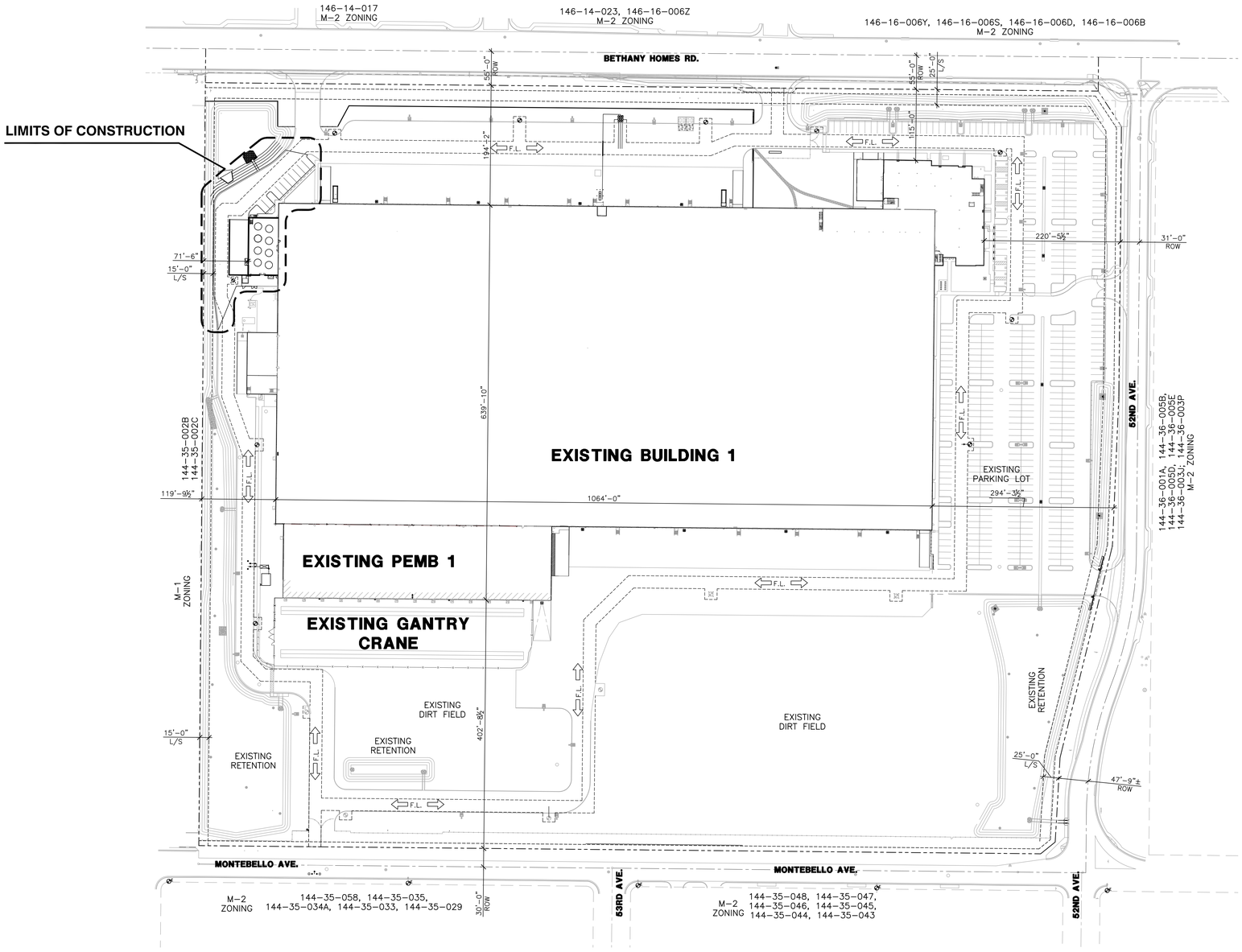

1 **OVERALL SITE PLAN**
SCALE 1" = 80'-0"

0 80 160 240 320

CITY 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 THE 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 SCREEN FROM PUBLIC VIEW BY A MASONRY WALL. OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
D. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
E. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
F. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.
G. ALL SIGNAGE ON THE PROPERTY IS A SEPARATE SUBMITTAL.

LEGEND

F.L. — EXISTING FIRE LANE DIRECTION

EXISTING FIRE HYDRANT

ABBREVATIONS

ROW – RIGHT OF WAY
B/S – BUILDING SETBACK
L/E – LANDSCAPE EASEMENT
PUE – PUBLIC UTILITY EASEMENT
V/E – VEHICLE NO ACCESS EASEMENT
S/E – SIDEWALK EASEMENT
FL/E – FIRE LINE EASMENT

SITE/PROJECT DATA

PROJECT:
BROOKLYN BEDDING PHASE 2

ADDRESS:
MAIN BUILDING
5301 WEST BETHANY HOMES RD
GLENDALE, AZ 85301

APN:
144-36-973

GOVERNING MUNICIPALITY:
CITY OF GLENDALE

ZONING:
M-2

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODES
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2010 ADA GUIDELINES
CITY OF GLENDALE AMENDMENTS & TECH BULLETINS

USE RESTRICTIONS:
NONE

SITE AREA:
GROSS SITE = 1,976,541 SF (45.37 ACRES)
NET SITE = 1,802,108 SF (41.37 ACRES)

MAXIMUM LOT COVERAGE:
ALLOWED: 50%, PROVIDED:34%

PARKING CALCULATIONS: PER GLENDALE ZONING CODE:
PARKING CALCULATIONS BASED ON GROSS FLOOR AREA

BLDG	S.F.	FACTOR	REQ'D	PROV.
EXIST.	553,280 SF	EXISTING	1048	402
NEW	4,575 SF	1 SP/ 600 SF	8	
TOTAL SPACES REQUIRED			1056	402

TOTAL NUMBER OF SPACES	REQ'D	PROV.
STANDARD PARKING SPACES:	1045	390
ACCESSIBLE PARKING REQUIRED:	11	11
TOTAL SPACES PROVIDED	1056	402*

* BROOKLYN BEDDING HAS A PREVIOUS ALTERNATE SITE PLAN ON FILE WITH THE CITY TO PARK THE SITE BASED ON EMPLOYEE COUNT, IT ALSO INDICATES FUTURE PARKING ON SITE FOR FUTURE TENANT IF NEEDED ADDITIONAL PARKING.

** EXISTING LOADING SPACES PROVIDED: 110

*** BIKE PARKING: EXISTING 24 SPOTS

NOTE: 10 PARKING SPACES SHALL BE REMOVED AND RELOCATED AS PART OF THIS PROJECT.

BUILDING SETBACK

	REQ.	PROV.
NORTH	60'	115'-0"
EAST	60'	220'-5-1/2"
SOUTH	60'	402'-8-1/2"
WEST	60'	71'-6"

LANDSCAPE SETBACK

	REQ.	PROV.
NORTH	25'	25' EXISTING
EAST	25'	25' EXISTING
SOUTH	0'	0'
WEST	15'	15' EXISTING

EXISTING BUILDING OCCUPANCY(IES):
B, F-1 AND S-1

BUILDING OCCUPANCY(IES):
B, AND S-1

BUILDING HEIGHT ACTUAL 53'-6" MAX ALLOWABLE: 75'-0"

BUILDING FOOTPRINT AREA:
633,831 SF

ACTUAL WORK AREA:
25,128 SF

CONSTRUCTION TYPE(S):
TYPE III-B W/ FIRE SPRINKLER (PER IBC AND NFPA 13)

AREA MODIFICATIONS:
UNLIMITED AREA BUILDING – PER 507.5

PROJECT TEAM

DEVELOPER:
BRYDANT REAL ESTATE
3333 EAST CAMELBACK RD #265
PHOENIX, AZ 85018
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CONTACT:ROSE ARCK

TENANT:
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GLENDALE, AZ 85301
PHONE: 602-783-6790
FAX: N/A
E-MAIL: rose.arck@brydant.com
CONTACT:ROSE ARCK

ARCHITECT
DEUTSCH ASSOCIATES
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CONTACT:DUSTIN CHISUM

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E-MAIL: mpeck@waremalcomb.com
CONTACT:MICHAEL PECK

LANDSCAPE ARCHITECT
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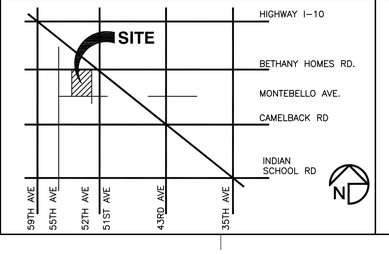
PHONE: 602-912-9691
FAX: N/A
E-MAIL: justin@gkfassociates.com
CONTACT:JUSTIN MEYER

VICINITY MAP



CITY BOX

PRELIMINARY SITE PLAN
RECEIVED BY CITY OF
GLENDALE PLANNING 7/31/24

2929.COM
ARCHITECTURE GROUP
REGISTERED ARCHITECT
66385
KAREN
OHMANN
6/20/2024
Expires 05/30/24
4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P

BROOKLYN BEDDING - TANK FARM II
5301 WEST BETHANY HOME ROAD
GLENDALE, AZ 85301

FIRST ISSUED: 6-14-24
REVISIONS

PROJECT NO: 22163.01
DRAWN BY: DTC
CHK'D BY: KO
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OVERALL SITE PLAN

AS-100