



SCOPE OF WORK:

TENANT IMPROVEMENTS - UNIT 101, PAWN SHOP
 8688 W. BELL ROAD
 PEORIA, AZ 85382

APPLICABLE CODES

- CITY OF PEORIA, AZ - ZONING ORDINANCE
- 2018 INTERNATIONAL BUILDING CODE (AMENDED) (IBC)
 - 2018 INTERNATIONAL MECHANICAL CODE (AMENDED) (IMC)
 - 2018 INTERNATIONAL PLUMBING CODE (AMENDED) (IPC)
 - 2018 INTERNATIONAL FUEL GAS CODE (AMENDED) (IFGC)
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (AMENDED) (IECC)
 - 2018 INTERNATIONAL EXISTING BUILDING CODE (AMENDED) (IEBC)
 - 2017 NATIONAL ELECTRICAL CODE (AMENDED) (NEC)
 - 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (AMENDED) (IPMC)

PROJECT DATA

8868 W. BELL ROAD, PEORIA, AZ 85382

APN: 200-42-946
 ZONE: C-2, INTERMEDIATE COMMERCIAL

SITE: 19,545 SF
 SETBACKS: FRONT - 15'
 REAR: 20'
 SIDES: N/A

LANDSCAPE: EXISTING

BUILDING: 4,175 SF GROSS
 UNIT 101: 1,390 SF (90% GROSS)
 UNIT 102: 2,367 SF (90% GROSS)

PARKING: 3,737 SF (90% GROSS) / 300SF
 REQUIRED: 13 SPACES

PROVIDED: 23 SPACES
 10 STANDARD (9'-6" x 20'-0")
 2 PARALLEL (9'-0" x 24'-0")
 5 COMPACT (8'-6" x 16'-0")
 1 ACCESSIBLE (16'-0" x 20'-0")

DRIVE AISLE: 24'-0"

ENTRY DRIVE: 30'-0" ENTRY - OFF W. BELL ROAD



EDUARDO GALINDO
 ARCHITECT

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BELL ROAD PAWN
 8868 W. BELL ROAD PEORIA, AZ 85382

APN: 200-42-946

ISSUED	REV	DATE
CONDITIONAL USE PERMIT		

DRAWING

CONCEPTUAL FLOOR PLAN

PROJECT NUMBER: EGA 50302
 DRAWING NUMBER: A-A100

FLOOR PLAN - CONCEPTUAL

