

SITE & BUILDING DATA

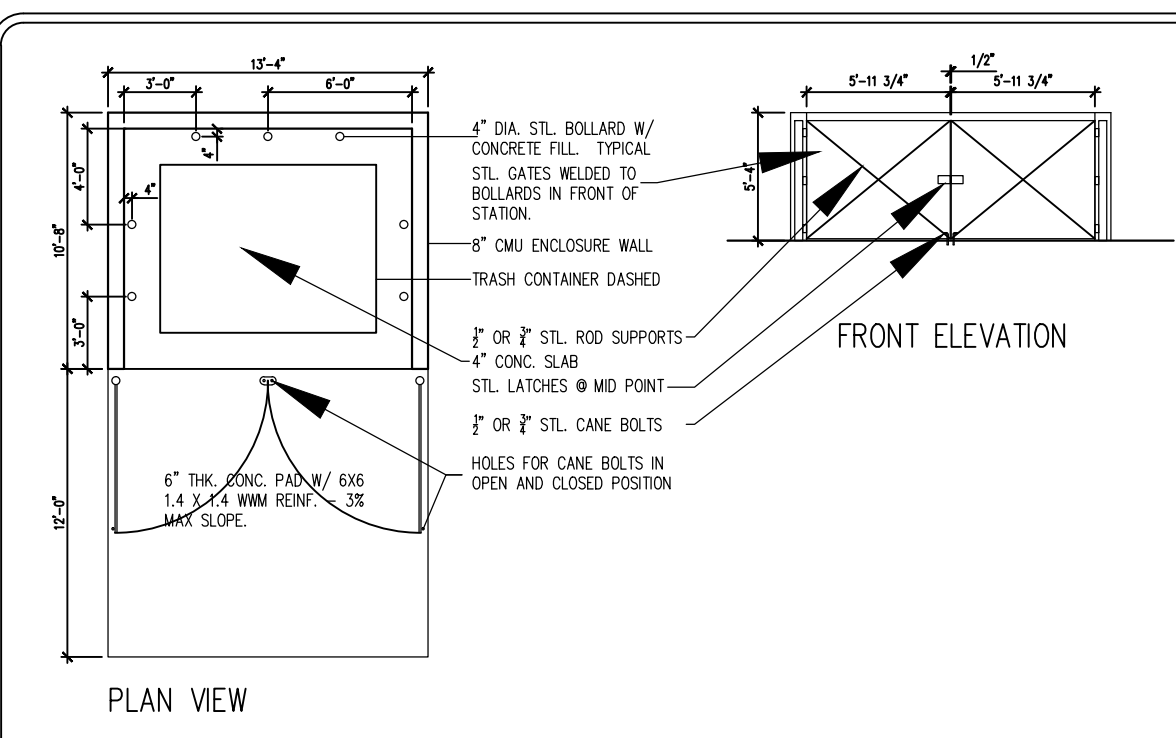
BUILDINGS TYPE	CONSTR. TYPE	OCCUP. GROUP	BLDG. HEIGHT	STORIES #	BLDG. PAD S.F.	CONDITION AREA S.F. PER BLDG.	CONDITION AREA S.F. TOTAL	AFES (NFPA)	APARTMENT UNITS				
									1/1	2/2	3/2	TOTAL	
A (1/1, 2/2, 3/2 - 16 PLEX)	VA	R-2	27'-0"	2	5	8,084.0	15,872.0	79,360.0	0	60	20	80	
B (1/1 - 8 PLEX)	VA	R-2	27'-0"	2	2	2,914.0	5,828.0	11,656.0	16	0	0	16	
C CLUBHOUSE	VB	R-2	15'-0"	1	1	2,631.0	2,631.0	2,631.0	0	0	0	0	
TOTAL BUILDINGS: 8					TOTALS:	48,879	N/A	93,647	TOTAL UNITS:	16	60	20	96

SITE AREA:		UNIT MIX:	
238,229.64 S.F.	5.469 ACRES	ONE BEDROOM / ONE BATH:	16 (17%)
13,260.00 S.F.	0.304 ACRES	TWO BEDROOM / TWO BATH:	60 (62%)
251,489.64 S.F.	5.77 ACRES	THREE BEDROOM / TWO BATH:	20 (21%)
TOTAL NUMBER OF UNITS:		96	

PARKING:		LANDSCAPING:	
REQUIRED :	1 SPACE PER 1 BEDROOM UNIT, 16-1/1 UNITS = 16 SPACES	REQUIRED :	30% OF TOTAL SITE AREA (5.77 AC./7.30 = 1.73 AC./75,402.0 S.F.)
	2 SPACES PER 2 OR MORE BEDROOM UNITS, (60 2/2 X 2 SPACES) = 120 SPACES	PROVIDED :	(PAVING AREA) 1.98 AC. / BLDG. AREA: 1.35 AC. = 3.33 AC. = 57%
	2 SPACES PER 2 OR MORE BEDROOM UNITS, (20 3/2 X 2 SPACES) = 40 SPACES		5.77 AC. = 3.33 AC. = 2.44 AC. = 43%
	1 GUEST SPACE PER 3 UNITS = 96/3 = 23 SPACES		
	TOTAL NUMBER OF SPACES REQUIRED = 199		
PROVIDED :	210 SPACES (210 SURFACE, 102 OF WHICH ARE CARPORTS W/ 2 BICYCLE) (ACCESSIBLE SPACES REQUIRED : 2% 210 X .02 = 4.2 = 5) (ACCESSIBLE SPACES PROVIDED : 6)		

KEYED NOTES

1. Typ. car parking space, 10' x 20'-0"
2. Sign / entry feature (separate permit)
3. Asphaltic paving, see civil plans
4. Face of 6" curb
5. Typ. accessible trash enclosure, per City of Glendale standards.
6. Pre-fab covered carport.
7. Accessible car parking space, 10'-0" x 20'-0" w/ 5' side and ramp.
8. Accessible crosswalk (pressed & painted asphalt), and curb ramp w/ truncated domes.
9. Property line
10. Landscaped entry median
11. New 6'-0" high CMU wall.
12. New 6' h. wrought iron fence w/ plasters.
13. Meandering sidewalk
14. 3'-0" ped gate self-latching w/ key pad / fob lock.
15. SBO Grill
16. Landscape / Open Space Area
17. 10' w. min. landscaped planter required every 10 parking spaces
18. Secured bicycle storage under parking canopy. Chain link fence enclosure w/ key fob access gate.
19. Fire Riser Room
20. Address directory location, fire department access signage
21. 6'-6" w. min. broom finish conc. sidewalks at parking stalls, accessible route, typ.
22. 5'-0" w. min. broom finish conc. sidewalk.
23. Visibility triangle per City of Glendale Dtl. G-447
24. Man gate, 36" min. clear when open 90°
25. Pool and barrier fence under separate permit
26. Indicates fire lane, 28' inside / 48' outside turning radius
27. Non-accessible parking space - 11'-0" x 20'-0" w/ 5' aisle.



TYPICAL REFUSE ENCLOSURE
Scale: 1/8" = 1'-0" (PER CITY OF GLENDALE STD. G-934)

GENERAL SITE NOTES

- a. Fire department access and water supply requirements shall be in place prior to combustible materials being brought on site.
- b. Pursuant to Chapter 32.5 of Glendale City Code, all new and existing utilities within or contiguous to this site shall be placed underground.
- c. All utility boxes, vaults and backflow prevention devices shall be painted to match the building and screened from public view by a masonry wall or round topped wire mesh enclosure, painted to match the adjacent wall.
- d. Sight distance requirements of COG Dtl. G-447 (Local Streets) or G-448 (Arterial and Collector Streets) are met for all driveways and streets.
- e. Streetlights installed by the developer may be required for construction plan approval.
- f. On-site lighting shall be placed so as to direct the light from adjacent residential uses and must not exceed one-foot candle at the property line. The height of the parking lot lights within 150' of residential use to be 15'. High pressure sodium (HPS) lighting required adjacent to residence.
- g. On-site lighting shall meet outdoor Light Control Ordinance.
- h. Maximum noise level 55 decibels (normal speaking voice) at property line.
- i. Convenience uses shall be subject to a separate Citizen Participation and Conditional Use Permit.
- j. The property Owner is responsible for maintaining landscaping in all public rights-of-way adjacent to the project.

PROJECT DATA

Project Scope: A 96 Unit Apartment Complex with a Reception Building and Pool Common Areas.

Site Location: 8450 N. 59TH AVENUE, GLENDALE, ARIZONA 85302

Construction Type: Type VA dwellings and Type VB public bldgs.

Zoning: R-4 Multi Residential

OWNER: JOEL BRODER
VSIQUEST PROPERTIES
9375 E. SHEA BLVD., SUITE 100
SCOTTSDALE, AZ 85260
(480) 767-1330

ARCHITECT: ERIC MILLER ARCHITECT
3620 WYOMING NE, SUITE 213
ALBUQUERQUE, NM 87111
(505) 764-8550

CIVIL: KSE DESIGN GROUP, PLC
2525 W. GREENWAY RD., SUITE 306
PHOENIX, AZ 85023
(602) 347-7007

STRUCTURAL: BINGHAM ENGINEERING CONSULTANTS, LLC
13416 N. 32nd ST., SUITE 100
PHOENIX, AZ 85032
(602) 971-3033

MECHANICAL/
PLUMBING: NP MECHANICAL, INC.
5501 N. 19th AVE., SUITE 315
PHOENIX, AZ 85015
(602) 249-6311

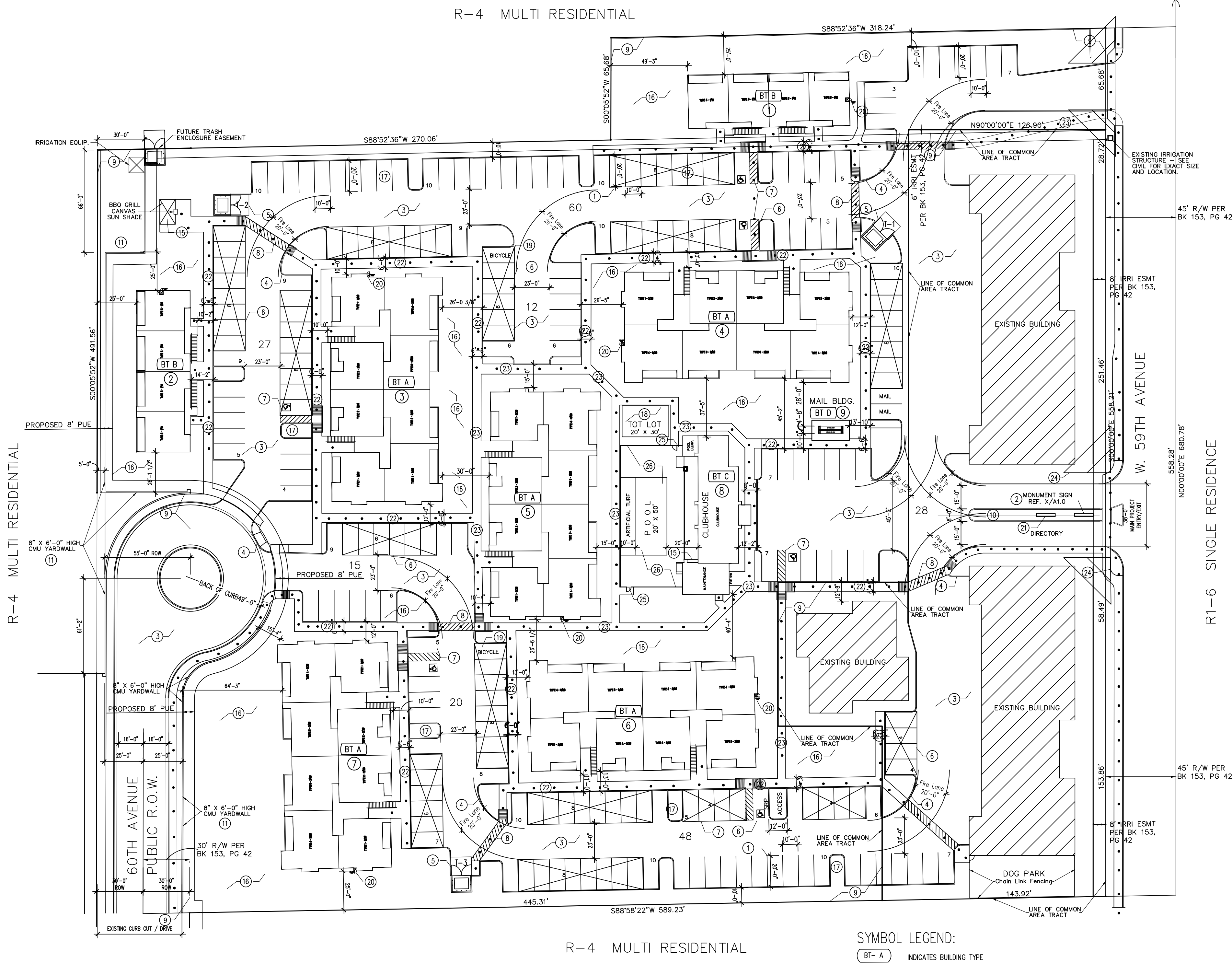
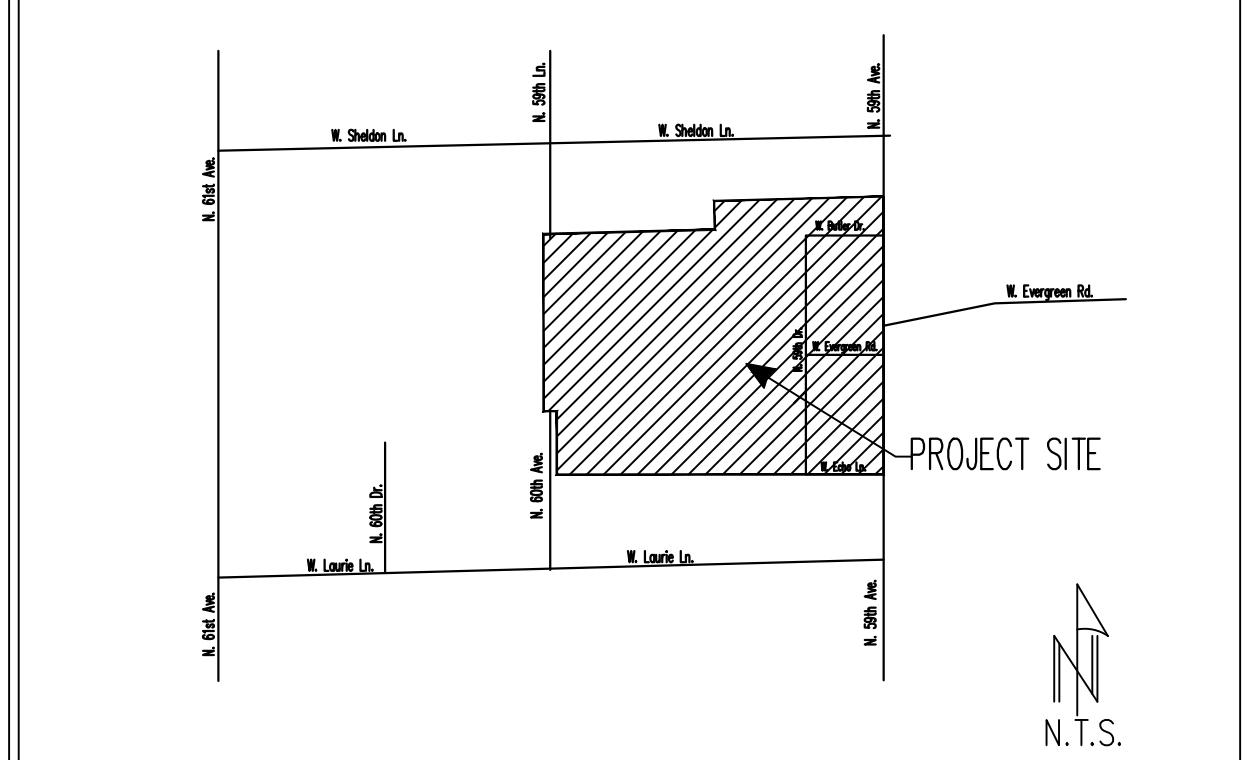
ELECTRICAL: NP ENGINEERING, INC.
3831 N. 15th AVE.
PHOENIX, AZ 85016
(602) 265-1559

LANDSCAPE: THE DESIGN ELEMENT, PLLC
2211 EAST HIGHLAND AVE., SUITE 120
PHOENIX, AZ 85016
(602) 373-5328

APPLICABLE CODES

- 2012 International Building Code
- 2012 International Mechanical Code
- 2009 International Fire Code and City of GLENDALE Amendments
- 2012 International Energy Conservation Code
- 2012 International Plumbing Code
- 2011 National Electrical Code
- 2010 ADASD
- 2012 International Residential Code
- 2012 International Existing Building Code

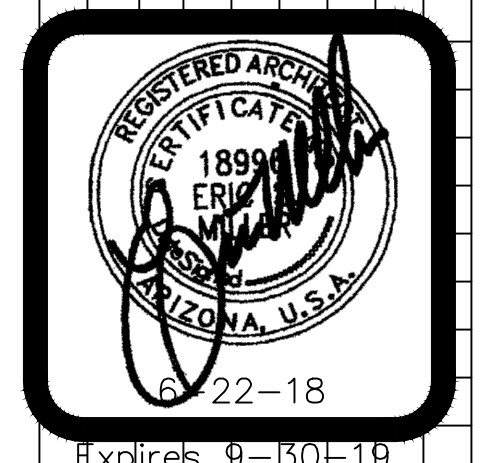
VICINITY MAP



SYMBOL LEGEND:

(BT-A)	INDICATES BUILDING TYPE
(1)	INDICATES BUILDING NO.
(---)	INDICATES ACCESSIBLE ROUTE, SEE ALSO CIVIL DRAWINGS

ARCHITECTURAL SITE PLAN
Scale: 1" = 40'-0"
NORTH



ERIC MILLER ARCHITECT
(605) 764-8550
3620 WYOMING BLVD. NE, SUITE 213
ALBUQUERQUE, NM 87111

59 BUTLER APARTMENTS
8450 N. 59th Avenue
GLENDALE, ARIZONA

DRAWN BY: AM
DATE: 10-24-18
REVISIONS:
SR18-0070

ARCHITECTURAL
A11
PRELIMINARY
SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION