

MARICOPA COUNTY
GENERAL NOTES FOR CONSTRUCTION

A. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MAG STANDARD DETAILS AND SPECIFICATIONS AND THE CITY'S CURRENT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
B. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW AND ACCEPTANCE SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN SAID PLANS AND/OR CONSTRUCTION WHEN IN VIOLATION OF ANY LAWS, ORDINANCES, CODES OR STANDARDS THAT ARE IN EFFECT. REVIEW AND ACCEPTANCE OF PLANS DOES NOT RELEASE A DEVELOPER OR ENGINEER FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS ON SAID PLANS.
C. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
D. THE CITY PLANS ACCEPTANCE IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS ACCEPTANCE IS VALID FOR A PERIOD OF SIX MONTHS. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW.
E. A CITY ACCEPTED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
F. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
G. A RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT. A 100% PERFORMANCE BOND OR EQUIVALENT FORM OF FINANCIAL SURETY MAY BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF ANY RIGHT-OF-WAY CONSTRUCTION PERMIT(S). ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSPECTED AND APPROVED BY THE CITY'S AND COUNTY'S ENGINEERING DIVISION.
H. IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS AND ELECTRONIC (AUTOCAD) FILES HAVE BEEN SUBMITTED AND APPROVED BY THE CITY.
I. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS AND WORK RELATED TO THE REMOVAL, RELOCATION OR ABANDONMENT OF ALL OBSTRUCTIONS AND/OR UTILITIES WITHIN THE RIGHT-OF-WAY THAT CONFLICT WITH THE NEW IMPROVEMENTS.
J. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY AND COUNTY PRIOR TO ISSUANCE OF THE BUILDING'S CERTIFICATE OF OCCUPANCY.
K. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
L. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL, WHEN REQUIRED BY THE CITY. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL A MINIMUM OF 72 HOURS IN ADVANCE OF CONSTRUCTION.
M. THE CONTRACTOR MAY OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION WATER FROM THE CITY WATER SERVICES DEPARTMENT. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
N. DAMAGE CAUSED BY THE DEVELOPER DURING CONSTRUCTION TO CITY INFRASTRUCTURE OR FACILITIES SHALL BE REPAIRED OR REPLACED BY THE DEVELOPER, AT HIS EXPENSE, IN A MANNER ACCEPTABLE TO THE CITY.
O. THERE SHALL BE NO DIRT RAMPS OVER SIDEWALKS DURING CONSTRUCTION.
P. AN AZDES PERMIT IS REQUIRED FOR ALL CONSTRUCTION THAT DISTURBS LAND OVER ONE (1) ACRE IN SIZE. PRIOR TO START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND A COPY TO THE CITY OF GLENDALE AND HAVE A COPY OF THE SWPPP ON SITE AT ALL TIMES.
Q. ANY OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH THE PROVISIONS LISTED IN SECTION 1112 OF THE ZONING ORDINANCE AND ANY OUTDOOR LIGHTING SHALL BE PLACED SO AS TO REFLECT LIGHT AWAY FROM ANY ADJOINING RURAL OR RESIDENTIAL ZONING DISTRICT.
R. ANY AREA OF THIS SITE IN EACH PHASE OF DEVELOPMENT THAT HAS BEEN GRADED OR THE SURFACE DISTURBED IN ANY WAY, AND WHICH ARE CURRENTLY NOT UNDER DEVELOPMENT SHALL BE REVEGETATED OR SURFACED TO MINIMIZE WIND-BLOWN DUST BY A PLAN APPROVED BY THE MARICOPA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.
S. NO STRUCTURE IN EXCESS OF TWO FEET IN HEIGHT SHALL BE PLACED WITHIN A 25'X25' SIGHT VISIBILITY TRIANGLE.

20 GENERAL NOTES

No. DR-556580

That part of the East half of the Southeast quarter of Section 19, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 19; thence North 00 degrees 03 minutes 47 seconds West, along the East line of said Section 19, for a distance of 1007.81 feet to the TRUE POINT OF BEGINNING; thence South 58 degrees 56 minutes 13 seconds West, a distance of 84.18 feet to a point of tangency for a circular curve concave Northeastly which has a central angle of 46 degrees 00 minutes 00 seconds and whose radius point bears North 01 degrees 03 minutes 47 seconds West, a distance of 300.00 feet; thence Northwestly along the arc of said curve, a distance of 240.86 feet; thence North 45 degrees 03 minutes 47 seconds West, a distance of 119.38 feet; thence North 44 degrees 56 minutes 13 seconds East, a distance of 220.00 feet; thence North 89 degrees 56 minutes 13 seconds East, a distance of 100.00 feet; thence North 53 degrees 26 minutes 13 seconds East, a distance of 100.00 feet; thence North 59 degrees 56 minutes 13 seconds East, a distance of 50.00 feet to the East line of said Section 19; thence South 00 degrees 03 minutes 47 seconds East, along the East line of said Section 19, a distance of 385.81 feet to the TRUE POINT OF BEGINNING; EXCEPTING therefrom any portion lying within the right of way for 59th AVENUE and MERCER LANE as dedicated to the public on plat for OAKHOLLOW in Book 295 of Maps, Page 26.

19 LEGAL DESCRIPTION

PROJECT LOCATION: ASSISTED LIVING
N 59TH AVE & N 60TH AVE,
GLENDALE, ARIZONA 85304

PROJECT NARRATIVE: NEW 2 STORY BUILDING FOR AN ASSISTED LIVING

UTILITIES: WATER - CITY OF GLENDALE
SEWER - CITY OF GLENDALE
ELECTRIC - APS
GAS - SOUTHWEST GAS
MARICOPA COUNTY HEALTH
DEPARTMENT PHOENIX, AZ.
602 506-6616

HEALTH DEPARTMENT:

ZONING: C-1

ASSESSOR PARCEL # 143-02-002L

SITE AREA COVERAGE: 30% OF THE NET AREA
SITE - 70,198 S.F. OR 1.61 AC. NET @ 30% = 21,059.4 S.F.
BUILDING - 18,397 S.F. < 21,059.4 S.F. LOT COVERAGE OK

LANDSCAPE COVERAGE: 20% OF THE NET AREA
SITE - 70,198 S.F. OR 1.61 AC. NET @ 20% = 14,039.6 S.F.
LANDSCAPE - 26,963.87 S.F. > 14,039.6 S.F. LOT COVERAGE OK
LANDSCAPE 26,963.87 = 38.41% OF SITE S.F.

18 SITE PROJECT DATA

PROJECT CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS AND 2015 DESIGN AND CONSTRUCTION STANDARDS
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
(ALL WITH CITY OF GLENDALE AMENDMENTS)

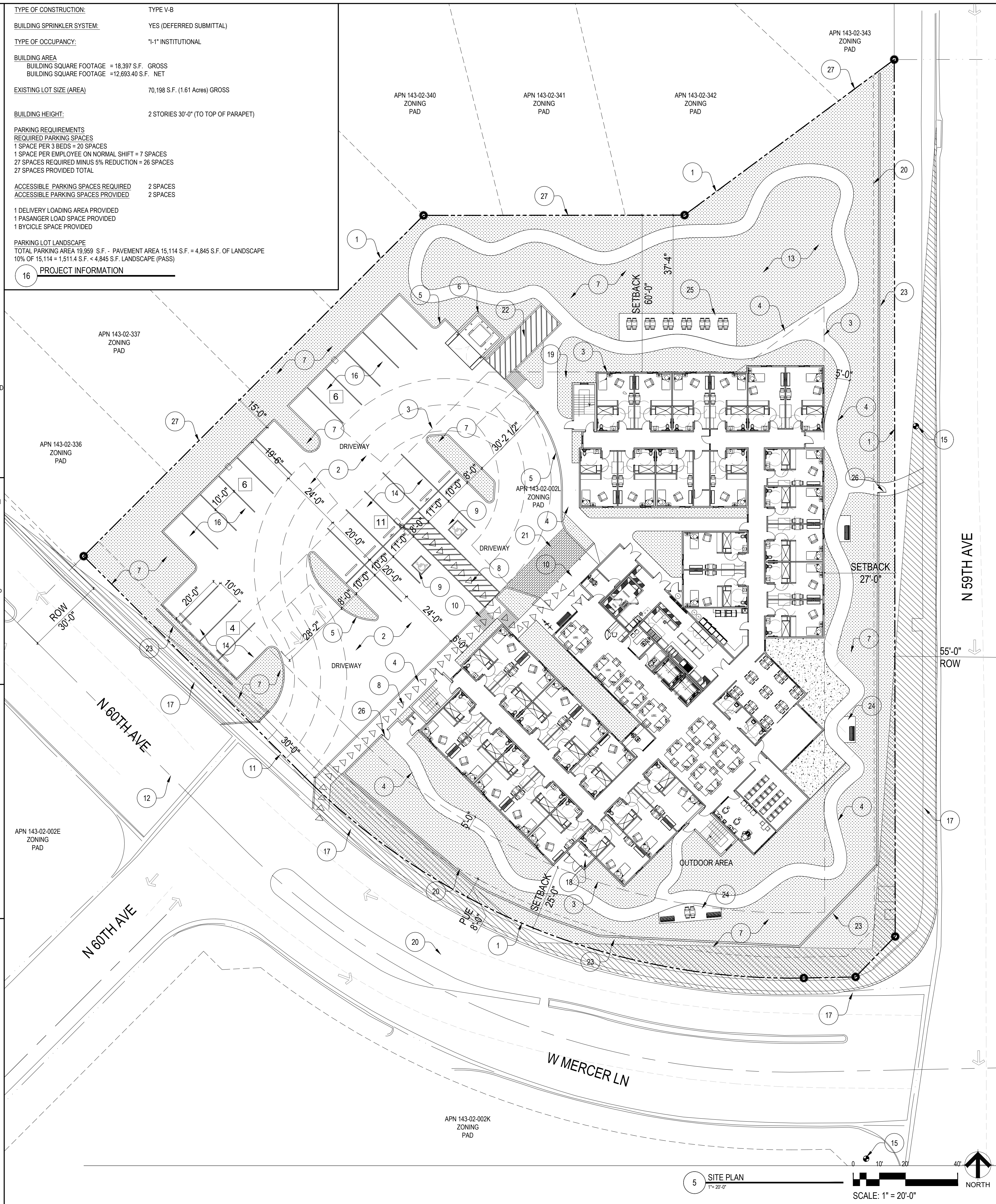
2010 AMERICAN WITH DISABILITIES ACT ACCESSIBLE GUIDE

ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
(ANSI) APPENDIX A TO 28 CFR PART 36 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAAG) REVISED 7/1/2010 BY USDOJ

ARCHITECT: arc one associates LLC
1427 N. 3rd STREET, SUITE 100
PHOENIX, ARIZONA 85004
CONTACT: RICHARD OEHLER AIA
PHONE: (602) 242 7871

OWNER: BALARAMA KALIDINDI

17 CODES AND DIRECTORY



W CHOLLA ST
N 59TH AVE
N 60TH AVE
W DESERT COVE AVE
W PEORIA AVE
SITE
N 59TH AVE
N 60TH AVE
W PEORIA AVE

4 VICINITY MAP

1 PROPERTY LINE
2 NEW ASPHALT PAVING
3 SETBACK LINE
4 NEW CONCRETE SIDEWALK
5 NEW 6" CONCRETE CURB
6 NEW TRASH ENCLOSURE (STANDARD DETAIL)
7 NEW LANDSCAPING AREA
8 ADA ACCESSIBLE ROUTE
9 NEW ADA PARKING SPACES
10 NEW ADA RAMP
11 30'-0" DRIVEWAY TO PROPERTY
12 RIGHT OF WAY
13 BASIN

14 PARKING SPACES
15 EXISTING FIRE HYDRANT
16 6" OVERHANG PARKING SPACES
17 VISIBILITY TRIANGLE PER G-448 GUIDELINES
18 NEW SERVICE ELECTRICAL SECTION CABINET LOCATION
19 FIRE RISER ROOM
20 PUBLIC EASEMENT
21 PASSENGER LOADING AREA
22 DELIVERY LOADING AREA
23 NEW 4'-0" CMU SCREEN WALL
24 ADA ACCESSIBLE REST AREA
25 SEATING AREA
26 METAL GATE EXTERIOR ACCESS
27 8'-0" HEIGHT CMU WALL

3 SITE PLAN KEYNOTES

DEFERRED SUBMITTALS:

FIRE SPRINKLERS
FIRE ALARM
FIRE ACCESS GATES
ACCESS CONTROL

2 DEFERRED SUBMITTALS

design: RDO
drawn: JO
check: JDO

revisions:

City of Glendale
Development Services Department
Planning Division

Failed
 Conditionally Approved
 Approved

GPA24-03 / ZON24-04 Conditionally Approved Site Plan

Sydney Tirella 9/16/2024
BY DATE

EXPIRES 06/30/25
date: 04/12/2024

SHEET
SP100
of
PROJECT: A0130324

ARC ONE ASSOCIATES
1427 N. 3rd Street
Phoenix, Arizona 85004
Phone: 602 241 7871
Fax: 602 241 7874
info@arconeassociates.com

ASSISTED LIVING 59TH AVE
N 59TH AVE & N 60TH AVE
GLENDALE, ARIZONA 85304
PARCEL #143-02-002K

design: RDO
drawn: JO
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