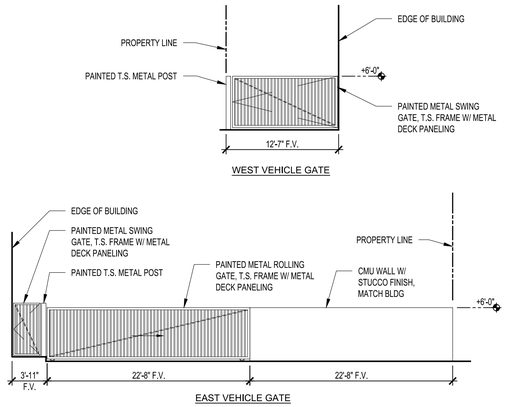
PROJECT DATA

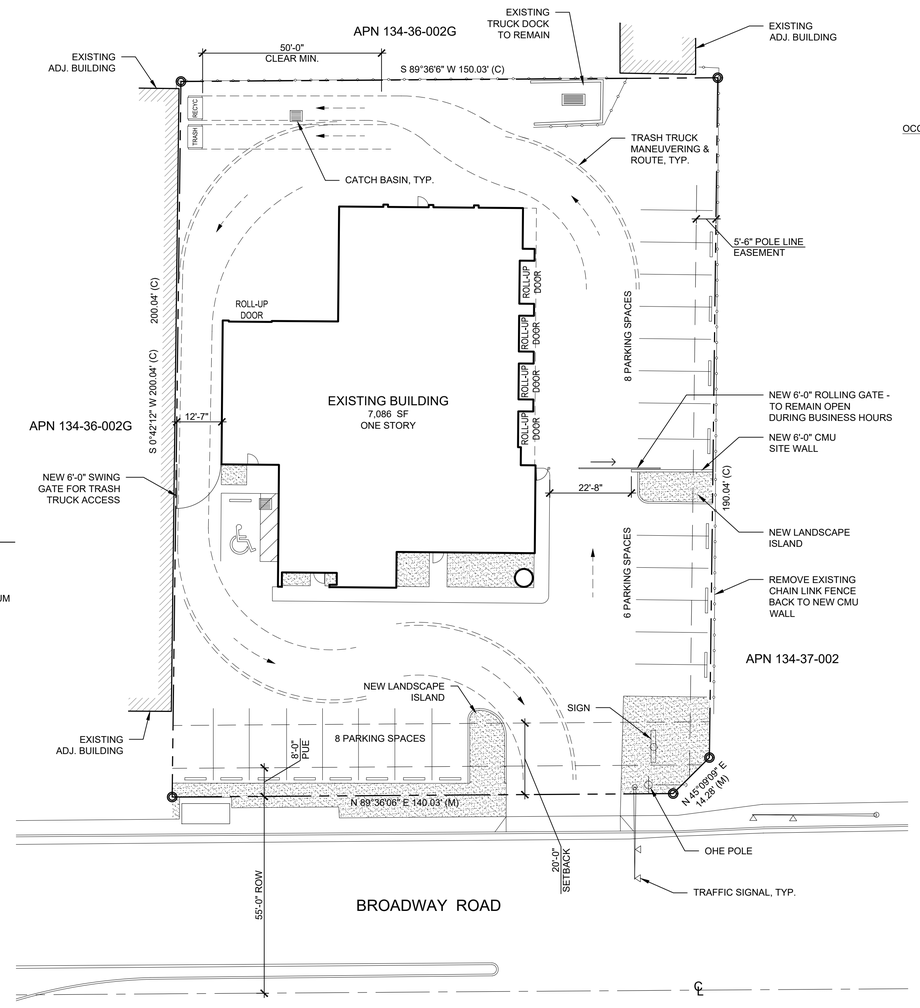
PROJECT ADDRESS:	2400 W. BROADWAY RD., TEMPE, AZ 85202
PROJECT DESCRIPTION:	THE PROJECT CONSISTS OF MINIMAL SITE WORK - LANDSCAPING WILL BE UPGRADED AT THE STREET AND A 6'-0" SITE WALL AND ROLLING GATE WILL BE ADDED ON THE EAST SIDE OF THE BUILDING. ELECTRICAL UPGRADES WILL BE MADE IN THE BUILDING FOR EQUIPMENT.
GOVERNING BUILDING CODES:	ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES. 2018 IBC 2018 IFC 2018 IPC 2017 NEC 2018 IMC 2018 IEBC 2018 IECC ADA 2009 ICC A117.1 2019 NFPA 13 2019 NFPA 72
APN:	134-36-002C
S/T/R:	19 1N 5E
ZONING:	L1
SETBACKS:	FRONT 20'-0" INT. SIDES & REAR 0'-0" (ADJ. TO 'LI' ZONING)
OCCUPANCY & BUILDING AREA:	F-1, 7,086 SF
CONSTRUCTION TYPE:	V-B
SPRINKLER SYSTEM:	NONE
FIRE ALARM:	NONE
EMERGENCY LIGHTING:	YES
PARKING:	REQUIRED - 7,086 / 375 = 19 PROVIDED - 25 EXISTING ACCESSIBLE REQUIRED - 1 ACCESSIBLE PROVIDED - 1
TRASH TRUCK ACCESS:	VEHICLE GATES MUST BE OPEN DURING SERVICING HOURS OF 6 a.m. TO 4 p.m. OR A GATE CODE AND/OR REMOTE MUST BE PROVIDED.

C C B G
Architects, Inc.
Phoenix - San Diego
102 East Buchanan Street
Phoenix AZ 85004 602.258.2211
www.ccbgarchitects.com

REGISTERED ARCHITECT
CERTIFICATE NO.
17611
BRIAN
CASSIDY
Date Signed Apr 15, 2019
ARIZONA U.S.A.
EXPIRES 06/30/2020



SITE WALL & GATES 3
1/8" = 1'-0"



SITE PLAN 1
1" = 20'-0"

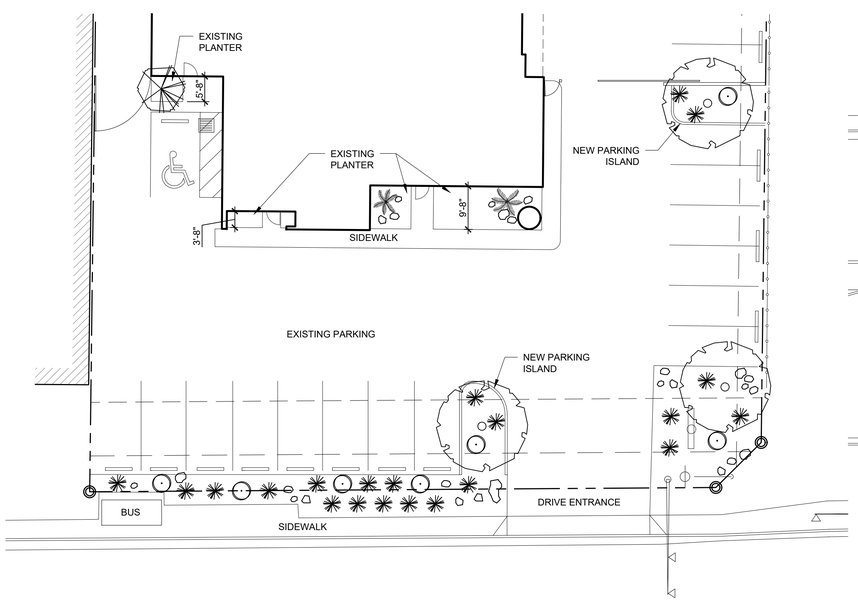
LANDSCAPE NOTES

1. PROVIDE NEW IRRIGATION PIPING AND DRIP LINES AS NECESSARY AT NEW PLANT LOCATIONS.

LANDSCAPE LEGEND

	EXISTING BOULDER TO REMAIN	
	LANTANA LANTANA MONTEVIDENSIS	1 GA.
	EXISTING PIGMY PALM TO REMAIN	
	EXISTING CITRUS TO REMAIN	
	RED JUSTICIA JUSTICIA CANDICANS	5 GA.

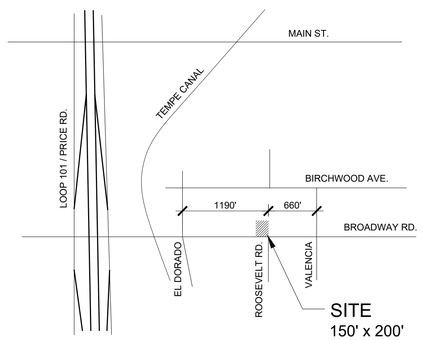
FOOTHILLS PALO VERDE
CERCIDIUM MICROPHYLLUM
24"



LANDSCAPE PLAN 2
1/16" = 1'-0"

VICINITY MAP

N.T.S.



TENANT IMPROVEMENT
2400 W. BROADWAY RD.

2400 W. BROADWAY RD.
MESA, AZ 85202

ISSUE

DATE	REV	FOR

APPROVAL BLOCK

Drawn	MP
Checked	MP
Job Number	1916
Drawing	SITE PLAN
Sheet	A1.1

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X:\1916 2400 W BROADWAY\DRAWING\AA\DAT PROJECT HERE\2400 BROADWAY\SHEETS\A1.1-SITE PLAN.DWG Posted by: MARK PHILLIPS on: 5/7/2019 10:33:45 AM