

SITE GENERAL INFO

USE: SHOPPING CENTER
 OCCUPANCY TYPE: ASSEMBLY
 SITE DATA: 146-26-146
 PARCEL NUMBER: 295,119 SQ.FT. (6.775 ACRES)
 ZONING: C-2 - GENERAL COMMERCIAL
 GROSS SITE AREA: 243,731 SQ. FT. (5.595 ACRES)
 NET SITE AREA: 243,731 SQ. FT. (5.595 ACRES)

SITE COVERAGE: BLDG./NET SITE AREA		28.69%
EXISTING BUILDING AREA:		
BUILDING A	30,960 S.F.	
BUILDING B	29,577 S.F.	
BUILDING D	20,876 S.F.	
EXISTING TOTAL	81,413 S.F.	

PROPOSED BUILDING AREA:		
BUILDING A	12,445 S.F.	
BUILDING B	27,735 S.F.	
BUILDING C (ADDITION)	12,584 S.F.	
BUILDING D	15,976 S.F.	
PROPOSED TOTAL	68,740 S.F.	

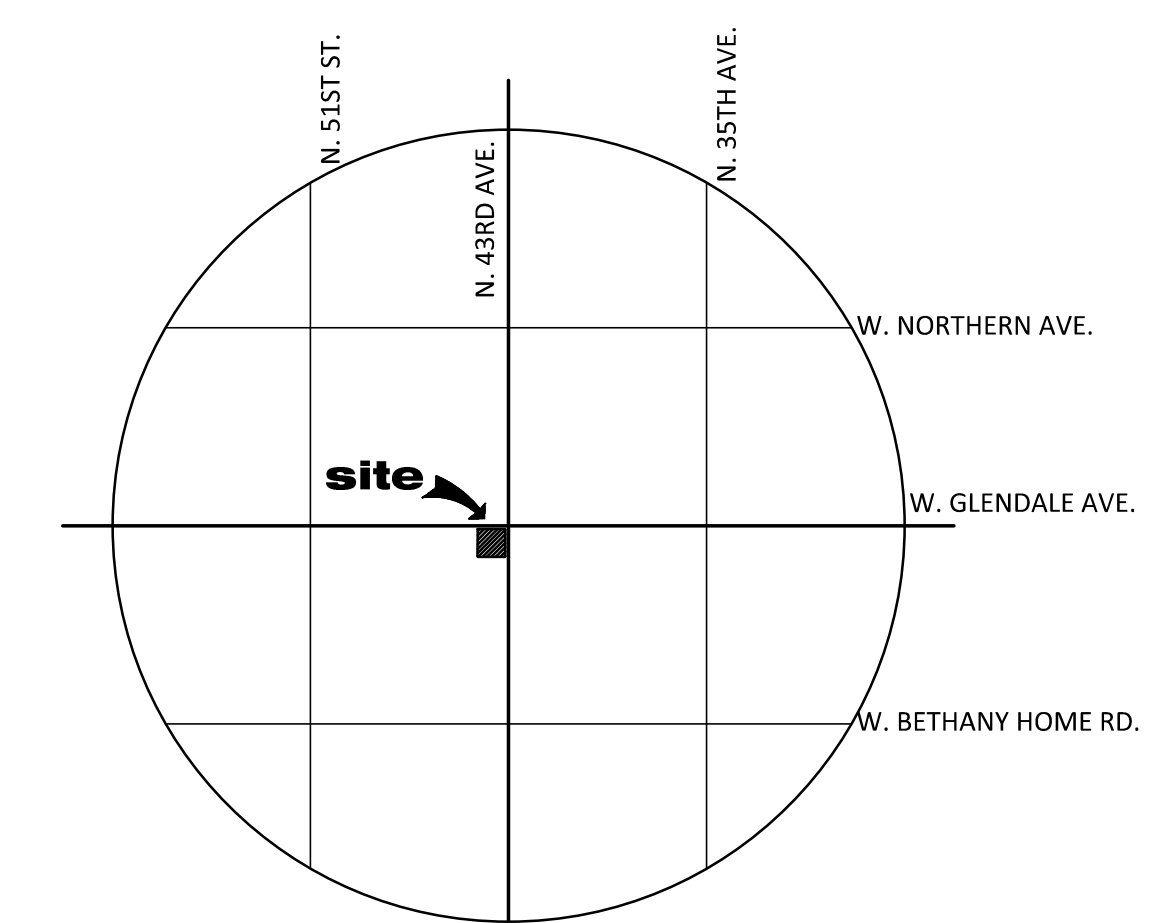
PARKING CALCULATIONS:			
BUILDING A (RETAIL)	1 PER 250 S.F.	12,445 S.F.	50 SPACES
BUILDING B (HEALTH CLUB)	1 PER 275 S.F.*	27,735 S.F.	101 SPACES
BUILDING C (RETAIL)	1 PER 250 S.F.	12,584 S.F.	51 SPACES
BUILDING D (RETAIL)	1 PER 250 S.F.	15,976 S.F.	64 SPACES

*PER SECTION 7.403, THE MIN. PARKING REQUIREMENT IN A SHOPPING CENTER IS 1 SPACE PER 250 S.F., BUT WITH A HEALTH CLUB AS THE PROPOSED USE, 10% WOULD BE ADDED TO THE REQUIREMENT FOR A NEW MINIMUM OF 1 PER 275 S.F. FOR PARKING

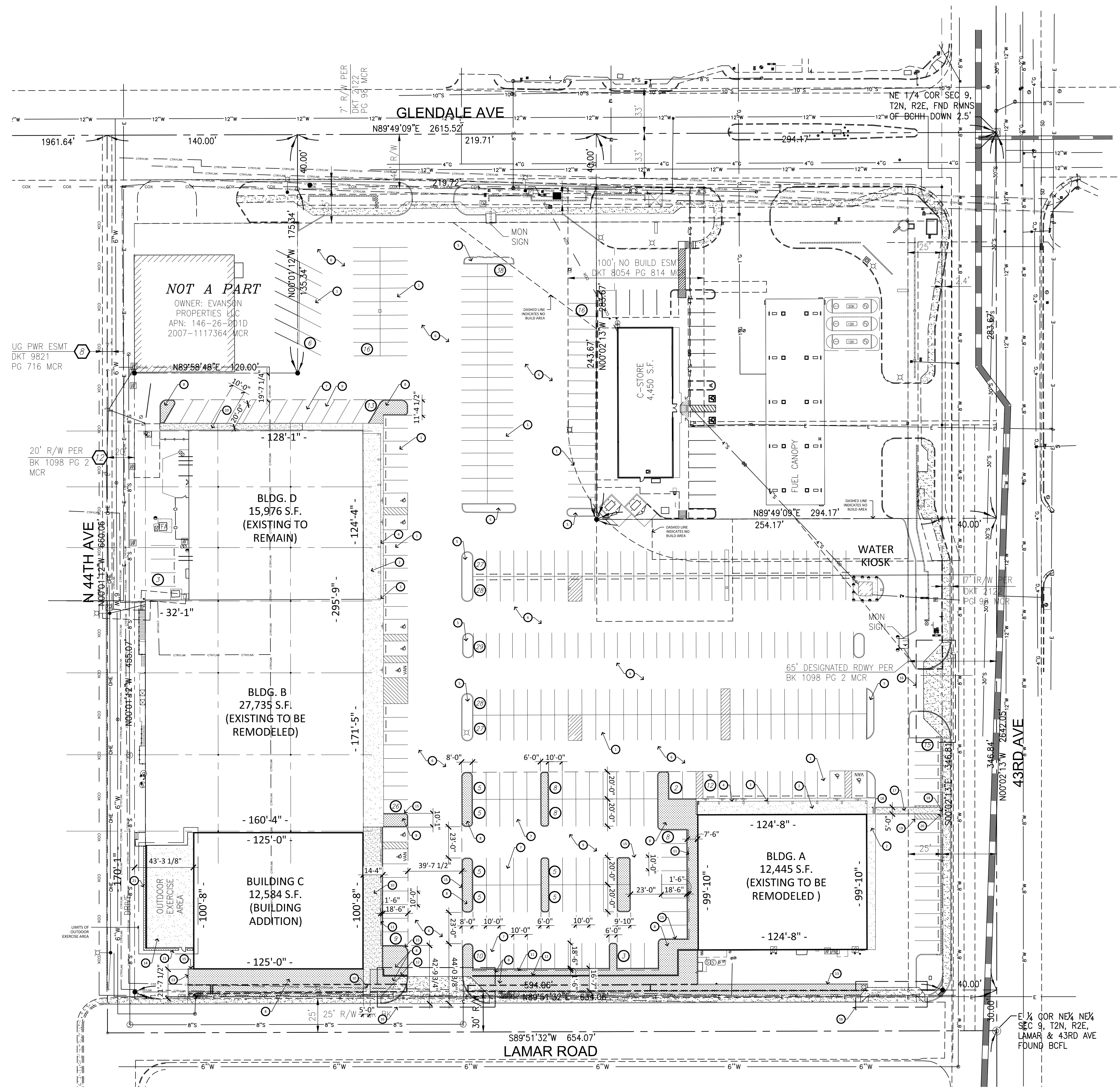
TOTAL PARKING REQUIRED:	266 SPACES
TOTAL PARKING PROVIDED:	358 SPACES
ACCESSIBLE SPACES REQUIRED:	8 SPACES
VAN ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	10 SPACES
VAN ACCESSIBLE SPACES PROVIDED:	3 SPACES
BICYCLE PARKING PROVIDED:	TBD

KEY NOTES:

- EXISTING PARKING STALLS
- EXISTING CONCRETE WALK
- EXISTING BUILDING COLUMNS
- EXISTING ROOF OVERHANG
- EXISTING LANDSCAPE ISLANDS
- EXISTING ASPHALT PAVING
- NEW PARKING STALLS
- NEW LANDSCAPING
- NEW ASPHALT PAVING IN NEW PARKING AREAS
- NEW CONCRETE WALK
- CAR OVERHANG
- NEW 4'-0" HIGH DECORATIVE SCREEN WALL
- EXISTING CONCRETE CURB TO REMAIN
- OUTDOOR EXERCISE AREA WITH NEW METAL FENCE
- NEW CONCRETE CURB
- MODIFY DRIVEWAY TO PROVIDE ADA ACCESS ACROSS
- 5'-0" WIDE CONCRETE WALK. SEE CIVIL DRAWINGS FOR THICKNESS OF CONCRETE AND BASE. WALK TO BE FLUSH WITH ASPHALT AT DRIVE AISLE
- TRUNCATED DOME WARNING PAD, 24" LONG X WIDTH OF SIDEWALK
- ELIMINATE ONE PARKING STALL AND STRIPE AREA AROUND CONCRETE WALK
- CUT OPENING IN EXISTING CMU SCREEN WALL. FINISH CUT AREA TO MATCH THE REST OF THE WALL
- LANDSCAPE SCREEN AROUND OUTDOOR EXERCISE AREA



VICINITY MAP
 SCALE: N.T.S.



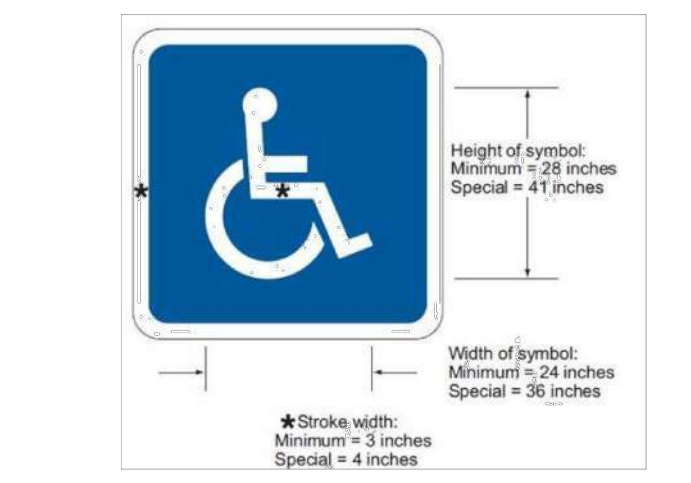
SITE PLAN
 SCALE: 1" = 40'-0"

ADA NOTES:

ADA Signs shall comply with the layout shown below and shall be installed a minimum of 5' from the ground to the bottom of the sign but no more than 6' (to be in compliance with state law - ARS 28-882 and the requirements of the US Access Board).



ADA pavement markings shall comply with the layout shown below



NEW PARKING STALL NOTE:

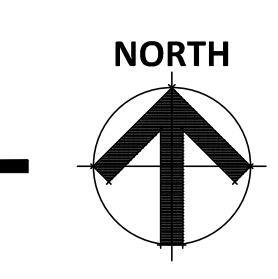
- ALL NEW PARKING STALL DIMENSIONS TO BE 10'-0" WIDE X 20'-0" DEEP

CURRENT ADOPTED CODES:

2018 IBC WITH CITY OF GLENDALE AMENDMENTS
 2018 IRC WITH CITY OF GLENDALE AMENDMENTS
 2018 IMC WITH CITY OF GLENDALE AMENDMENTS
 2018 IFCC WITH CITY OF GLENDALE AMENDMENTS
 2018 IECC WITH CITY OF GLENDALE AMENDMENTS
 2018 IEBC WITH CITY OF GLENDALE AMENDMENTS
 2018 IFC WITH CITY OF GLENDALE AMENDMENTS
 2017 NEC WITH CITY OF GLENDALE AMENDMENTS
 2010 ADA AND CHAPTER 11 OF 2018 IBC AND CITY OF GLENDALE AMMENDMENTS

FIRE NOTES:

- APPLICABLE CITY OF GLENDALE CODES; IFC WITH LOCAL AMENDMENTS AND 2015 DESIGN AND CONSTRUCTION STANDARDS
- FIRE HYDRANTS SHALL COMPLY AS PER IFC 2018 AND 2015 DESIGN AND CONSTRUCTION STANDARDS
- FIRE SPRINKLER SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS THROUGHOUT THE ENTIRE BUILDING AND PLANS SHALL BE SUBMITTED WITH BUILDING SUBMITTAL
- IDENTIFY ANY DEFERRALS ON COVER SHEET; INCLUDE ACCESS CONTROL
- FIRE SPRINKLER RISER SHALL COMPLY AS PER IFC 2018 SECT. 903.3.8
- FIRE ACCESS SHALL COMPLY AS PER IFC 2018 AND 2015 DESIGN AND CONSTRUCTION STANDARDS DETAIL G-954
- WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016
- UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SECT. 903.2.13
- GATES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS TO INCLUDE KEYPAD



GLENDALE PLAZA
 SWC OF N. 43RD AVE. & W. GLENDALE AVE.
 GLENDALE, AZ 85301
 DATE: 07-28-2021 (APR & CUP corrections)

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 SP-1 SITE PLAN
 R K A A ARCHITECTS, INC.
 R K A A # 20222.50

PLANNING DIVISION
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