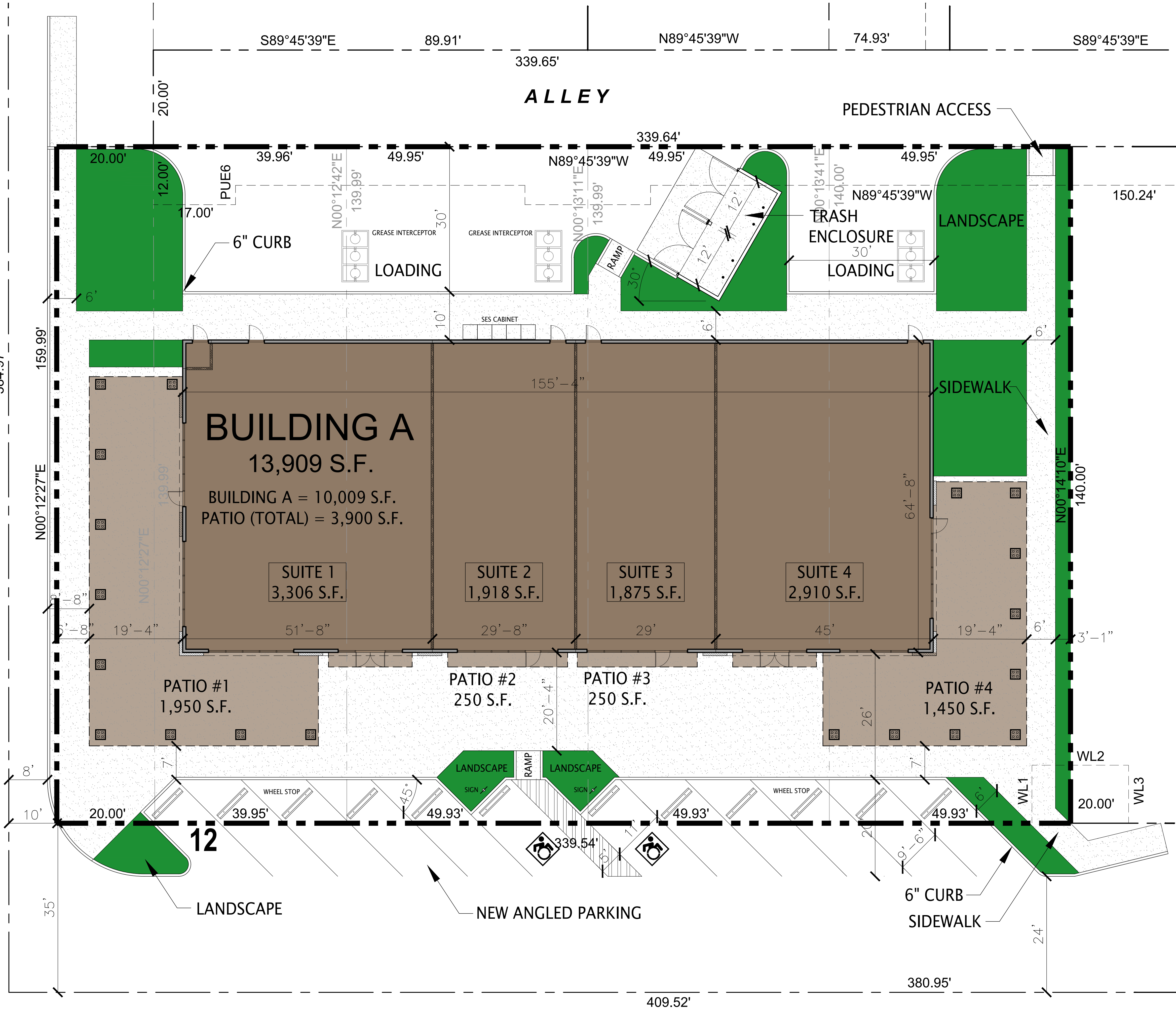


N. 83RD DRIVE

384.97'



project directory

OWNER / DEVELOPER:
ABINGTON EMERSON INVESTMENTS, LLC
11100 SANTA MONICA BLVD., SUITE 260
LOS ANGELES, CALIFORNIA 90025
CONTACT: BRENT HOWARD
PHONE: (760) 473-1175
E-MAIL: bhoward@AbingtonEmerson.com

ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

EXISTING ZONING: COMMERCIAL

NET SITE AREA: 0.67 ACRES (29,373 S.F.)

PROPOSED USES: RESTAURANT & RETAIL

BUILDING AREA:
BUILDING A (RESTAURANT / RETAIL): 10,009 S.F.
PATIO (TOTAL): 3,900 S.F.

TOTAL BUILDING AREA: 13,909 S.F.

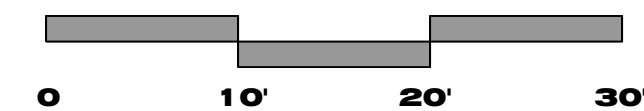
TOTAL PARKING REQUIRED: 164 SPACES
BUILDING A: (13,909 S.F.):
5,000 S.F. RESTAURANT (P.S.A.) @ 1/50 = 100 SPACES
5,009 S.F. PREP AREA @ 1/200 = 25 SPACES
3,900 S.F. PATIO @ 1/100 = 39 SPACES

TOTAL PARKING PROVIDED (ON SITE): 12 SPACES
TOTAL PARKING PROVIDED (OFF SITE): 152 SPACES

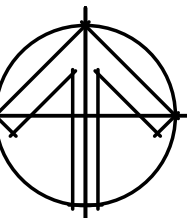
NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID
OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH
APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR
CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE
BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

site plan

scale: 1" = 10'-0"



north



NEW COMMERCIAL DEVELOPMENT
OLD TOWN PEORIA
NEC W. JEFFERSON STREET AND 83RD DRIVE
PEORIA, ARIZONA 85345

Job No. 25021
Date 04/16/2026

Sheet No.

SP-1

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

ABINGTON EMERSON, LLC

KERPAN
ARCHITECTS

4777 S. FULTON RANCH BLVD
CHANDLER, ARIZONA 85248
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