

PROJECT INFO

PROJECT NAME: AVONDALE NISSAN
 PROJECT ADDRESS: 10305 WEST PAPAGO FREEWAY AVONDALE, AZ
 PROPERTY OWNER: AUTO-RE 2 LLC 10305 WEST PAPAGO FREEWAY AVONDALE, AZ
 ARCHITECT: JOHN MAHONEY ARCHITECT L.L.C. 850 W. ELLIOT ROAD #108 TEMPE, ARIZONA 85284
 APN #: 102-54-042
 SITE AREA: 512.29 S.F. (11.76 ACRES)
 OCCUPANCY GROUP: MIXED (B S-1)
 EXISTING GROSS BUILDING AREA UNDER ROOF: 49,178 S.F.
 COVERAGE: 11.3% (EXISTING)
 CONSTRUCTION TYPE: II-B, AUTOMATIC FIRE SPRINKLER SYSTEM PER IBC SECTION 903
 NO. STORIES: 2 (EXISTING)
 BUILDING HEIGHT: 28'-8" (EXISTING)

PARKING CALCULATIONS: (EXISTING) REQUIRED
 RETAIL SALES (1/300 S.F.) 19,296 / 300 = 65
 STORAGE (1/500 S.F.) 5,206 / 500 = 11
 SERVICE (1/500 S.F.) 21,594 / 500 = 44
 TOTAL REQUIRED: 120
 TOTAL PARKING PROVIDED = 178
 ACCESSIBLE PARKING REQUIRED = 6
 ACCESSIBLE PARKING PROVIDED = 6

PROJECT SCOPE:
 AVONDALE NISSAN IS PROPOSING TO PROVIDE NEW UNDERGROUND STORMWATER STORAGE TANKS TO REPLACE THE EXISTING STORMWATER RETENTION AREA ALONG THE SOUTH PROPERTY LINE. THE EXISTING RETENTION BASIN WOULD BE PAVED AND USED FOR ADDITIONAL VEHICLE INVENTORY STORAGE. THIS WOULD PROVIDE AND ADDITIONAL 119 SPACES AND WOULD BE ENCLOSED BY A NEW 6'-0" MASONRY FENCE TO MATCH THE EXISTING SITE WALLS.

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 850 W. ELLIOT ROAD, #108
 TEMPE, ARIZONA 85284
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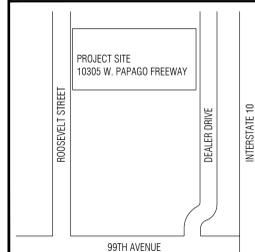
PRELIMINARY ONLY
 EXPIRES 9/30/18

KEYNOTES

- 1 EXISTING ASPHALTIC PAVING TO REMAIN
- 2 EXISTING CONCRETE VEHICLE DISPLAY SLAB TO REMAIN
- 3 EXISTING PARKING SPACES TO REMAIN
- 4 EXISTING LIGHT POLE AND BASE TO REMAIN - RELOCATE AS REQUIRED
- 5 EXISTING CONC. CURB TO REMAIN
- 6 EXISTING FIRE HYDRANT TO REMAIN
- 7 EXISTING DRIVEWAY TO REMAIN
- 8 EXISTING DECORATIVE PAVING TO REMAIN
- 9 EXISTING LANDSCAPE AREA TO REMAIN
- 10 EXISTING 6' CMU SITE WALL TO REMAIN
- 11 EXISTING 6' CMU SITE WALL TO BE REMOVED
- 12 EXISTING FUELING STATION TO REMAIN
- 13 EXISTING BUILDING TO REMAIN
- 14 EXISTING GATE TO REMAIN
- 15 EXISTING SECURITY RAIL TO REMAIN
- 16 EXISTING SIGNAGE TO REMAIN
- 17 EXISTING CITY STREET CURB AND SIDEWALK TO REMAIN
- 18 NEW ASPHALTIC PAVING
- 19 NEW INVENTORY PARKING
- 20 NEW STRIPPED AREA
- 21 NOT USED
- 22 NEW CMU SITE WALL - MATCH EXISTING COLOR AND TEXTURE OF EXISTING WALLS OF ADJACENT DEALERSHIPS.
- 23 REPLACE ANY LANDSCAPE MATERIAL DAMAGED DURING CONSTRUCTION WITH LIKE & KIND WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
- 24 NEW UNDERGROUND STORM WATER RETENTION TANKS - SEE CIVIL PLANS
- 25 NEW LIGHT POLE AND BASE - SEE ELECTRICAL PLANS
- 26 DASHED LINE INDICATES ASPHALT PAVING CUT - SEE CIVIL PLANS

SYMBOLS

- EXISTING FIRE HYDRANT - SEE CIVIL
- EXISTING LIGHT POLE ON CONCRETE BASE
- NEW LIGHT POLE ON CONCRETE BASE - SEE ELEC PLANS



VICINITY MAP
 NOT TO SCALE

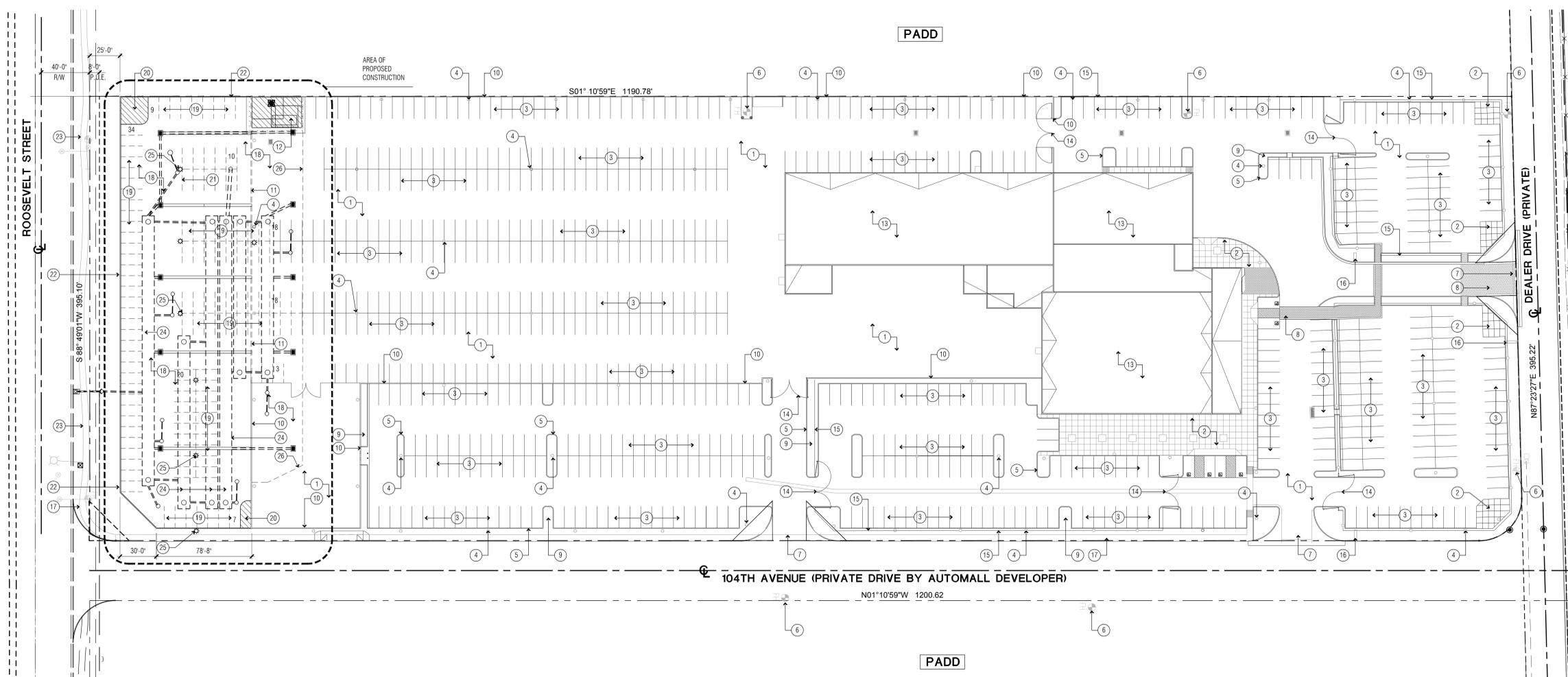
AVONDALE NISSAN
 10305 W. PAPAGO FREEWAY
 AVONDALE, ARIZONA 85323



PROJECT NO. 1815
ISSUE DATE: 4/02/16

SITE PLAN

A100



SITE PLAN

