

The Art House
An Urban Mixed-Use
Residential Infill Development
Glendale, Arizona



**PLANNED AREA DEVELOPMENT PLAN
CASE No. ZON 05-13**



**VANGUARD
CITY HOME**

Presented to:
Glendale Planning Department
September 7, 2005

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Glendale Planning Dept.

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1 Project Context and Description

The Art House mixed-use development at 7121 North 57th Avenue will encompass a full city block, bounded on the north by Palmaire Avenue, on the south by Glenn Drive, on the east by 56th Avenue and on the west by North 57th Avenue. The site measures 300 feet by 360 feet and is 2.48 acres in area. Currently it is occupied by a city-owned public parking lot.

The city assembled the properties that comprise The Art House site and developed the parking lot as an interim use. In addition to providing much-needed high-quality housing within walking distance of downtown Glendale destinations, the project will contribute to the ongoing revitalization of downtown.

Recently the city selected Vanguard CityHome to develop The Art House based on the firm's proposal to develop two townhouse complexes, two condominium flat complexes and associated amenities. The city then executed a development agreement with Vanguard.

The development program includes:

- 26 townhomes in two clusters separated by a pedestrian corridor referred to as "the mews."
- 30 condominium flats in two four-level buildings with street-level commercial.
- A café or other commercial space in one of the flats buildings.
- Public open space including outdoor seating for the café and a fountain plaza.
- Private open space around a swimming pool.

2 Zone Change

Vanguard CityHome is requesting a zone change from C-2 (General Commercial) to PAD (Planned Area Development) for The Art House project at 7121 North 57th Avenue. The zone change application is being presented concurrently with a Design Review application. Vanguard and the City of Glendale are proposing an urban mixed-use residential infill development that would not be accommodated by the existing C-2 zone.

PAD zoning was selected over the R-5, Multiple Residence, Glendale's densest residential zone, which otherwise might be most applicable to the residential component of the proposed mix of uses. Although the other uses, including open spaces and neighborhood-oriented retail, are essential to the vision of the City Center Master Plan (CCMP), they are not permitted outright or conditionally by the R-5 or other multiple residence zones. For this reason, PAD zoning is essential to achieving Glendale's and Vanguard's objectives for The Art House.

Additionally, the R-5 development standards do not readily accommodate the creative, innovative approach to architectural design and urban mixed-use redevelopment envisioned in the CCMP and required by the development agreement between Glendale and Vanguard. Glendale's PAD zoning district, as set forth in Section 5.900 of the municipal Zoning Ordinance provides the flexibility to accommodate the design and development concept for The Art House.

As an example, Vanguard's design carefully balances building massing, volumes, heights and setbacks to provide a transition between denser development to the south and west and smaller-scale development to the north and east. To accomplish this, while still maintaining an economically viable development program and providing the desired density, it will be necessary to allow higher buildings and narrower setbacks than those in the R-5 standards. However, the narrower setbacks in some areas will be offset by wider ones in other areas, for an average setback that nearly equals the R-5 minimum. Additional comparisons between the R-5 standards and proposed PAD standards are provided in Section 4, PAD Land Uses and Standards.

Conformance with General Plan

The City of Glendale is processing a General Plan amendment for this site from Public Facility (PF) to Entertainment/Mixed-Use (EMU). The proposed EMU designation accommodates large-scale entertainment and employment centers, as well as urban-style housing, as proposed for The Art House. The General Plan notes on page 20 that EMU is characterized by "common driveways, shared parking and unified architecture and landscaping" and "takes into consideration the proximity of residential areas." These characteristics are integral to the development concept for The Art House.

Support for General Plan and City Center Master Plan Objectives

Site 1 lies within the area of the Glendale *City Center Master Plan* (CCMP), which is a component of *Glendale 2025: The Next Step*, Glendale's General Plan. The master plan area is the same as the boundary of the city's Redevelopment Area Plan, as required by state law regarding redevelopment activities.

By demonstrating the strength of the market for urban housing in downtown Glendale, The Art House will be a catalyst for additional high quality urban mixed-use redevelopment. The development will raise the demographics of downtown Glendale, both in population and spending power. This will strengthen the retail environment and support the vision of the CCMP.

The redevelopment of The Art House sits at 7121 North 57th Avenue will improve the land use mixture and balance in downtown Glendale, replacing a surface parking lot with a mix that relates well to existing uses and future uses envisioned for adjacent properties in the General Plan and City Center Master Plan.

The Art House supports two of the three major City Center Goals stated on page 1 of the CCMP, for downtown to become a place *where residents, visitors and employees enjoy the charm of a small town atmosphere that is accessible, pedestrian-friendly, safe and attractive . . . and where opportunities to both live and work in the area are provided by a diverse mix of businesses, new high quality residential development and revitalized neighborhoods.*

The Art House supports additional goals as stated on page 7 of the City Center Master Plan and reiterated below.

A. *Preserve and enhance the current "small town" atmosphere while providing a strong economic and social foundation for the community.*

The Art House is consistent in scale and character with existing traditional development in downtown Glendale. Yet it will introduce high quality urban housing alternatives that have not been available downtown. Vanguard CityHome, the developer of The Art House, has been very successful with similar projects in comparable settings, including downtown Scottsdale. Their research and due diligence predict a similar success in downtown Glendale.

B. *Strengthen and protect residential neighborhoods (Neighborhood Improvement Areas) from blight and incompatible land uses.*

By introducing an appropriate, high-quality pattern of urban redevelopment, The Art House will add to the stability and desirability of existing Neighborhood Improvement Areas to the east and northeast. By contrast, a large-scale institutional use, although accommodated by the current General Plan designation, might be out of scale with nearby residential neighborhoods.

I. Assemble sites for high-quality retail, residential, office and mixed-use projects.

Glendale has worked diligently to assemble The Art House site and the proposed development fits the desired profile precisely.

Additionally, The Art House is part of the City's execution of two of the Immediate Action Steps stated on page 14 of the City Center Master Plan:

- *Initiate land acquisition process for public projects and for private development projects identified in the CCMP.*
- *Upon completion of the new Adult Center, convert old site to surface parking as an interim use.*

Finally, The Art House implements two of the seven concepts that form the Urban Design Strategy on page 15 of the Center City Master Plan:

- *Improve the neighborhoods around the City Center*
- *Develop commercial and residential projects: make land available for commercial, residential and mixed use projects . . . to encourage redevelopment.*

3 PAD Land Uses

The Art House Planned Area Development at 7121 North 57th Avenue will provide high-density, multi-story urban residential options at a location that is consistent with Glendale's City Center Master Plan and with the zone change proposed in the previous section.

Residential Land Uses

Residential uses will generally conform to the development standards of Section 5.440, R-5, Multiple Residence, of the Glendale Zoning Ordinance, with minor variations as described below. This includes conditional uses, accessory uses, development standards and design review requirements. Additionally, the project will be consistent with Glendale's applicable design guidelines, which may include:

- Subdivision Design Expectations.
- Commercial Design Expectations.
- Multi-family Design Expectations.

Townhomes

26 townhomes will be developed in two clusters, identified as Tract A and Tract B on the tract plan. Each townhome will be held in fee simple ownership. The townhomes will have common side walls. Lot lines generally will follow the perimeter of each unit. The townhomes typically will have three levels, with enclosed parking for two cars and some living area on the first level and additional living area on the second and third levels. Each lot will include a yard area between the townhome and the public street right-of-way.

Two parking courts with a total of 8 spaces will accommodate visitors. The parking spaces will be shaded by overhead trellises and vehicle circulation areas will be held in common ownership. A pedestrian corridor or mews will be located between the two townhome clusters and will be held in common ownership. All common areas, as well as landscaped areas on the townhome lots will be maintained by a community association.

Condominium Flats

30 condominium flats will be developed in two buildings, identified as Tract C and Tract D on the tract plan. Each building will be comprised of three levels of flats over a first level that includes covered parking for residents as well as commercial space. Each flat will include one or more balconies.

Visitor parking will be shaded by overhead trellises. The visitor parking spaces and vehicle circulation areas will be held in common ownership. A swimming pool area and fountain area also will be held in common ownership. All common areas will be maintained by a community association.

Parking

Residents of The Art House will be less reliant on their cars because of the project's pedestrian-oriented design, the mixed-use development concept and the location in downtown Glendale, on existing bus lines and close to a planned light rail line. These factors would allow a parking count that is less than what is called for in Section 7.403 of the Zoning Ordinance for multi-family residential development. However, the PAD parking standards proposed in the following section comply with Section 7.403.

Commercial Land Uses

Commercial uses will generally conform to Section 5.610, PR, Pedestrian Retail, of the Glendale Zoning Ordinance. The intent of this district is to *promote and maintain the character of a pedestrian-oriented retail district . . . [ensure that] new buildings are designed to be compatible with human scale . . . [and encourage] pedestrian retail and service activities where shoppers will visit several stores after parking or arriving by public transit.*

Permitted uses include grocery not exceeding 7,500 square feet, specialty retail, galleries, offices, restaurants and outdoor dining when ancillary to a primary restaurant use. Prohibited uses include convenience retail.

Commercial space on the street level and mezzanine level of Tract C and Tract D will be made available first to residents of The Art House, offering them an opportunity to live and work on the same property. Remaining commercial space will be offered for lease on the open market. Some of the commercial space in Tract D may be occupied by a café with an outdoor seating area or other retail business, such as a market, that would benefit from the prominent location at the corner of Glenn Drive and North 57th Avenue.

Regarding parking, Section 5.610 states that requirements *differ from those in other areas of the city. The parking requirements for new uses shall be determined by the Planning Director in conjunction with the design review process . . . based on existing on-street parking, parking for existing uses and other available parking in the district.*

The supply of on-street parking around the perimeter of the site will be increased by converting existing parallel parking to head-in parking.

4 PAD Standards

Proposed Planned Area Development standards are provided in the table below. The PAD standards are based on Glendale's R-5, Multiple Residence zone. They also comply with the development standards for the Pedestrian Retail district on page 5.98 of the zoning ordinance.

		Townhomes	Flats / Condominium	Overall Site	Comparable R-5 Standards
1.	Lot area in fee-simple owner ship (townhomes) + Condominium ownership (flats)	Typical lot 1,078 sf x 26 units = 28,028 sf	Bldg A 9,643 sf + Bldg B 9,930 sf = 18,865 sf	47,601 sf	
2.	Private open space included in lot area (balconies & patios)	300 sf/unit, typ. x26 units= 7,800 sf	98 sf/unit, typ. x 30 units= 2,940 sf	10,936 sf 189 sf/unit	75 sf / unit
3.	Common open space	4,634 sf (mews)	12,406 sf (fountain, pool, cafe seating)	17,000 sf 294 sf/unit	
4.	Overall site area, incl. vacated alley	54,432 sf = 1.24 ac	54,432 sf = 1.24 ac	108,863 sf = 2.48 ac	43,560 sf = 1 ac min.
5.	Density, dwelling units per acre	26 du / 1.24 ac =21 du / acre	30 du /1.24 ac =24 du / acre	56 du / 2.48 ac =23 du / acre	30 du / acre
6.	Open space (private + common) / % total site area	12,434 sf / 22.8%	15,346 sf /28.19 %	27,780 sf / 25.52%	25% (refer to note 1 below)
7.	Lot coverage	23,420 sf / 43.0%	18,865 sf / 34.7%	42,285 sf / 38.8%	55% maximum
8.	Resident parking spaces per unit / total	2 / 52	1.80 / 54	1.89 /106	1.96/ 110
9.	Visitor parking spaces per unit / total	0.30 / 8	0.07 / 2	0.18/10	0.33 / 18
10.	Total parking spaces	60	56	116	128
11.	Min. / average setback	4 ft / 12 ft	2 ft / 18 ft		min. 20 ft
12.	Maximum building height	38 ft / 3 stories	60 ft / 4 stories		48 ft / 4 stories

Note 1: R-5 standard is 25% common open space. Proposed PAD standard combines private & common open space

Note 2: Parking space dimensions are modified to nine feet wide by 18 feet long on site. The City standard is ten feet by 20 feet.

5 Architectural and Site Design Concepts

Architectural and Site Design

The intent of the Architectural and Site Design is to create a distinctive mixed-use community which harmonizes with, and enhances, the surrounding areas of downtown Glendale, including Catlin Court.

Particular attention is given to creating streetscapes that encourage pedestrian activity, and reinforce connections to adjacent blocks and alleys. The townhomes are arranged in block fronts which feature front porches, balconies, and front yards. These block fronts are stepped in plan, with varying distances between facades and the sidewalks to promote the sense that these are individual homes. The townhome streetscape is continued in a more intimate fashion in the mews.

The flats buildings are located on the more prominent corners of Site 1 where pedestrian activity will be encouraged by the presence of arcades, trellises, generously landscaped plazas, and retail/commercial space. In addition to the public activity spaces, private spaces (including pools) provide quieter gathering places for the residents.

Because vehicular circulation enters the site through the alley, the number of curb cuts is minimized. The resulting streetscape continuity reduces interference with pedestrian activity. Parking is accommodated in private garages facing the courtyards for the townhomes, and in private garages beneath and across from the flats buildings. In each case, additional parking is accommodated beneath adjacent trellis structures.

The buildings are designed to present a contemporary, forward-looking impression but with many features that recall the rich history of Glendale. These include pitched roofs and dormers, covered front porches, deep overhangs and picturesque massing. The roofs and dormers help maintain a two-story presence on the street for the townhomes. The use of these elements in the flats buildings links them to the townhomes, and provides continuity of image for the entire community.

In the flats buildings, the scale is increased somewhat (as is appropriate for these more prominent corners), but is still in keeping with the scale of the townhomes and neighboring buildings. The ground floor of each flats building extends beyond the floors above. The resulting one-story projections, along with trellises and arcades, help to bridge the scale between the pedestrian plazas and the buildings above. Like the townhomes, the flats buildings feature ample balconies, increasing the sense that this is an active community.

The mix of materials reinforces the connections to the surrounding context. Building facades feature a combination of brick, painted siding, and cement plaster, all of which are materials found elsewhere in downtown Glendale. Metal roofs and sculptural shapes recall the “farmhouse” tradition. Large, simply detailed windows with anodized

aluminum and horizontal sunshades provide connections between inside and outside. Simple modern detailing insures that this community will look to the future while it respects its rich history.

Signage will be in keeping with the style of architecture and will comply with Zoning Ordinance Section 7.100. Signs. Signage will be composed of brick and metal and may include free-standing monument signs. Retail signage will be discreet and integral to the buildings, while maintaining sufficient presence for commercial uses. Signage materials will harmonize with building materials. "Can" signs will be prohibited.

Landscape Concept

The goal for the landscape is to create a sense of place through the use of regional plant materials that relate to the surrounding context of the site as well as to the architectural forms of the existing and proposed buildings.

The site will incorporate a palette of materials that provide a common thread for the entire site, both from a hardscape and planting point of view. Site walls, seat walls, and other hardscape elements, as well as paving materials, shall relate in color and texture to the building forms and hard surfaces will be minimized in some areas by using stabilized granite. The design will consider environmental factors such as providing shade for pedestrians and west facing building edges, as well as providing cooling microclimate zones through the use of plantings and surrounding water features and pools.

The plant palette will incorporate lush plant materials that provide visual interest for the community. The palette shall incorporate materials that provide color, texture, fragrance and movement. Using regional plant materials will reduce the amount of maintenance required for the site, as it is the intent to create a textural planting scheme using minimal water and without regular pruning.

The streetscape for the project will incorporate a tree lined walk in conformance with the City of Glendale downtown design guidelines. The walk will be offset from the curb to provide a buffer from the street and Evergreen Elms will be the street tree. Low plantings will be used within the right-of-way to allow views into the site.

Guest parking courts will be shaded through trellises and vines to minimize expanses of paving, direct sunlight, as well as to minimize views of cars from the buildings. Shrubs will also be utilized to screen cars from view of adjacent streets and homes.

Infrastructure and Utilities

Grading, Drainage and Stormwater Retention

Since the site is virtually flat very little grading will be necessary. The site will be graded so that runoff is directed into the right-of-way, where it will run in gutters for approximately two blocks into the public storm drain system. If necessary, drywells will be provided to drain interior areas of the site. Since the neighborhood has been fully developed and the public storm drain system has been in place for many decades, the city may not require onsite retention. However, the developer will have to make a formal request for a retention waiver.

Sanitary Sewer and Water Systems

City sewer mains are adjacent to the site and have adequate capacity. The developer will extend an eight-inch public water main a short distance along Palmaire to the site. Townhomes will have individual water meters. Condominium flat buildings will have master water meters. Separate fire-protection water loops with backflow preventers will be provided. All residences and commercial spaces will be sprinkled.

Fire Access

All areas of the site and all points on the building perimeter are within a 300 foot hose bay of a fire hydrant. This eliminates the need for an internal fire access lane.

Private Utilities

Power, natural gas and telecommunications services are available and will be provided by utility franchises that are licensed with the city. Existing and proposed utilities will be placed underground at the time of development.

Terms and Conditions of Development and Maintenance

A community association will be formed and will be responsible for maintenance of landscaping, common areas and the exterior of condominium buildings.

Time Schedule for Redevelopment

Vanguard CityHome expects to begin site preparation in early 2006 and build the project in two phases.

Trash

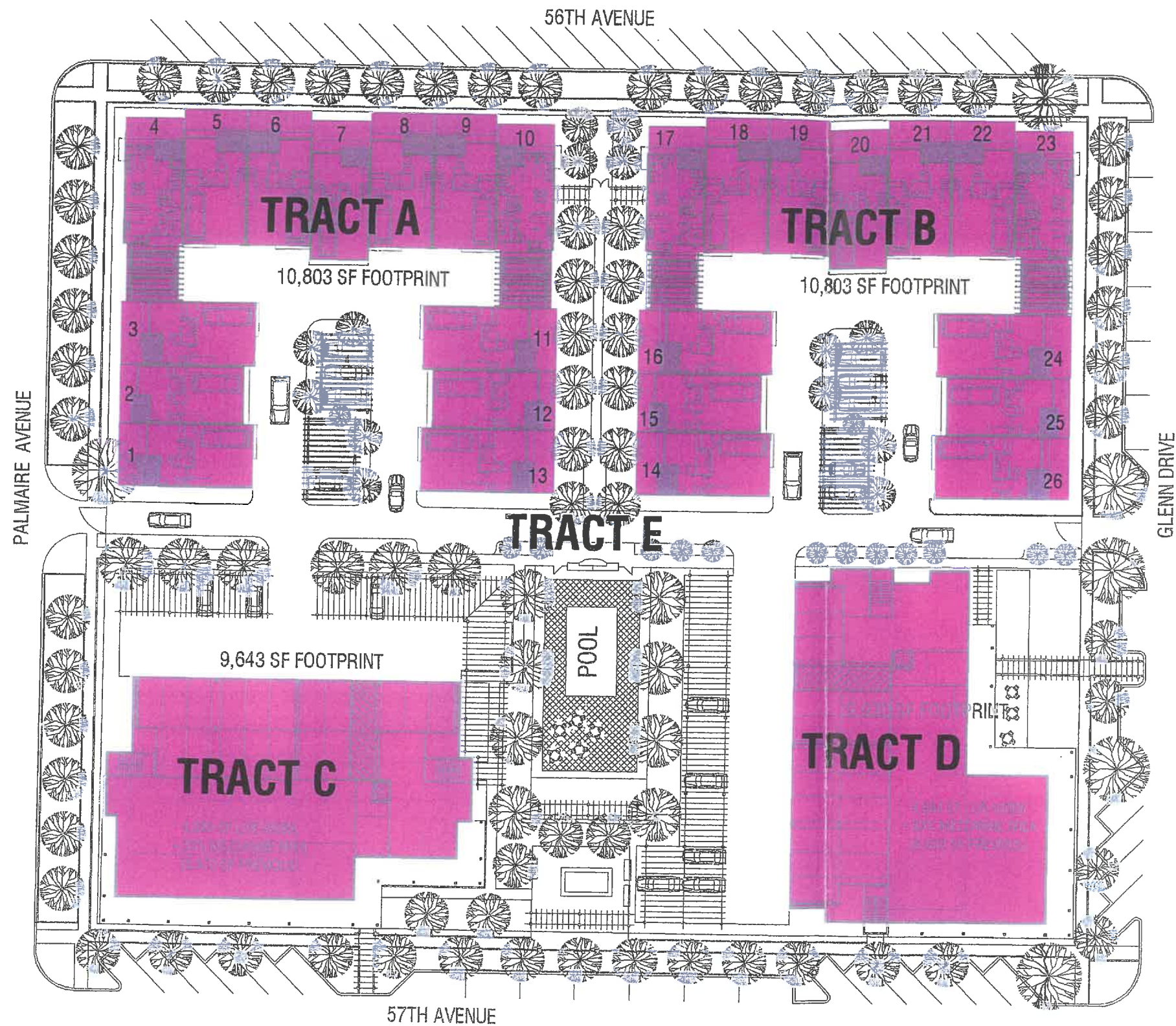
As shown on the site plan, two small trash bins and two large trash bins in gated, fenced enclosures will be provided for the townhomes. Four large trash bins in gated, fenced enclosures will be provided for the flats buildings.

Appendix A

Zoning Exhibits

CAD FILE:

XREF'S:



TRACT A: 13 TOWN HOUSE LOTS IN FEE
SIMPLE OWNERSHIP

TRACT B: 13 TOWN HOUSE LOTS IN FEE
SIMPLE OWNERSHIP

TRACT C: CONDOMINIUM OWNERSHIP

TRACT D: CONDOMINIUM OWNERSHIP

TRACT E: COMMON OWNERSHIP



ARCHITECT

B AUM **THORNLEY ARCHITECTS**
95 Brady Street
San Francisco, CA 94103
Tel: 415.503.1411
Fax: 415.503.1471
www.bthornley.com

STAMP

CONSULTANTS

PENTACOR
7272 E. HIGWAY 2000, RD. SUITE 420
SCOTTSDALE, AZ 85251
(480) 346-3210 FAX: (480) 346-3211

PROJECT

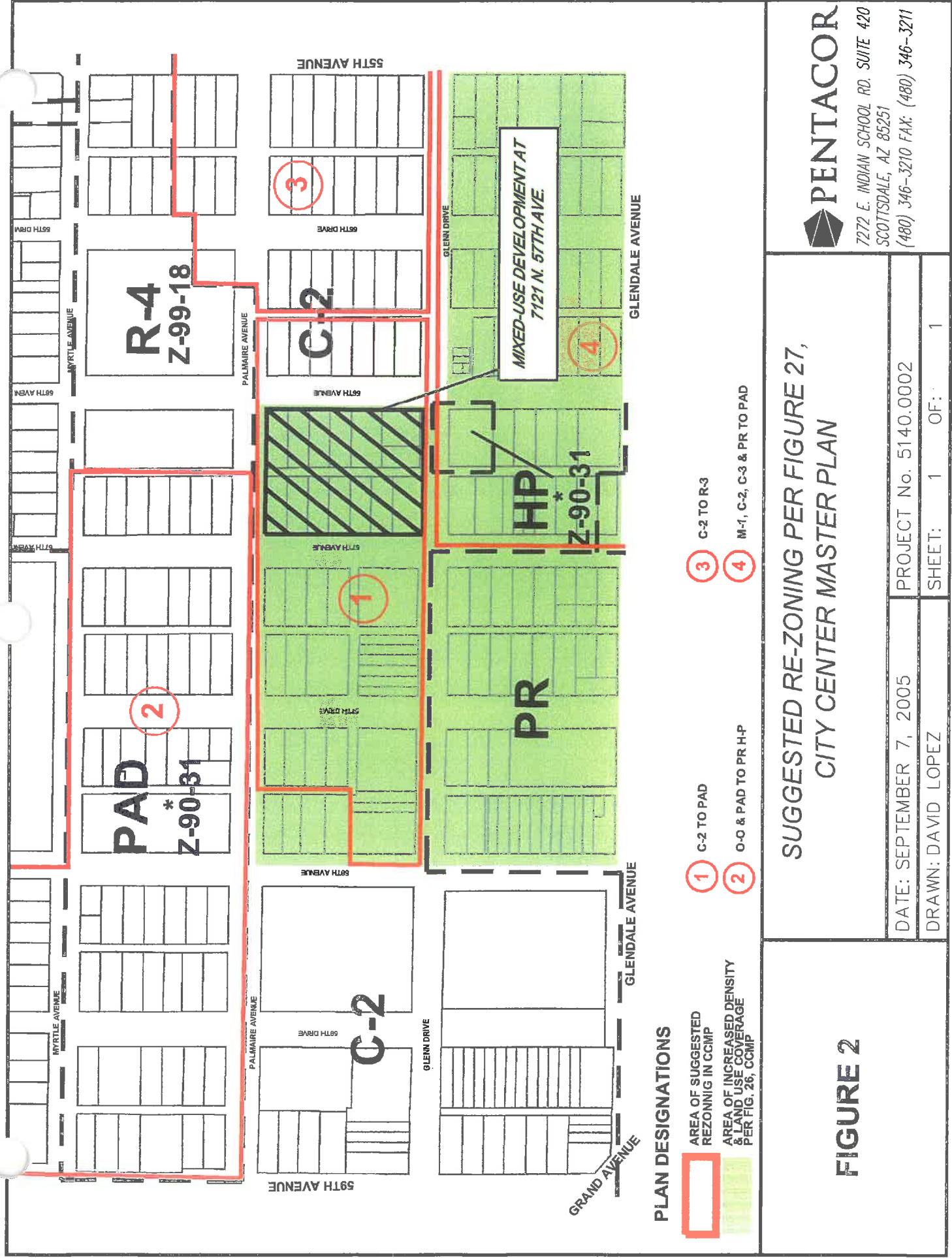
GLENDALE MIXED USE
THE ART HOUSE
7121 NORTH 57TH AVE
09-07-05

REVISIONS

PROGRESS	
SHEET DATA	
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JOB NO.:	5140.0002
PHASE:	DD
ISSUED FOR:	REVIEW
SCALE:	AS SHOWN
SHEET TITLE	

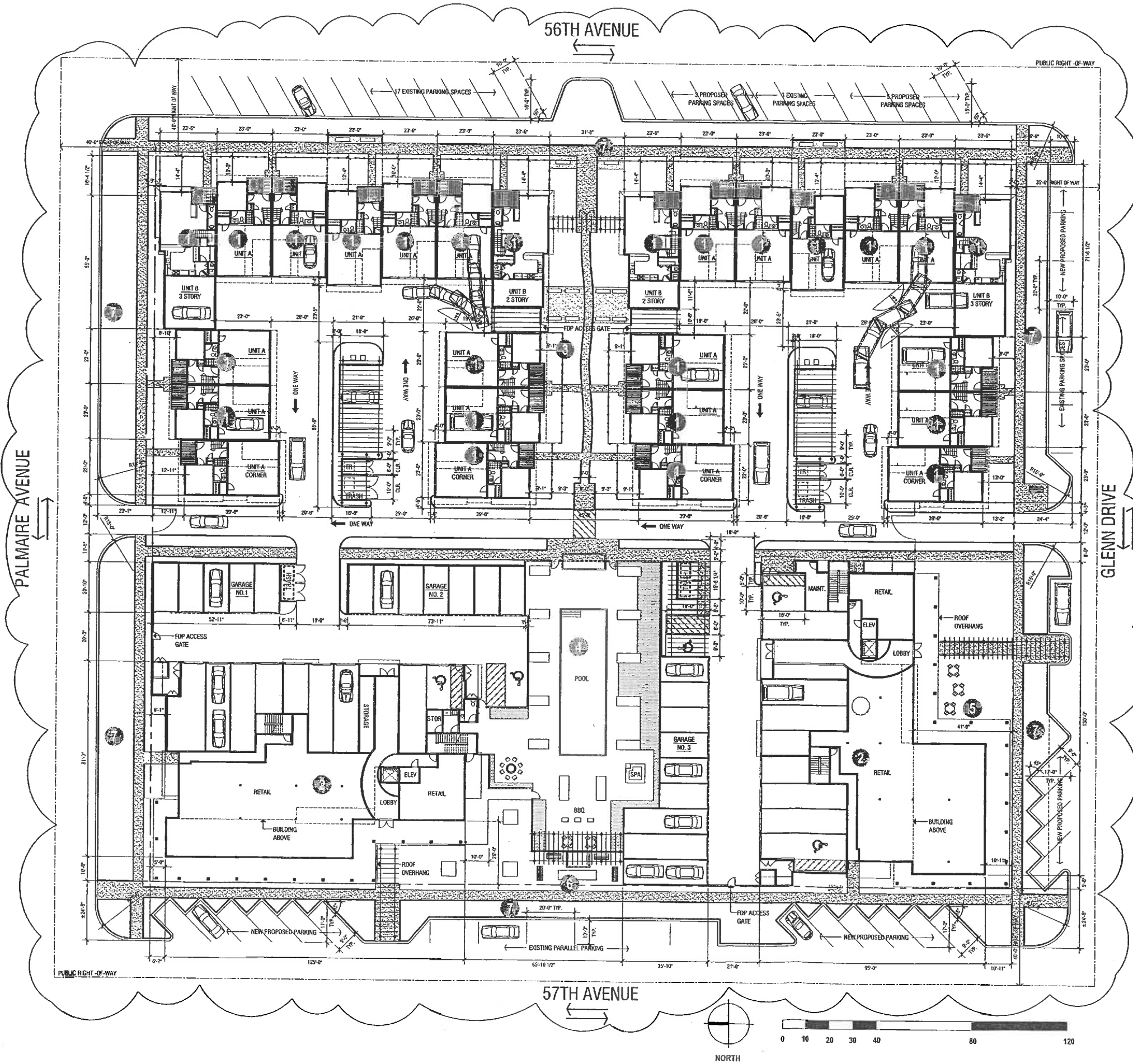
FIGURE 1
TRACT PLAN

SHEET NUMBER
T1.0



Appendix B

Site Plans



- KEY PLAN**
- 1 TOWNHOMES
 - 2 RETAIL / LIVEWORK / FLATS BUILDING
 - 3 GARDEN MEWS
 - 4 POOL + COMMONS AREA
 - 5 OUTDOOR CAFE PLAZA
 - 6 FOUNTAIN PLAZA
 - 7 EXISTING STREETScape TO REMAIN WITH MODIFICATIONS

PROJECT DATA

SITE 1
REZONING TO PAD (EXISTING C-2 ZONING)

TOWNHOMES (2 & 3 STORY) - IRC 2003 CODE
OCCUPANCY: R-3
CONSTRUCTION: TYPE V, SPRINKLERED

RETAIL/LIVEWORK/FLATS (5 STORY) - IRC 2003 CODE
OCCUPANCY: B, R-2
CONSTRUCTION: TYPE V 1HR, SPRINKLERED

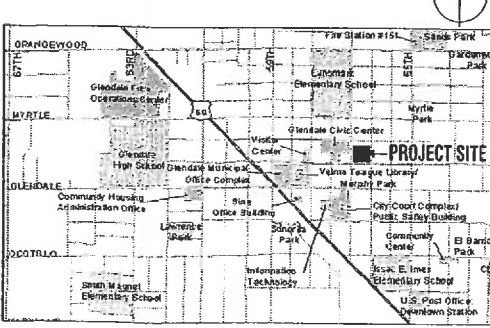
SITE 1 = 108,069 SF (2.41 ACRES) 23,420 SF
TOWNHOMES (BLDG. FOOTPRINT)
26 UNITS
RETAIL/LIVEWORK/FLATS (BLDG. FOOTPRINT) 18,855 SF (NOT INCL. ARCADE)
30 FLATS
TOTAL BLDG. FOOTPRINT 42,285 SF

PARKING
TOWNHOMES = 52 PROPOSED SPACES
GUEST = 9 PROPOSED SPACES
FLATS = 54 PROPOSED SPACES
GUEST = 2 PROPOSED SPACES

OPEN SPACE (PRIVATE & COMMON)
2,7916 SF = 25.7%

- GENERAL NOTES**
- Fire Department access and water supply requirements shall be in place prior to the start of vertical construction.
 - 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 unless a waiver or deformation of utility under grounding is approved by the City Engineer.
 - 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 a round-topped wire mesh enclosure, painted to match the adjacent wall.
 - Sight distance requirements of COG detail G-447 (Local Streets) or G-448 (Arterial and Collector Streets) are met for all driveways and streets.
 - Streetslights installed by the developer may be required for construction plan approval.
 - On-site lighting will be placed so as to direct the light away 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.
 - On-site lighting shall meet outdoor Light Control Ordinance.
 - Maximum noise level 55 decibels (normal speaking voice) at property line.
 - Convenience uses shall be subject to a separate Citizen Participation and Conditional Use Permit Process.
- NOTE:
REFER TO CIVIL DWGS. AND ALTA SURVEY DWGS. FOR ADDITIONAL INFORMATION.

- LEGEND**
- HARDSCAPE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - FIRE RATED SEPARATION
 - FENCE
- VICINITY MAP**



ARCHITECT

THORNLEY ARCHITECTS
BAUM
95 Brady Street
San Francisco, CA 94103
Tel: 415.503.1471
Fax: 415.503.1471
www.thornleyarchitects.com

STAMP

CONSULTANTS / OWNER

VANGUARD CITYHOME
MIKE TRAILOR
VANGUARD CITYHOME
6320 EAST HARTFORD DRIVE
SUITE 104
SCOTTSDALE, AZ 85255
P: 480.993.0562
F: 480.452.0454

PROJECT

GLENDAL MIXED USE
SITE 1
7121 NORTH 57TH AVE
GLENDAL, AZ 85301

REVISIONS

RESPONSE TO: 08-25-05
GEN. PLAN AMEND.
CITY COMMENTS

PROGRESS

SHEET DATA

DATE: 09-07-05
JOB NO.: 05007
PHASE: DD
ISSUED FOR: REV. GEN. PLN
AMEND/REZONING APP.
SCALE: AS SHOWN
SHEET TITLE

SITE PLAN

SHEET NUMBER

A1.0



THE ART HOUSE
CONCEPTUAL BUILDING RENDERING

A	REMOVE VERTICAL CURB AND GUTTER
B	REMOVE SINGLE SINGLE AND EXTRUDED CURB
C	REMOVE ROLLED CURB AND GUTTER
D	REMOVE PARKING LIGHT POLES
E	REMOVE CONCRETE SIDEWALK/DRIVEWAY
F	REMOVE ASPHALTIC CONCRETE
G	REMOVE TREES
H	REMOVE DRYWELLS

1. PAVERS WITH SUBGRADE AND BASE. COORDINATE W/ LANDSCAPE
2. CONSTRUCT SIDEWALK PER MAG STD 230. SEE PLAN FOR SIDEWALK WIDTH
3. CONSTRUCT VERTICAL CURB AND GUTTER, PER MAG DET. 220 TYPE B
4. CONSTRUCT VALLEY GUTTER, PER MAG DET. 240.
5. CONSTRUCT SINGLE CURB, PER MAG DET. 222 TYPE A
6. CONSTRUCT CONCRETE SCUPPER, PER MAG DET. 206-1&2
7. CONSTRUCT SIDEWALK RAMP PER ADA REQUIREMENTS, TYPICAL.



SHEET DATA

SCALE: AS SHOWN

SHEET TITLE

CONCEPTUAL SITE GRADING & DRAINAGE PLAN

SHEET NUMBER

C1.0

CAD FILE:

XREF'S:

CONSTRUCTION NOTES:

PAVING

1. SAW CUT AND REMOVE EXISTING PAVEMENT TO A NEAT STRAIGHT EDGE. REPLACE T-TOP & AC PER C.O.G. "ASPHALTIC CONCRETE MIX DESIGN"

WATER

1. INSTALL 8" DIP AND FITTINGS PER M.A.G. SPEC-610.
2. INSTALL 6" DIP AND FITTINGS PER M.A.G. SPEC-610.
3. INSTALL 4" DIP AND FITTINGS PER M.A.G. SPEC-610.
4. INSTALL 1" WATER SERVICE CONNECTION PER C.O.G. DTL. G-642 & MAG SPEC. 631
5. INSTALL 3" WATER METER CONNECTION PER C.O.G. DTL. G-676 & MAG SPEC. 631
6. INSTALL 3" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF GLENDALE DETAIL G-671.
7. INSTALL 8" TAPPING SLEEVE, VALVE, BOX, AND COVER PER M.A.G. SPEC-630.4 & DETAIL-340.
8. INSTALL FIRE HYDRANT & ASSEMBLY PER CITY OF GLENDALE SPEC. DETAIL G-680. HYDRANT TO BE A MINIMUM OF 2' BEHIND BACK OF CURB.
9. INSTALL 4" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF GLENDALE DETAIL G-671.
10. INSTALL 6" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF GLENDALE DETAIL G-671.
11. CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, & DEPTH. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
12. INSTALL TAPPED CAP WITH 2" CORP STOP PER M.A.G. STD. DTL. 420
13. INSTALL 8" GATE VALVE, BOX, AND COVER.

SEWER

1. INSTALL 6" PVC SEWER PIPE PER M.A.G. SPEC. SECTION 615.
2. INSTALL 48" SEWER MANHOLE PER M.A.G. STD. DTL. 420, TYPE 'A' & M.A.G. STD. DTL. 427 SEE SEWER DETAIL S-03 SHEET.
3. INSTALL 4" SEWER BUILDING CONNECTIONS PER M.A.G. STD. DTL. #440.
4. INSTALL 6" SANITARY SEWER CLEANOUT. SEE DETAIL SHEET X.
5. INSTALL 6" TWO WAY SANITARY SEWER CLEANOUT. SEE DETAIL SHEET X.
6. WATER LINE CROSSING WITH SEWER LINE PER M.A.G. STD. DTL. 404.

NOTES:

1. PROPOSED 8-INCH WATER MAIN IN PALMAIRE AND IN ALLEY BETWEEN PALMAIRE AND GLENN WILL BE PROVIDED BY PROJECT. OWNED AND MAINTAINED BY THE CITY OF GLENDALE.

LEGEND:

- | | |
|----------|--------------------------------------|
| --- | EXISTING UNDERGROUND UTILITY |
| S.L. | EXISTING STREET LIGHT |
| E.C.B. | EXISTING ELECTRICAL CABINET |
| P.P. | EXISTING POWER POLE |
| D.G. | EXISTING DOWN GUY |
| T.S.J.B. | EXISTING TRAFFIC SIGNAL JUNCTION BOX |
| T.R. | EXISTING TRANSFORMER |
| P.L. | EXISTING PARKING LIGHT |
| F.H. | EXISTING FIRE HYDRANT |
| I.V. | EXISTING IRRIGATION VALVE |
| G.V. | EXISTING GAS VALVE |
| D.W. | EXISTING GAS VALVE |

- | | |
|---------|---------------------------------------|
| 4" FIRE | PROPOSED UNDERGROUND UTILITY |
| 4" W | PROPOSED FIRE LINE AND SIZE |
| 6" S | PROPOSED WATER LINE AND SIZE |
| 6" S | PROPOSED WATER SERVICE METER |
| 6" S | PROPOSED SANITARY SEWER LINE AND SIZE |
| 6" S | PROPOSED SANITARY SEWER MANHOLE |



PROGRESS

SHEET DATA

DATE: 09-07-05
JOB NO.: 5140.0002
PHASE: DD
ISSUED FOR: REVIEW
SCALE: AS SHOWN

SHEET TITLE

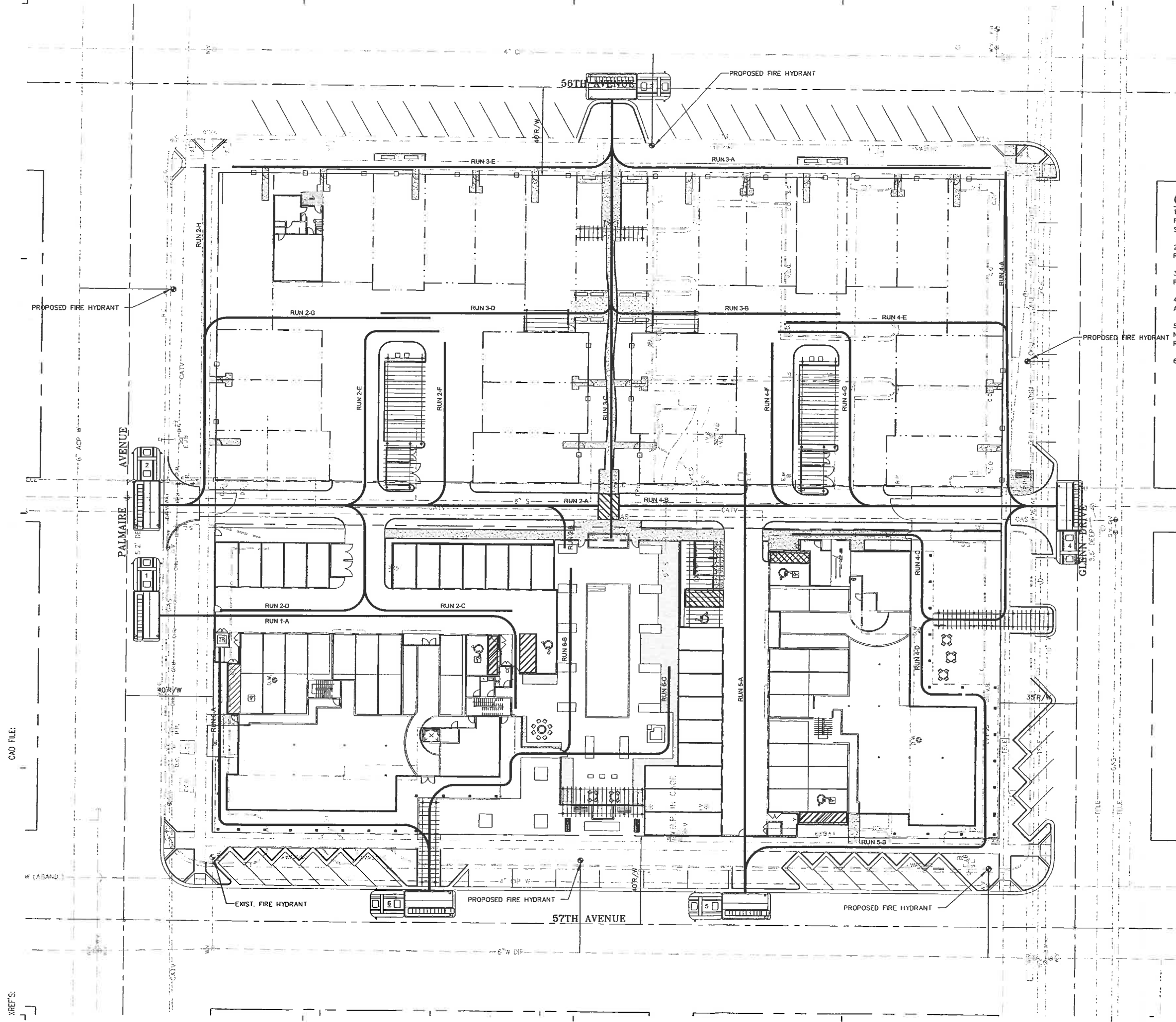
CONCEPTUAL SITE UTILITY PLAN

SHEET NUMBER

C1.1

CAD FILE:

XREF'S:



GENERAL NOTES:

1. FIRE PROTECTION WATER CONNECTIONS WILL BE PROVIDED FOR INDIVIDUAL TOWN HOMES BUT ARE NOT SHOWN ON THIS PLAN.
2. BACKFLOW PREVENTERS WILL BE PER CITY OF GLENDALE REQUIREMENTS.
3. ALL BUILDINGS SHALL BE WITHIN 300-FOOT HOSE LAY FROM FIRE HYDRANT.
4. FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH FIRE CODE AND COG REQUIREMENTS.
5. FIRE HYDRANT LOCATIONS SHALL BE ADJUSTED IN NECESSARY TO COMPLY WITH FIRE CODE & COG REQUIREMENTS.
6. FIRE ACCESS ROUTES SHOWN, DEPICT 200' RUN LAYOUT.

ARCHITECT

BAUM THORLEY ARCHITECTS
95 Brady Street
San Francisco, CA 94103
tel: 415.503.1411
fax: 415.503.1471
www.btaarchitects.com

STAMP

CONSULTANTS

PENTACOR
7272 E. INDIA SCHOOL RD. SUITE 420
SCOTTSDALE, AZ 85253
(480) 346-3510 FAX: (480) 346-3211

PROJECT

GLENDALE MIXED USE
THE ART HOUSE, 7121 NORTH 57TH AVE
ISSUED FOR ZONING APPLICATION
09-07-05

REVISIONS

PROGRESS	
SHEET DATA	
DATE:	09-07-05
JOB NO.:	5140.0002
PHASE:	DD
ISSUED FOR:	REVIEW
SCALE:	AS SHOWN
SHEET TITLE	

**MASTER FIRE
DEPARTMENT
ACCESS PLAN**



SHEET NUMBER
C1.2