN - 17  
SCALE: 1" = 30'-0"



**NEC 107TH AVE. AND VAN BUREN**  
CITY OF AVONDALE

06.06.2024  
PROJECT NO.: 23065



1155 W. Rio Salado Parkway, Suite B-101  
Tempe, AZ 85281  
Ph 602.753.5222 www.upwardarchitects.com