



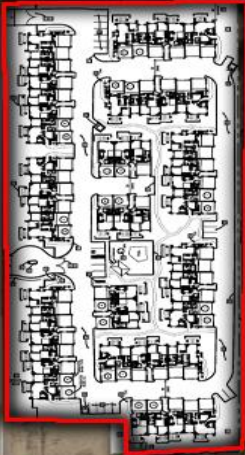
- ☐ **Location:** 69<sup>th</sup> Avenue, just north of Bethany Home Road, Glendale, AZ.
- ☐ **Size:** 5 +/- Acres
- ☐ **Price:** \$825,000
  - ☐ \$12,500 Per Platted Unit
- ☐ **Zoning:** R-4. The site has an approved plat for 66 townhome units.
- ☐ **Comments:**
  - The site is approved for 66 townhomes. This allows the builder to skip the lengthy and expensive entitlement process.
  - A church, charter school or senior living could also work well here.

## BETHANY HOME VILLAS | GLENDAL, AZ



**SUBJECT**

Glendale Bargain Storage



W Kiem Dr

W Apartment Dr

W Peck Dr

**fray's**

CHASE



T-Mobile

**U-HAUL**

Bethany Home Rd

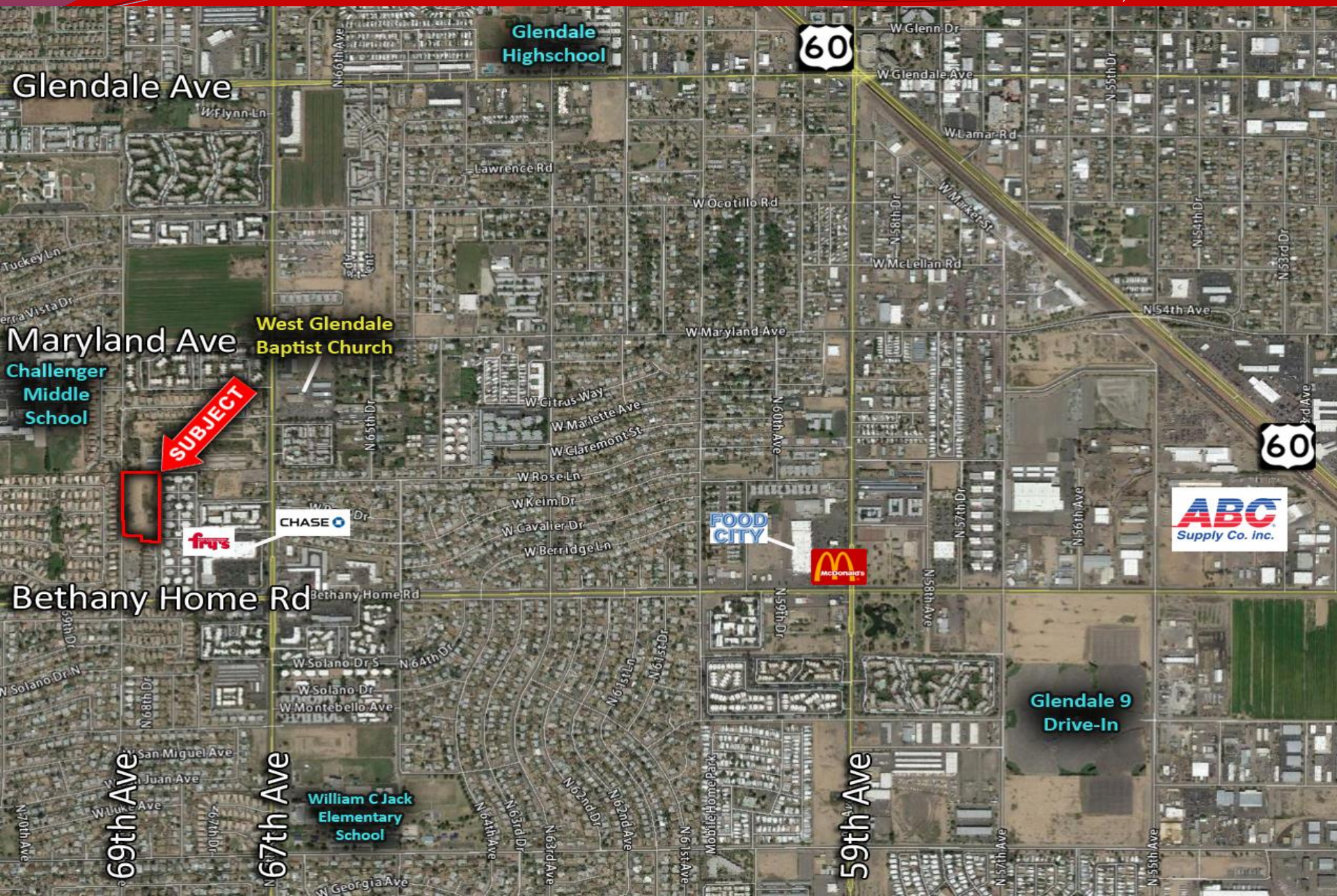
W Bethany Home Rd



69th Ave

67th Ave











**KEYNOTE LEGEND**

- 1 4" PROJECTION
- 2 CULTURED STONE VENEER MATERIAL
- 3 4 WINDOWS IN CENTER DOORS ONLY
- 4 3' HIGH WALL AT PATIO
- 5 3 A/C UNITS BEHIND PARAPET
- 6 4" FOAM PROJECTION
- 7 OPEN TO BALCONY
- 8 3 x 12 MTL. LATTICE MEMBERS @ 16" O.C.

- 19 GABLE VENT
- 20 DORMER VENT
- 21 LITTLE COASTAL SLATE CONC. TILE ICBO REPORT #2656P
- 22 SINGLE COAT E.F.S. WALL FINISH
- 23 WESTERN ONE-KOTE OR EQUAL
- 24 ALUM. FRAME (PAINTED) GLASS WINDOWS
- 25 STUCCO EXPANSION JUNT
- 26 16" H. CL. BLDG. NUMBER. SEE SHT. A-2 FOR LOCATION AT EACH BUILDING
- 27 8" H. DWELLING UNIT NUMBER. SEE SHT. A-2 FOR UNIT NUMBERING AT EACH BUILDING
- 28 METAL RAILING
- 29 EXTERIOR WALL BRACKET LIGHT FIXTURE.
- 30 SEE ELECTRICAL PLANS.
- 31 RECESS ALL WINDOWS 3" FROM FACE OF EXTERIOR WALL (TYPICAL).
- 32 WALL MOUNTED LIGHT FIXTURE (TYPE 1).



p/d architects

7579 East Main Street  
Scottsdale, Arizona 85251  
Phone (480) 970-8747

Bethany Home Villas

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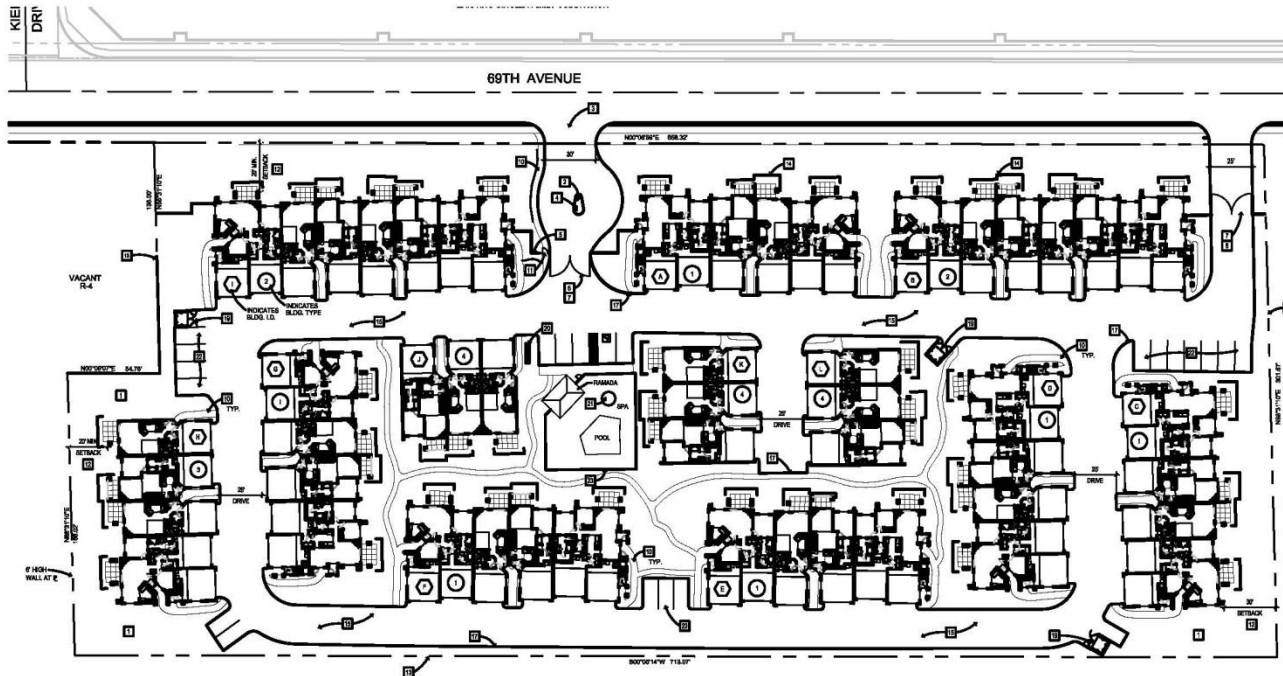
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### KEYNOTE LEGEND

- LANDSCAPE RETENTION AREA
- ILLUMINATED BUILDING DIRECTORY
- NO WIDE ENTRY DRIVE
- CARD / ACCESS DEVICE
- KNOX BOX WITH GATE PRE-EMPTIVE DEVICE
- ENTRY/EXIT GATES
- EXIT GATE ACTIVATION SENSOR
- REINFORCED DRIVE SURFACE
- PAIR OF EXIT GATES
- GATE OPERATORS - 1 PER GATE PANEL
- 4 FT. WIDE CONC. SIDEWALK
- 2 FT. PEDESTRIAN GATE WITH ADA COMPLIANT DESIGN ELEMENTS FOR HANDICAPPED AND GATE CONTROLLER
- REINFORCED BUILDING RETRACTOR
- AND OR WALK
- 8 FT. HIGH MASONRY WALLS AT NEARBY LINE OR PROJECT SIDEWALK
- 7 FT. HIGH MASONRY WALL AT BUILDING FRONTING 69TH AVE.
- 32 FT. WIDE DRIVE AT THIS LOCATION
- 22 FT. WIDE DRIVE AT THIS LOCATION
- 8" C.I.P. CONC. CURB, TYPICAL AT ALL DRIVES AND PARKING SPACES
- APPROX. TO CONCRETE DRIVE ASLE AND PARKING SPACES
- BRICK & CONCRETE REFUSE ENCLOSURE WITH DOUBLE GATES AND CONCRETE APPROX. PER C.O.D. DETAIL
- MAILBOX FEDERAL
- ACCESS TYPE SPA
- 10 X 12' GUEST PARKING SPACE
- WITH 2' OVERHANG INTO LANDSCAPE AREA
- 8" H. POOL ENCLOSURE WITH MASONRY WALL AND W/ FENCE VIEW PANELS. SEE DETAILS

### PROJECT INFORMATION

**PROJECT:** BETHANY HOME VILLAS  
A 96 UNIT CONDOMINIUM DEVELOPMENT  
NORTH OF THE N.E.C. OF 69TH AVE. AND BETHANY HOME RD.  
GLENDALE, AZ

**PROJECT OWNER/DEVELOPER:** WITH AVENUE & BETHANY HOME, LLC  
C/O DAVID CAMERON  
3380 VIA SANTA TERESA  
SAN JOSE, CA 95129  
(408) 288-0337

**SITE AREA:** NET 207,851 SF 4.77 AC  
GROSS 327,730 SF 5.23 AC

**ZONING:** R-4

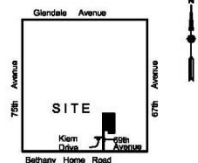
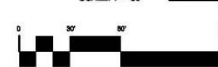
### BUILDING AND DWELLING UNIT ANALYSIS

UNIT TYPE	QTY	LIVABLE AREA	PATIO/BALCONY AREA	GARAGE AREA	TOTAL FOR PROJECT
A 2 BEDROOM - 2 BATH	8	1188 SF	130 SF	480 SF	1645 SF
B 2 BEDROOM - 2 1/2 BATH	30	1500 SF	130 SF	410 SF	3050 SF
C 3 BEDROOM - 2 1/2 BATH	12	1800 SF	130 SF	420 SF	3420 SF
D 3 BEDROOM - 3 BATH	8	1548 SF	130 SF	460 SF	3538 SF
E 2 BEDROOM & DEN - 2 BATH	9	1470 SF	120 SF	440 SF	3030 SF
F 2 BEDROOM & DEN - 2 BATH	8	1590 SF	120 SF	440 SF	3150 SF
<b>TOTAL</b>	<b>96</b>				<b>112,889 SF</b>

<b>TOTAL BUILDING AREA (GROUND LEVEL):</b>	75,240 S.F.
<b>BUILDING HEIGHT:</b>	38 FT
<b>OCCUPANCY:</b>	DWELLING UNITS - R-2 GARAGES - U
<b>CONSTRUCTION TYPE:</b>	V-8 W/ARES NFPA-13 SYSTEM
<b>LOT COVERAGE:</b>	37.2%
<b>OPEN SPACE PROVIDED:</b>	65,640 S.F.
<b>PERCENTAGE OF SITE:</b>	32%
<b>DENSITY PROVIDED:</b>	12.6 DU/AC
<b>PARKING REQUIRED:</b>	86 UNITS @ 2 PER UNIT 1 GUEST SPACE PER 3 UNITS <b>TOTAL 194 SPACES</b>
<b>PARKING PROVIDED:</b>	ATTACHED GARAGES 192 GUEST PARKING 32 <b>TOTAL 194 SPACES</b>

### SITE PLAN

SCALE: 1" = 30'



### VICINITY MAP

NTS

### GLENDALE FIRE DEPARTMENT STANDARD NOTES

- SCHEDULE FIRE INSPECTIONS 48 HOURS IN ADVANCE BY CALLING (602) 800-3401. A SET OF STAMPED APPROVED PLANS AND A COPY OF ANY FIRE PERMITS ARE REQUIRED TO BE ON SITE DURING CONSTRUCTION AND ARE REQUIRED BEFORE ANY INSPECTIONS WILL BE CONDUCTED.
- FIRE ACCESS ROADS AND BIKELANE IDENTIFYING SIGNS ARE REQUIRED DURING CONSTRUCTION.
- APPROVED FIRE HYDRANTS SHALL BE PROVIDED PRIOR TO BRINGING COMBUSTIBLE BUILDING MATERIALS ON SITE.
- FIRE EXTINGUISHER TYPE AND LOCATIONS SHALL BE IDENTIFIED ON THE PLANS IN ACCORDANCE WITH THE GLENDALE FIRE CODE. DURING CONSTRUCTION FIRE EXTINGUISHERS ARE REQUIRED TO BE LOCATED WITHIN A 75 FOOT TRAVEL DISTANCE OF ANY LOCATION IN THE BUILDING.
- ALL FIRE PROTECTION SYSTEMS INCLUDING BUT NOT LIMITED TO BRINKER MONITORING, MICO SYSTEMS AND FIRE ALARMS SHALL BE PERMITTED AND PASS A FINAL INSPECTION PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY.
- ALL SIGNAGE REQUIRED BY THE FIRE CODE OR FIRE CODE STANDARDS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION INCLUDING BUT NOT LIMITED TO THE FIRE RISER ROOM, ELECTRICAL ROOM AND FIRE DEPARTMENT CONNECTION (FDC).
- APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR BUILDING IDENTIFICATION SHALL BE PLACED, LEGIBLE AND VISIBLE FROM THE STREET ON HAND-PRINTING THE PROPERTY.
- KNOX BOX INFORMATION MAY BE OBTAINED FROM THE FIRE INSPECTOR.
- FINAL FIRE DEPARTMENT APPROVAL IS REQUIRED TO THE SIGNATURE OF A CERTIFICATE OF OCCUPANCY.



**p/d architects**

Suite 700

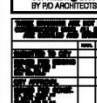
7579 East Main Street  
Scottsdale, Arizona 85251  
phone (480) 970-8747

**Bethany Home Villas**

arizona

glendale

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PROJECT NO.	00000
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BY	08/08/08
FOR	08/08/08
FILE	08/08/08
DATE	08/08/08
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**SITE**