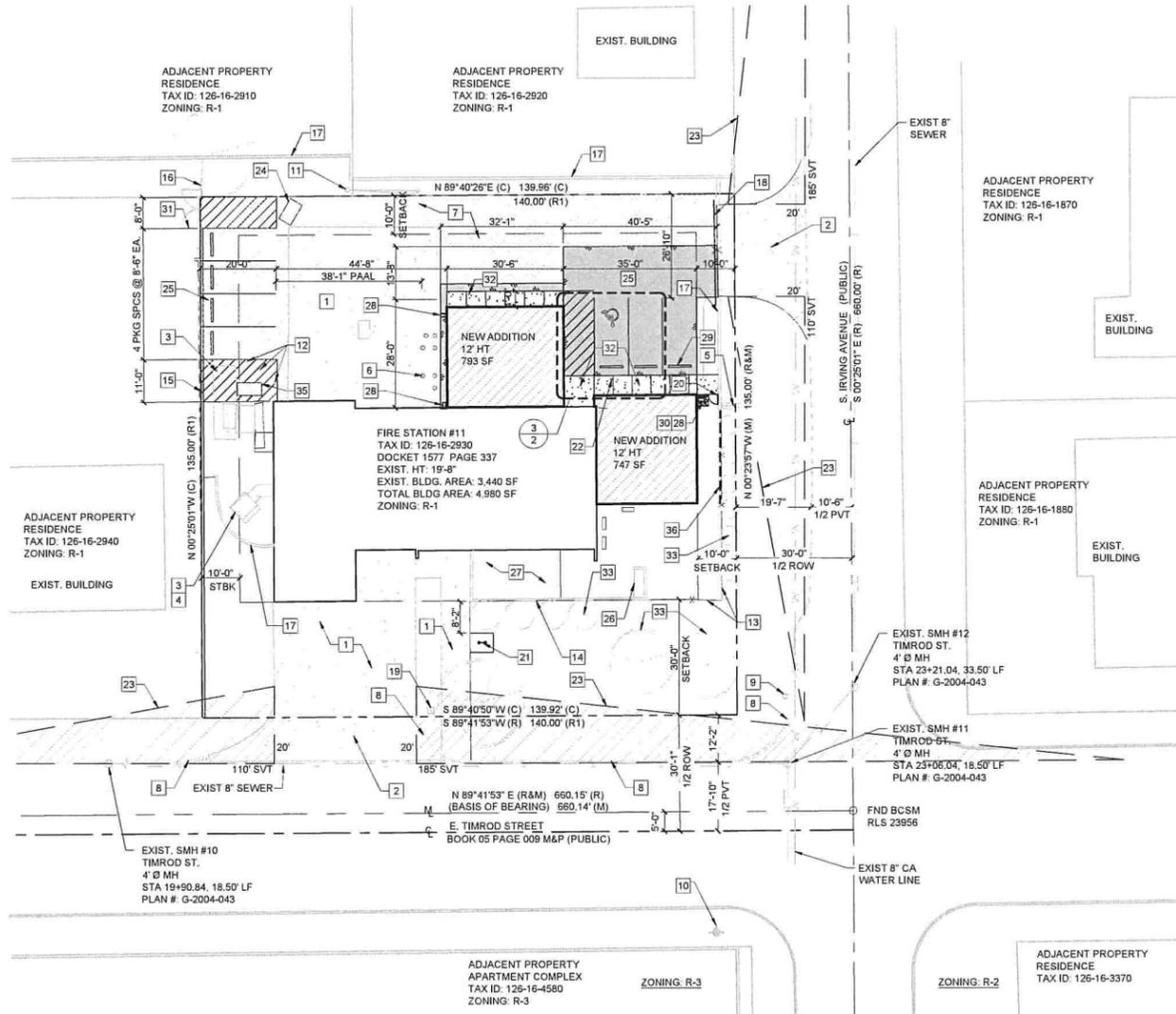


DEVELOPMENT PACKAGE FOR ADDITION TO FIRE STATION 11 CITY OF TUCSON 4075 E. TIMROD ST. TUCSON, AZ. 85711



1 SITE PLAN
SCALE: 1"=20'-0"

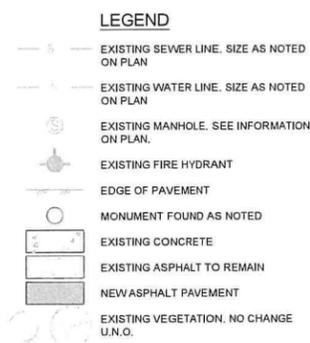
GENERAL NOTES:

1. EXISTING ZONING IS R-1
2. GROSS AREA OF THE SITE: 18,892 SF / 0.43AC. THE SUBJECT LOT IS ASSESSOR PARCEL NUMBER 126-16-2930.
3. RESIDENTIAL USE GROUP - PROTECTIVE SERVICE (UDC, TABLE 6.3-2.B), SUBJECT TO USE SPECIFIC STANDARD 4.9.13.F.
4. TOTAL NUMBER OF UNITS PROPOSED: 1
5. EXISTING BUILDING HEIGHT IS 20'-0" AND IS TO REMAIN.
6. ALL GROUND MOUNTED MECHANICAL EQUIPMENT AND REFUSE AREA WILL BE SCREENED.
7. PER UDC TABLE 6.3-2.B, EXCEPTIONS TO THE R-1, R-2, R-3, MH-1 & MH-2 DIMENSIONAL STANDARDS THE MINIMUM LOT SIZE FOR A PROTECTIVE SERVICE (P-GOVERNMENT OWNED AND OPERATED ONLY) IS 20,000 SF. A BOARD OF ADJUSTMENT FOR VARIANCE OF A CITY MANAGER WAIVER MUST BE APPROVED PRIOR TO APPROVAL OF THE DEVELOPMENT PACKAGE.
8. PER UDC TABLE 6.3-2.B, EXCEPTIONS TO THE R-1, R-2, R-3, MH-1 & MH-2 DIMENSIONAL STANDARDS THE MAXIMUM LOT COVERAGE ALLOWED FOR PROTECTIVE SERVICE (P-GOVERNMENT OWNED AND OPERATED ONLY) IS 60%. A BOARD OF ADJUSTMENT FOR VARIANCE OF A CITY MANAGER WAIVER MUST BE APPROVED PRIOR TO APPROVAL OF THE DEVELOPMENT PACKAGE.
9. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE

10. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
11. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
12. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
13. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
14. MAINTENANCE AND OPERATION OF THE PRIVATE SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
15. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140, AS CURRENTLY AMENDED.
16. ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHTS-OF-WAY, WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY

WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.

17. THE EASTERN PIMA COUNTY TRAILS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON OR ADJACENT TO THE DEVELOPMENT SITE.
18. ANY ADDITION(S) SHALL NOT AFFECT THE EXISTING BUILDING HPZ-1982 AS CONTRIBUTING TO THE HISTORIC DISTRICT.
19. ALL EXISTING PLANT MATERIAL INSIDE THE SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY. BRANCHES FROM TREES SHALL BE TRIMMED TO



SITE PLAN KEYNOTES

1. EXISTING CONCRETE DRIVEWAY/WALKWAY TO REMAIN.
2. EXISTING CONCRETE APRON TO REMAIN.
3. EXISTING CONCRETE PAD TO REMAIN.
4. EXISTING MECHANICAL UNIT TO REMAIN.
5. EXISTING WATER METER AND BACK FLOW PREVENTER TO REMAIN.
6. EXISTING HOSE TOWER TO REMAIN.
7. EXISTING ASPHALT PAVEMENT TO REMAIN.
8. EXISTING 6" VERTICAL CONCRETE CURB TO REMAIN.
9. EXISTING TRAFFIC SIGN TO REMAIN.
10. EXISTING FIRE HYDRANT, NO CHANGE.
11. EXISTING POWER POLE TO REMAIN.
12. EXISTING BOLLARDS TO REMAIN.
13. EXISTING 6' CHAIN LINK FENCE WITH PLASTIC SLATS, NO CHANGE.
14. EXISTING 6' HT CMU SITE WALL, NO CHANGE.
15. NEW 5' HIGH MASONRY SCREEN WALL PER SECTION 4.9.13.F. SEE DETAIL 7/2.
16. EXISTING 4' HT CHAIN LINK FENCE.
17. EXISTING 6'-8" HT CMU SITE WALL.
18. EXISTING CHAIN LINK ROLLING FENCE TO REMAIN.
19. EXISTING FLAG POLE.
20. NEW CHAIN LINK GATE, PROVIDE PORTION OF FENCE AS NEEDED.
21. NEW BICYCLE PARKING, SEE DETAIL 4/2.
22. ADA PARKING SIGN, SEE 3/2.
23. EXISTING SIGHT VISIBILITY TRIANGLE, TYP.
24. RELOCATED DUMPSTER.
25. NEW CONCRETE CURB, TYP.
26. EXISTING 6' HT STORAGE TO REMAIN.
27. EXISTING WOOD DECK TO REMAIN.
28. NEW CONCRETE SPLASH BLOCK, TYP. SEE DETAIL 5/2.
29. NEW CONCRETE WHEEL STOP.
30. NEW RIPRAP AROUND SPLASH BLOCK. SEE DETAIL 1/3, TYP.
31. EXISTING CHAIN LINK GATE TO REMAIN.
32. NEW 4" CONCRETE SIDEWALK TO BE FLUSH WITH NEW PAVEMENT, SLOPE 2% MAX IN ANY DIRECTION TO DRAIN.
33. EXISTING PLANTS TO REMAIN U.N.O.
34. NEW CONCRETE SIDEWALK.
35. CYCLE SAFE 2 DOOR ECOPARK STANDARD OR SIMILAR FOR LONG TERM BIKE PARKING. SEE DETAIL 6/2.
36. REMOVE PLASTIC SLATS FROM EXISTING CHAIN-LINK FENCE PORTION AS INDICATED BY DASHED LINE.

PROPERTY SUMMARY:

PARCEL ID 126162930 CITY OF TUCSON OWNER
 - AREA: 18,892 SF (0.43 ACRES) NON COMPLIANT
 - SEE VARIANCE CASE NO. _____
 - ZONING: R-1 RESIDENCE ZONE. (CIVIC USE PERMITTED - PROTECTIVE SERVICE. SUBJECT TO USE SPECIFIC STANDARD 4.9.13.F.)
 - SAN CLEMENTE NEIGHBORHOOD - CONTRIBUTING HISTORIC DISTRICT

SITE REQUIREMENTS
 - RESIDENTIAL DENSITY SF: 177000SF
 - LOT SIZE / SITE AREA MINIMUM SF (1 UNIT) 7,000SF MIN
 - EXCEPTIONS TO DIMENSION STANDARDS. (6.3-2.B UDC)
 - EXISTING CONDITIONS
 - PROTECTIVE SERVICE LOT SIZE MIN = 20,000SF (PER UDC TABLE 6.3-2.B)
 - ACTUAL EXISTING SITE: 18,864SF NON COMPLIANT
 - LOT COVERAGE MAXIMUM 60% (PER UDC TABLE 6.3-2.B)
 - BUILDING AREA: 3440SF(EX) + 793SF(N) + 747SF(N) = 4,980SF
 GROSS FLOOR AREA: 4,980 SF
 VEHICULAR USE AREA: 7,943 SF
 TOTAL: 12,923 SF
 - PROPOSED LOT COVERAGE: 12,923 SF/18,864SF = 68%
 COVERAGE - NON COMPLIANT
 - (6.3-2.A UDC) DIMENSIONAL STANDARDS FOR R1
 - HEIGHT MAX 25'
 - PERMETER YARD:
 + RES USE- TO RES USE 6' OR 2/3 HT
 + RES USE TO NON RES 10' OR 3/4 HT

EXPANSION OF EXISTING DEVELOPMENT:
 EXIST. BLDG: 3,440 SF
 ADDITIONS: 1,540 SF
 1,540 / 3,440 = 45%. EXPANSION LESS THAN 50%



1 LOCATION MAP
SCALE: 3"=1 MILE

OWNER

CITY OF TUCSON
 255 W. ALAMEDA ST., 5TH FLOOR
 TUCSON, AZ. 85726
 TEL. 520-637-4063

SHEET INDEX

SHEET 1 COVER SHEET, SITE PLAN
 SHEET 2 EXISTING SITE PLAN
 SHEET 3 GRADING PLAN

ARCHITECT

WSM ARCHITECTS, INC.
 4330 N. CAMPBELL AVE., SUITE 208
 TUCSON, AZ. 85718
 TEL. 520-406-1044

CIVIL

DOWL
 430 W. WARNER ROAD, B101
 TEMPE, AZ. 85284
 TEL. 480-753-0800

- BUILDING HEIGHT - 25FT MAX**
 - EXISTING BUILDING IS 20'-0", PROPOSED ADDITION IS 12'-0" COMPLIANT.
- LANDSCAPE BORDER (TABLE 7.6.4-1)**
 - LAND USE, RESIDENTIAL SUBDIVISION TO RESIDENTIAL ZONE: NONE REQUIRED
 - PROVIDED: EXISTING FENCING ON WEST, EAST AND NORTH SIDES.
 - FRONT SIDE (SOUTH): 30' TO BUILDING
- VEHICLE PARKING (7.4.1 UDC)**
 - CIVIC USE (PROTECTIVE SERVICE) = 1SPC/300 SF GFA
 4,980 SF / 300 = 17 PKG SPACES REQUIRED
 - PROVIDED: 7 SPACES TOTAL - NON COMPLIANT
 - PER SECTION 7.4.5.D, EXEMPTION OF HISTORIC STRUCTURES. THIS PROPERTY IS A CONTRIBUTING PROPERTY TO THE HISTORIC NEIGHBORHOOD _____ & IS EXEMPT FROM SECTION 7.5.5.B MIN. # OF MOTOR VEHICLE SPACES REQUIREMENT
- ACCESSIBLE PARKING**
 - REQUIRED: 1 VAN ACCESSIBLE REQUIRED. 1 PROVIDED
- BICYCLE PARKING (TABLE 7.4.8-1):**
 - SHORT TERM PARKING (CIVIC USE): 1SPC / 8,000 GFA
 - 2 MIN. REQUIRED
 - 2 PROVIDED
 - LONG TERM PARKING (CIVIC USE): 1SPC / 12,000 GFA
 - 2 MIN. REQUIRED
 - 2 PROVIDED WITHIN THE BUILDING (APPARATUS BAYS).
- LOADING ZONES:**
 EXPANSION GREATER THAN 25% REQUIREMENTS OF UDC SECTION 7.5 APPLY TO ENTIRE SITE.
 (TABLE 7.5.5-A) CIVIC USE GROUP, LOADING AREA NOT REQUIRED.
 PROVIDED: NONE



4075 E. TIMROD ST.
 TUCSON, AZ. 85711

ARCHITECTS

DEVELOPMENT PACKAGE

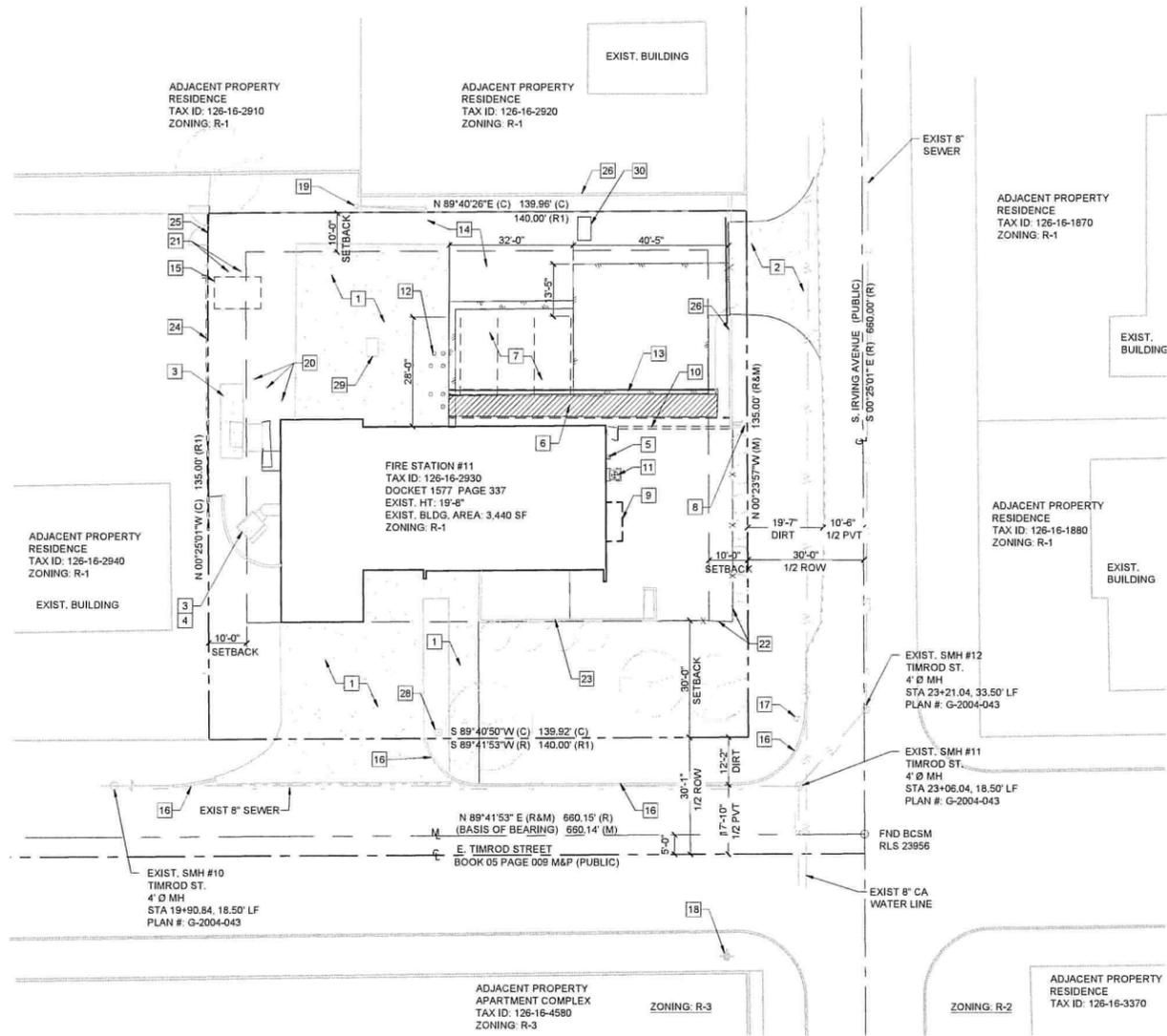
Addition to Fire Station 11 City of Tucson

SITE PLAN

Parcel 126-16-2930, COUNTRY CLUB HEIGHTS- SOUTH SIDE E 140' OF 135' OF BLOCK 27, Book 5 of M&P page 9 SEC 15, T-14S, R-14E, G&SRM, PIMA COUNTY, AZ

VARIANCE CASE NO. _____

18-031 PDM UNAPPROVED RO PDM T19SA00402 DP19-0115

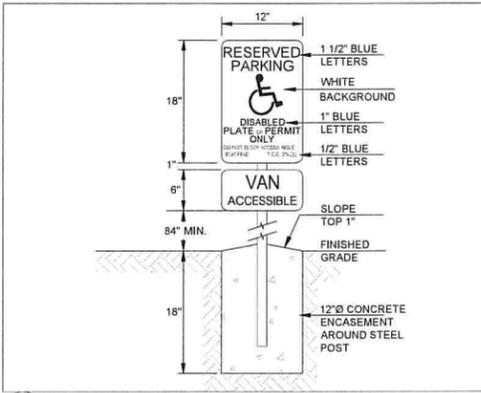


1 DEMOLITION SITE PLAN
SCALE: 1"=20'-0"

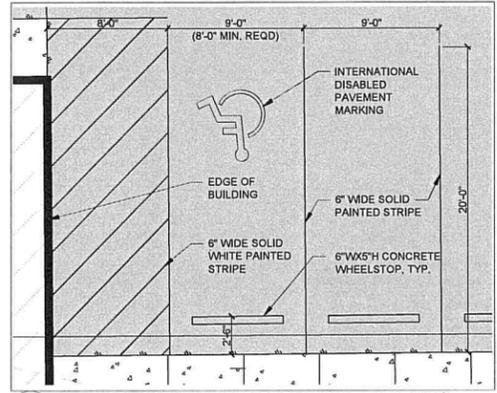
- ### LEGEND
- EXISTING SEWER LINE. SIZE AS NOTED ON PLAN
 - EXISTING WATER LINE. SIZE AS NOTED ON PLAN
 - EXISTING MANHOLE. SEE INFORMATION ON PLAN.
 - EXISTING FIRE HYDRANT
 - EDGE OF PAVEMENT
 - MONUMENT FOUND AS NOTED
 - EXISTING CONCRETE
 - EXISTING ASPHALT TO REMAIN
 - EXISTING ASPHALT TO BE REMOVED
 - EXISTING VEGETATION

EXIST. SITE PLAN KEYNOTES

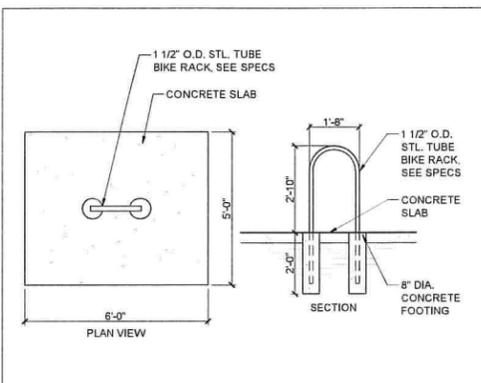
1. EXISTING CONCRETE DRIVEWAY/WALKWAY TO REMAIN.
2. EXISTING CONCRETE APRON TO REMAIN.
3. EXISTING CONCRETE PAD TO REMAIN.
4. EXISTING MECHANICAL UNIT TO REMAIN.
5. EXISTING GAS METER TO BE RELOCATED. CONCRETE SIDEWALK TO BE REMOVED.
6. PORTION OF EXISTING ASPHALT PAVEMENT AND 3 PARKING SPACES TO BE REMOVED AS REQUIRED FOR NEW ADDITION.
7. EXISTING WATER METER AND BACK FLOW PREVENTER TO REMAIN.
8. MECHANICAL ROOM WITH WATER HEATER AND GAS FURNACE TO BE REMOVED.
9. 6' HT MASONRY WALL TO BE REMOVED.
10. MECHANICAL UNITS TO BE REMOVED.
11. EXISTING HOSE TOWER TO REMAIN.
12. INFILL DRAIN GUTTER WITH CONCRETE. REMOVE GRID COVER.
13. EXISTING ASPHALT PAVEMENT TO REMAIN.
14. STORAGE SHED TO BE REMOVED.
15. EXISTING 6" VERTICAL CONCRETE CURB TO REMAIN.
16. EXISTING TRAFFIC SIGN TO REMAIN.
17. EXISTING FIRE HYDRANT. NO CHANGE.
18. EXISTING POWER POLE TO REMAIN.
19. EXISTING BOLLARDS TO REMAIN.
20. BOLLARDS TO BE REMOVED.
21. EXISTING 6" CHAIN LINK FENCE WITH PLASTIC SLATS. NO CHANGE.
22. EXISTING 6' HT CMU SITE WALL. NO CHANGE.
23. 4' HT CMU SITE WALL TO BE REMOVED.
24. EXISTING 4' HT CHAIN LINK FENCE AND GATE.
25. EXISTING 5'-8" HT CMU SITE WALL.
26. EXISTING CHAIN LINK ROLLING FENCE TO REMAIN.
27. EXISTING FLAG POLE.
28. EXISTING DRAIN TO REMAIN. NO CHANGE.
29. EXISTING DUMPSTER TO BE RELOCATED.
- 30.



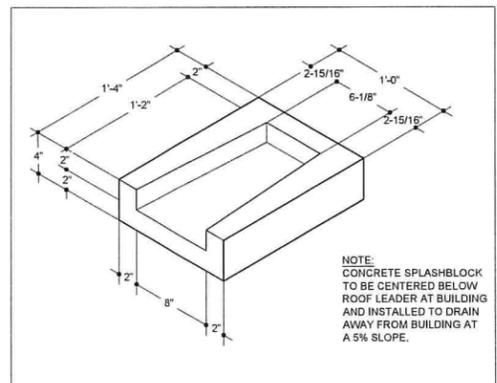
2 ACCESSIBLE SIGN
SCALE: 1"=1'-0"



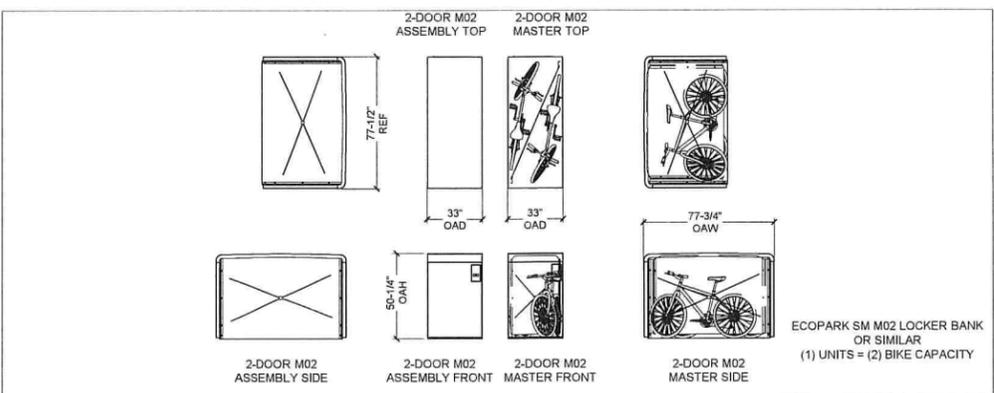
3 ADA ACCESSIBLE & STD PARKING SPACE DETAIL
SCALE: 3/16"=1'-0"



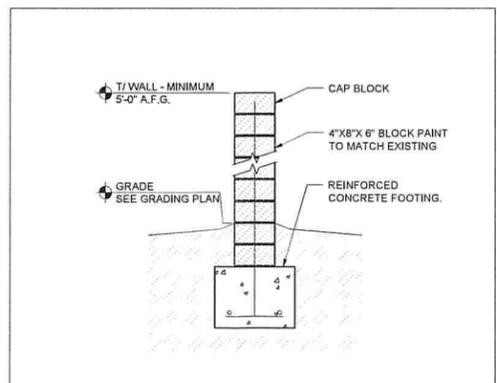
4 BICYCLE PARKING
SCALE: 3/8"=1'-0"



5 CONCRETE SPLASH BLOCK
SCALE: 1-1/2"=1'-0"



6 LONG TERM BICYCLE PARKING
SCALE: 1/4"=1'-0"



7 MASONRY SITE WALL
SCALE: 3/4"=1'-0"

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

4075 E. TIMROD ST.
TUCSON, AZ. 85711

DEVELOPMENT PACKAGE

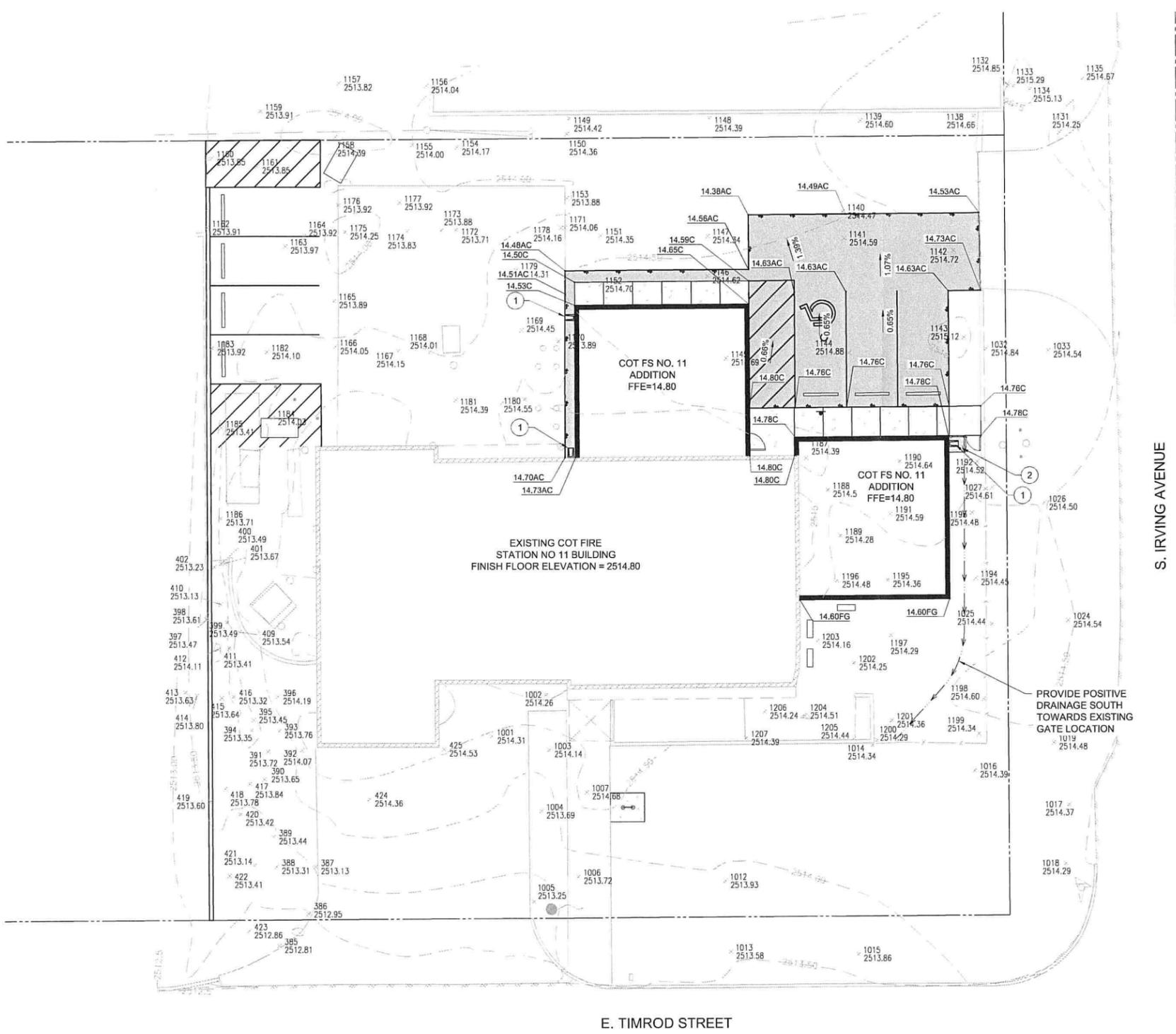
Addition to Fire Station 11 City of Tucson

DEMOLITION SITE PLAN

Parcel 126-16-2930, COUNTRY CLUB HEIGHTS- SOUTH
SIDE E 140' OF 135' OF BLOCK 27, Book 5 of M&P page 9
SEC 15, T-14S, R-14E, G&SRM, PIMA COUNTY, AZ

DATE: 1/15/2011
SCALE: 1/4"=1'-0"

2/4



GRADING AND DRAINAGE KEYNOTES

- 1 REFER TO ARCHITECTURAL PLANS FOR SPLASH BLOCK AT DOWNSPOUT LOCATION.
- 2 PROVIDE RIPRAP D50=6" DEPTH 12" AT/AROUND SPLASH BLOCK AS SHOWN. DIMENSIONS ARE APPROXIMATELY 3'X3'. RIPRAP PER DETAIL 1 THIS SHEET.

GENERAL NOTES

1. A MAXIMUM 2% SLOPE IN ANY DIRECTION FOR ACCESSIBLE PARKING SPACES AND ADJACENT AISLE.
2. VERIFY ALL TIE IN ELEVATIONS AS SHOWN PRIOR TO COMMENCING WORK.
3. SURVEY INFORMATION SHOWN PROVIDED BY PRECISION LAND SURVEYING, INC.
4. SOME ELEVATIONS SHOWN HAVE BEEN TRUNCATED, ADD 2500' TO TRUNCATED ELEVATIONS FOR TRUE ELEVATION.

DRAINAGE STATEMENT

THE PROPOSED IMPROVEMENTS TO THE EXISTING CITY OF TUCSON FIRE STATION NO. 11 INCLUDE THE ADDITION OF APPROXIMATELY 1,540 SF OF NEW BUILDING AREA, THE RECONFIGURATION OF PARKING SPACES INCLUDING ADDING ONE ACCESSIBLE PARKING SPACE, AND OTHER MISCELLANEOUS SITE WORK. THE SITE IN ITS CURRENT CONFIGURATION INCLUDES A SINGLE STORY FIRE STATION BUILDING, PAVED INGRESS AND EGRESS DRIVES, PARKING AREAS IN A SECURED PORTION OF THE SITE, AN ENCLOSED YARD ON THE EAST SIDE AND OPEN SPACE/LANDSCAPING.

THE PROJECT SITE IS LOCATED JUST NORTH OF TIMROD STREET. A MULTIPLE CELL BOX CULVERT (3-8'X4' REINFORCED CONCRETE BOX CULVERT ADJACENT TO THE PROJECT SITE) IS LOCATED WITHIN THE TIMROD STREET RIGHT-OF-WAY AND CONVEYS STORMWATER FLOWS FROM ARROYO CHICO FROM THE EAST TO THE WEST. ACCORDING TO AS-BUILT PLANS, A Q-100YR FLOW OF 850 CFS IS CONTAINED WITHIN THE STRUCTURE. LARGE INLET CATCH BASIN STRUCTURES ARE LOCATED WITHIN TIMROD STREET EAST AND WEST OF THE FIRE STATION. ACCORDING TO FEMA FIRM PANEL 04019C2281L WITH AN EFFECTIVE DATE OF JUNE 16, 2011, THE FLOOD HAZARD AREA, ZONE AH, IS CONTAINED IN THE TIMROD STREET RIGHT OF WAY. THE BUILDING IS LOCATED IN UNSHADED ZONE 'X', WHICH IS CONSIDERED OUTSIDE OF THE 500-YEAR FLOODPLAIN.

THE PROJECT SITE IS NOT LOCATED WITHIN A BALANCED OR CRITICAL BASIN AND CURRENTLY DOES NOT CONTAIN ANY RETENTION/DETENTION FACILITIES. AS PART OF THIS PROJECT, THE HISTORICAL DRAINAGE PATTERN WILL BE MAINTAINED AND NO ADDITIONAL ONSITE RETENTION OR DETENTION FACILITIES ARE PROPOSED.

THE FINISH FLOOR ELEVATION FOR THE ADDITIONS WILL MATCH THE EXISTING FINISH FLOOR. SITE PAVING IS LIMITED TO THE PARKING JUST TO THE EAST OF THE NORTH ADDITION TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

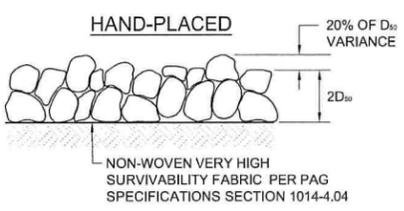
EARTHWORK QUANTITIES

ESTIMATED TOTAL CUT: 6 CY
 ESTIMATED TOTAL FILL: 10 CY
 NET FILL: 4 CY

THE ESTIMATES FOR EARTHWORK QUANTITIES ARE NET UNADJUSTED QUANTITIES ONLY. THEY DO NOT ACCOUNT FOR EXCESS CUT AND FILL THAT MAY BE REQUIRED DURING CONSTRUCTION. THEY ARE GIVEN ONLY FOR THE PURPOSED OF DETERMINING GRADING PERMIT FEES. EARTHWORK CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES.

ENGINEER'S GRADING & DRAINAGE NOTES

1. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES SHALL BE FOUR (4) HORIZONTAL TO ONE (1) VERTICAL UNLESS OTHERWISE SPECIFIED.
2. AT LOCATIONS CALLED OUT TO MATCH EXISTING OR AT APPARENT LOCATIONS, THE CONTRACTOR SHALL MATCH FINISHED GRADES OF PROPOSED PAVEMENT AND PROPOSED CURB AND GUTTER WITH THE EXISTING PAVEMENT AND EXISTING CURB AND GUTTER. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM ALL CURBING AND EXISTING PAVEMENT.
3. DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS SHALL BE RESTORED TO THEIR ORIGINAL GRADE AND CONDITION AT THE CONTRACTOR'S EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
4. ALL SURFACES ALONG ACCESSIBLE ROUTES AND ADA RAMPS SHALL BE STABLE, FIRM, SLIDE-RESISTANT, AND SHALL COMPLY WITH THE LATEST ADAAG REQUIREMENTS. ANY GRADE OR ELEVATION CHANGES TO THE ACCESSIBLE ROUTE MADE IN THE FIELD SHALL BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASH-OUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A STAND OF GRASS, OTHER FINAL LANDSCAPE PLANTING, OR OTHER PERMANENT SOIL STABILIZATION IS WELL ESTABLISHED.
6. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN ALL NATURAL AND PAVED AREAS. IN AREAS WHERE SIDEWALKS OR PAVING DO NOT IMMEDIATELY ADJOIN THE STRUCTURE, PROTECTIVE SLOPES MUST BE PROVIDED WITH A MINIMUM GRADE OF APPROXIMATELY FIVE PERCENT (5%) FOR AT LEAST 10 FEET FROM PERIMETER WALLS. BACKFILL AGAINST FOOTINGS, EXTERIOR WALLS, AND IN UTILITY TRENCHES SHOULD BE WELL COMPACTED AND FREE OF ALL CONSTRUCTION DEBRIS TO REDUCE THE POSSIBILITY OF MOISTURE INFILTRATION.
7. INFILTRATION OF WATER INTO UTILITY OR FOUNDATION EXCAVATIONS MUST BE PREVENTED DURING CONSTRUCTION. PLANTERS AND OTHER SURFACE FEATURES THAT COULD RETAIN WATER IN AREAS ADJACENT TO THE BUILDING OR PAVEMENTS SHOULD BE SEALED OR ELIMINATED.
8. RIP RAP SHALL CONFORM TO PAG SPECIFICATIONS, LATEST EDITION.
9. SPOT ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE SHOWN.
10. GRADING SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT FOR THE PROJECT SITE IN ADDITION TO HE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.



ROCK RIPRAP GRADATION

SIZE	PERCENT FINER
0.2D ₅₀	0
0.5D ₅₀	15
0.75D ₅₀	30
1.0D ₅₀	50
1.5D ₅₀	95
2.0D ₅₀	100

- NOTES:**
1. TOP OF RIPRAP TO BE AT FLOWLINE OR GRADE AS INDICATED ON PLAN (WITHIN VARIANCE GIVEN). RIPRAP PLACED ABOVE FINAL GRADE WILL NOT BE ACCEPTED.
 2. RIPRAP SHALL BE ANGULAR AND SHALL NOT EXCEED 3:1 RATIO FOR FLAT AND ELONGATED PIECES (ASTM D4791), ROUNDED ROCK (RIVER ROCK) IS NOT ACCEPTABLE.
 3. INSTALL SEPARATION GEOTEXTILE FABRIC PER MANUFACTURERS RECOMMENDATIONS.
 4. RIP-RAP CONSTRUCTION PER PAG SPECIFICATIONS.
 5. RIP-RAP COLOR SHALL BE APPROVED BY THE ARCHITECT.

1 SHT 3
 NTS
 DETAIL - RIPRAP PLACEMENT



Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com



4075 E. TIMROD ST.
TUCSON, AZ. 85711



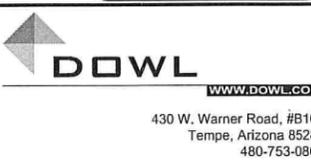
54744
BMIN-AL
CIBRECH
ARIZONA, USA
Expires 06/30/2022

DEVELOPMENT PACKAGE

Addition to Fire Station 11 City of Tucson

GRADING AND DRAINAGE PLAN

Parcel 126-16-2930, COUNTRY CLUB HEIGHTS- SOUTH SIDE E 140' OF 135' OF BLOCK 27, Book 5 of M&P page 9 SEC 15, T-14S, R-14E, G&SRM, PIMA COUNTY, AZ



430 W. Warner Road, #B101
Tempe, Arizona 85284
480-753-0800

3/4

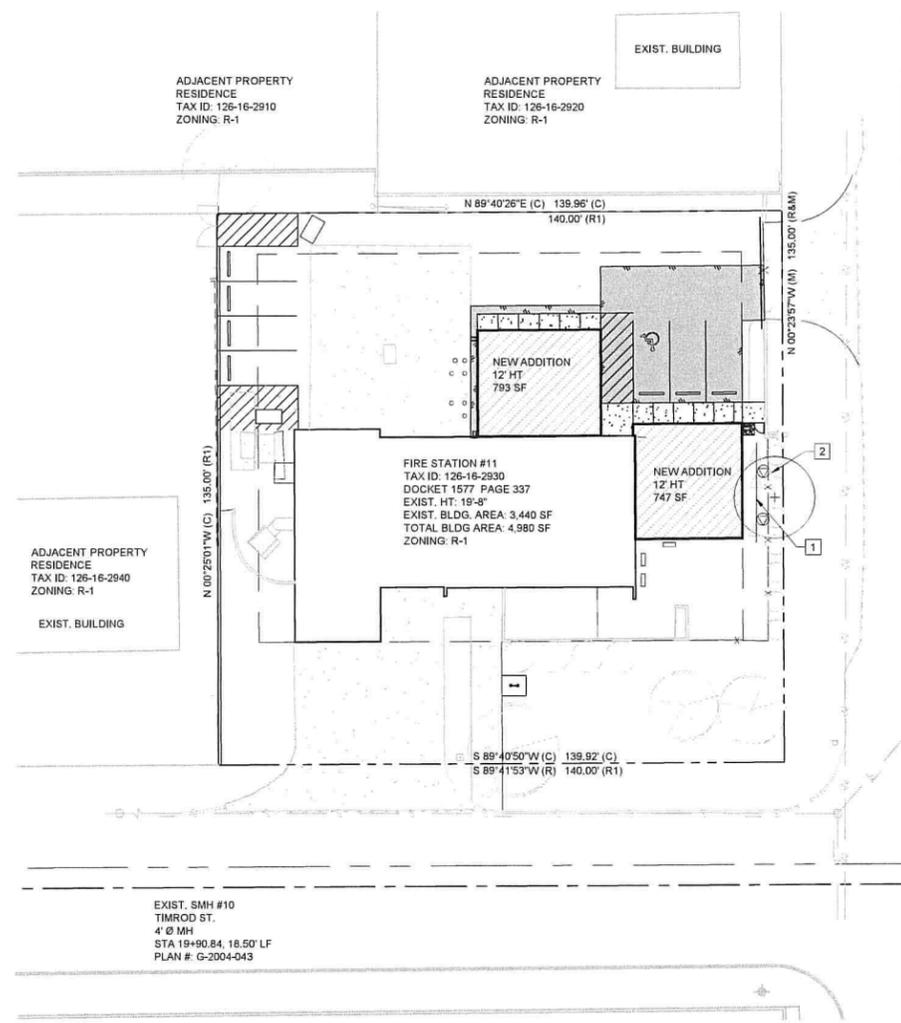
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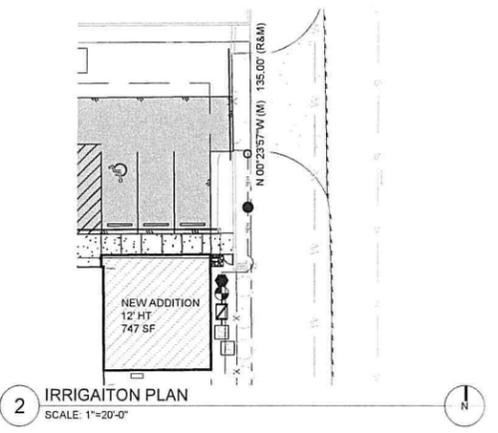
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RAI

T19SA00402 DP19-0115



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"



2 IRRIGATION PLAN
SCALE: 1"=20'-0"

- LEGEND**
- EXISTING SEWER LINE. SIZE AS NOTED ON PLAN
 - EXISTING WATER LINE. SIZE AS NOTED ON PLAN
 - ⊕ EXISTING MANHOLE. SEE INFORMATION ON PLAN.
 - ⊕ EXISTING FIRE HYDRANT
 - EDGE OF PAVEMENT
 - ⊕ MONUMENT FOUND AS NOTED
 - ▭ EXISTING CONCRETE
 - ▭ EXISTING ASPHALT TO REMAIN
 - ▭ NEW ASPHALT PAVEMENT
 - EXISTING VEGETATION. NO CHANGE U.N.O.

- KEYNOTES**
1. 6" WATER HARVESTING SWALE CENTER LINE
 2. DECORATIVE ROCK TYP.

LANDSCAPE LEGEND
FURNISH AND INSTALL LANDSCAPE MATERIAL PER PLANS, DETAILS AND SPECIFICATIONS. ALL PLANT MATERIAL TO MEET ANA SPECIFICATIONS AND BE OF SOUND HEALTH AND APPEARANCE.

TREES	SIZE	QTY
CHILOPSIS LINEARIS 'BUBBA'	24" BOX	1
SEMI-SEEDLESS DESERT WILLOW	1.5" CALIPER	

EXISTING TREE/ SHRUB TO REMAIN IN PLACE

SHRUBS / GROUND COVERS	SIZE	QTY
CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER/ FALSE MESQUITE	5 GALLON	3

CACTI / SUCCULENTS	SIZE	QTY
OPUNTIA FICUS INDICA	5 GALLON	5

- LANDSCAPE LEGEND NOTES:**
1. CONTRACTOR SHALL PROVIDE CENTERLINE SWALE AT DEPTH OF 6" FROM FINISH DECORATIVE ROCK FOR PASSIVE WATER HARVESTING.
 2. CONTRACTOR SHALL REMOVE ALL EXCESS SOIL/ SPOILS FROM SITE.
 3. CONTRACTORS SHALL NOT INSTALL DECORATIVE ROCK UNTIL SITE GRADING IS ACCEPTED BY AGENCY INSPECTION AND APPROVAL.

GROUND COVER MATERIAL LEGEND
FURNISH AND INSTALL ALL MATERIAL PER PLANS, DETAILS, AND SPECS. DECORATIVE ROCK G1

TYPE:	SCREENED ROCK
SIZE:	1/2"
COLOR:	DESERT BROWN - PIONEER MATERIALS
DEPTH:	2"
NOTES:	INSTALL IN ALL LANDSCAPE PLANTING AREAS AS INDICATED ON PLANS

- GENERAL LANDSCAPING NOTES:**
1. ARCHITECT, OR HIS REPRESENTATIVE, RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE.
 2. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING WORK.
 3. ARCHITECT IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
 4. PLANT LIST QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
 5. EXPOSED SOIL IN PLANTERS SHALL BE RAKED AND FREE FROM ROCKS, ROOTS, WEEDS, ETC.
 6. FINISHED GRADE IN DECORATIVE ROCK AREAS SHALL BE 1" BELOW ADJACENT HEADER BOARD, PAVING, CURBING, ETC.
 7. PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS AND INJURY.
 8. GROUND COVER AND/OR DECORATIVE ROCK SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
 9. AFTER ALL WORK IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INCORPORATED IN THE SCOPE OF WORK FROM THE JOB SITE.
 10. GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE CIVIL AND LANDSCAPE PLANS.
 11. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
 12. ALL UNDERGROUND UTILITIES ARE TO BE LOCATED BEFORE DIGGING.
 13. ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE.
 14. LANDSCAPE CONTRACTOR SHALL REVIEW AND ACCEPT ALL ROUGH, AND FINISH GRADING ON ALL LANDSCAPED AREAS PRIOR TO INSTALLATION OF IRRIGATION AND LANDSCAPE. CONTRACTOR SHALL REMOVE ALL SPOILS PRIOR TO INSTALLATION OF DECORATIVE ROCK FOR FINISH GRADE.
 15. IN THE EVENT OF MAJOR DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY, ALLOW A MINIMUM OF FORTY-EIGHT (48) HOURS BETWEEN NOTIFICATION OF ARCHITECT AND PROCEEDING WITH CONSTRUCTION OF IRRIGATION SYSTEM.

- IRRIGATION LEGEND**
FURNISH AND INSTALL ALL MATERIAL PER PLANS, DETAILS, AND SPECIFICATIONS
- IRRIGATION SOURCE / POINT OF CONNECTION - STUB FROM HOSE BIB - 3/4" (REFER TO CIVIL WATER PLANS)
 - ⊕ REDUCED PRESSURE BACKFLOW PREVENTER - WATTS U009 - 3/4" OR FEBCO 785 Y
 - IRRIGATION MAINLINE - SCH. 40 PVC 1" W/ SCH. 80 FITTINGS, 2HR PRESSURE TEST AT 150 PSI
 - BATTERY OPERATED CONTROLLER - RAIN BIRD ESP-9V
 - ⊕ REMOTE CONTROL VALVE & FILTER - VALVE - IRRITROL 700 SERIES, 700B-0.75 - 3/4" - FILTER RAIN BIRD PRF-075-RBY
 - IRRIGATION SLEEVE - SCH. 40 PVC - 4" MAINLINES AND MULTIPLE LINES 2" SINGLE LINE AND CONTROLLER WIRING
 - SHRUB/TREE LINE - SCH. 40 PVC - 3/4" UNLESS OTHERWISE SHOWN
 - HOSE END CAP
 - PRESSURE REGULATING FILTER - RAIN BIRD - PRB-QKCHK-100
 - MULTI-OUTLET XERI-BUG EMITTERS RAIN BIRD - (6) 1GPH AND 2 GPH PORTS - REFER TO EMITTER SCHEDULE
 - SINGLE-PORT EMITTERS - INSTALL RAIN BIRD XERI-BUG XBT-10 AND XBT-20 - REFER TO EMITTER SCHEDULE

- IRRIGATION VALVE SCHEDULE**
- | VALVE | SIZE | TYPE |
|-------|------|------|
| A-1 | 1" | MIX |
- VALVE SCHEDULE NOTES:**
1. VALVE CALCULATION IS AN ESTIMATE. CONTRACTOR SHALL PROVIDE FINAL VALVE FLOW IN GALLONS PER MINUTE ON AS-BUILT PLANS.
 2. (M) MULTI-PORT EMITTER, (S) SINGLE-PORT EMITTER. CONTRACTOR MAY SELECT TO PROVIDE MULTI-PORT EMITTERS FOR SHRUB PLANT MATERIAL.
 3. CONTRACTOR SHALL ADJUST CONTROLLER FOR THE PROPOSED EMITTER SCHEDULE AND PROVIDE WATERING TO PROMOTE HEALTHY GROWTH OF PLANT MATERIAL FOR ESTABLISHMENT.

16. ALL EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE PROTECTED AND WATERED DURING ALL PHASES OF CONSTRUCTION. IF ANY TREE DIES FROM DAMAGE OR NEGLECT, IT SHALL BE REPLACED WITH A LIKE SPECIES AND SIZE AT NO ADDITIONAL COST TO OWNER.
17. TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. CONDITIONS PERMITTING THE RETENTION OF WATER IN LOCATIONS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO ANY PLANTING.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SLEEVES TO ALL LANDSCAPE AREAS REGARDLESS WHETHER THEY ARE SHOWN ON PLANS OR NOT. REFER TO SLEEVING SCHEDULE FOR SIZE AND QUANTITY. IF DOUBT OR DISCREPANCY EXISTS REQUEST CLARIFICATION FROM ARCHITECT IN WRITING.
19. LANDSCAPE AREAS SHALL BE DEPRESSED 6 INCHES TO MAXIMIZE STORM WATER HARVESTING IN AREAS SHOWN ON LANDSCAPE AND/OR GRADING PLANS. WATER HARVESTING SHALL NOT OCCUR WITHIN 10' OF BUILDING FOUNDATION.
20. FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
21. SLEEVE ALL PIPES AND WIRES UNDER PAVED AREAS INCLUDING STREETS AND SIDEWALKS.
22. IRRIGATION LINES ARE SHOWN SCHEMATICALLY; LOCATE ALL LINE IN UNPAVED AREAS.
23. LOCATE ALL LINES WITHIN THE PROPERTY LINE WHEN POSSIBLE.
24. THE GENERAL CONTRACTOR (GC) TAKES FULL LIABILITY FOR THIS LANDSCAPE AND IRRIGATION, AND ANY DAMAGE TO ROADWAY, SIDEWALK AND UTILITIES.
25. THE LANDSCAPE AND IRRIGATION SHALL BE INSTALLED PER THE ASSOCIATED SPECIFICATIONS.
26. MATERIALS AND IMPROVEMENTS PLACED AND/OR MAINTAINED WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY AN AREA MEASURED BETWEEN 30 AND 72 INCHES IN HEIGHT ABOVE THE FINISHED GRADE OF THE ADJACENT ROADWAY SURFACE.
27. IT IS THE OWNERS RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT), AND THE PEDESTRIAN ACCESS AREA CLEAR OF VEGETATION AT ALL TIMES, PER LAND USE CODE (LUC) SECTION.
28. PROPERTY OWNER SHALL REPLACE DEAD OR MISSING VEGETATION WITHIN 14 DAYS TO ENSURE FULL COMPLIANCE WITH APPROVED LANDSCAPE PLANS.
29. TREES THAT HAVE BEEN TOPPED OR LION-TAILED SHALL BE REPLACED WITH A TREE OF VALUE EQUAL TO THAT OF THE TREE PRIOR TO THE IMPROPER PRUNING.



4075 E. TIMROD ST.
TUCSON, AZ, 85711

DEVELOPMENT PACKAGE

Addition to Fire Station 11 City of Tucson
LANDSCAPE PLAN

Parcel 126-16-2930, COUNTRY CLUB HEIGHTS- SOUTH
SIDE E 140' OF 135' OF BLOCK 27, Book 5 of M&P page 9
SEC 15, T-14S, R-14E, G&SRM, PIMA COUNTY, AZ

DATE: 1/23/2024
DRAWN BY: J.A.
CHECKED BY: J.A.
DATE: 1/23/2024

Architecture and Engineering

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4075 E. TIMROD ST.
TUCSON, AZ 85711

Architect:



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Scale:

PRELIMINARY

REVISIONS:

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DATE: 09-17-20

A&E PLAN NO.: C-19-0

A&E JOB NO.: P101R

WSM JOB NO.: 18-0

SHEET TITLE:

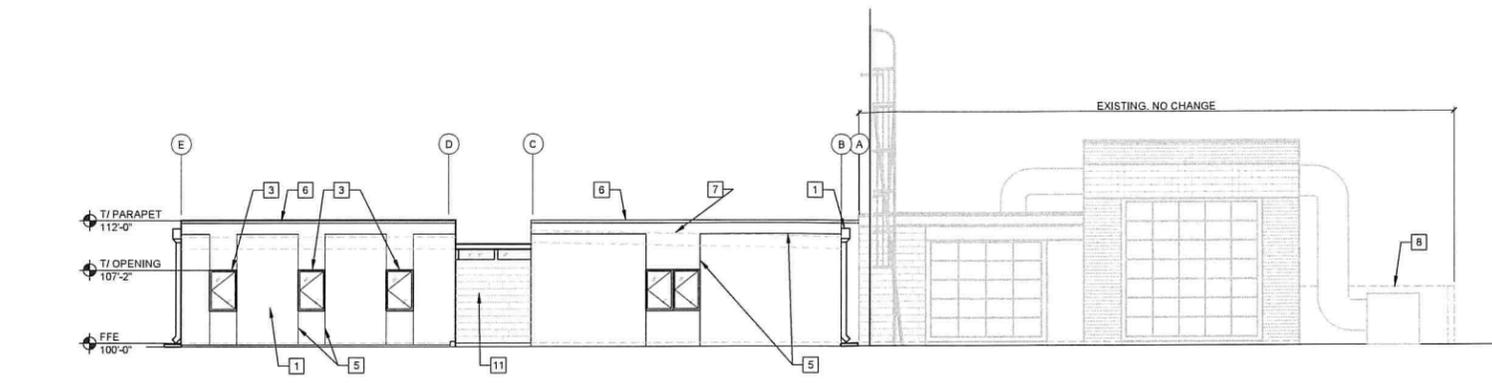
ELEVATIONS

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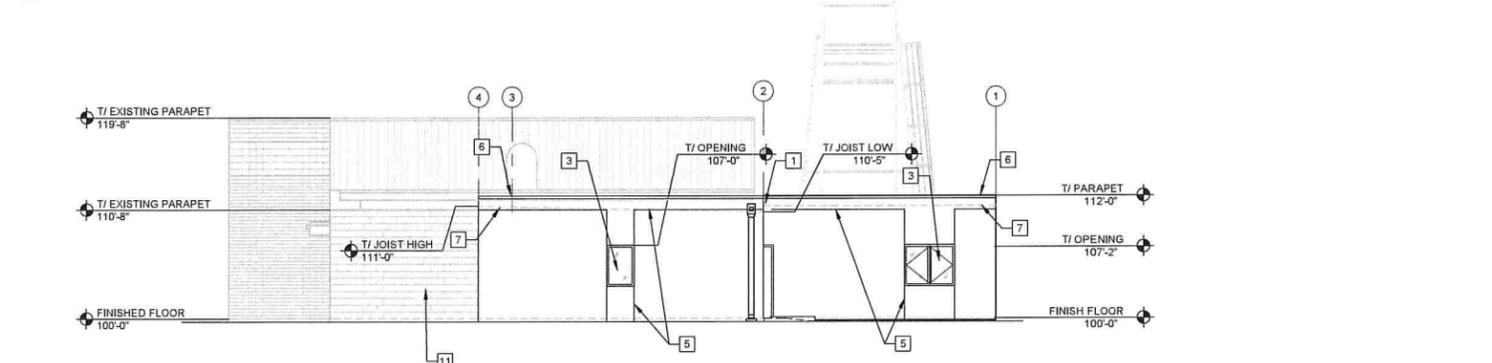
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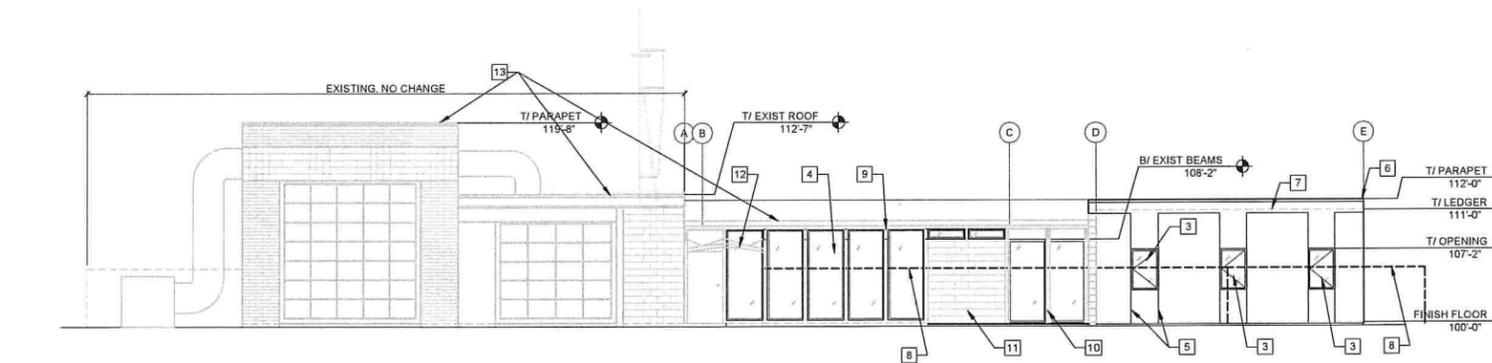
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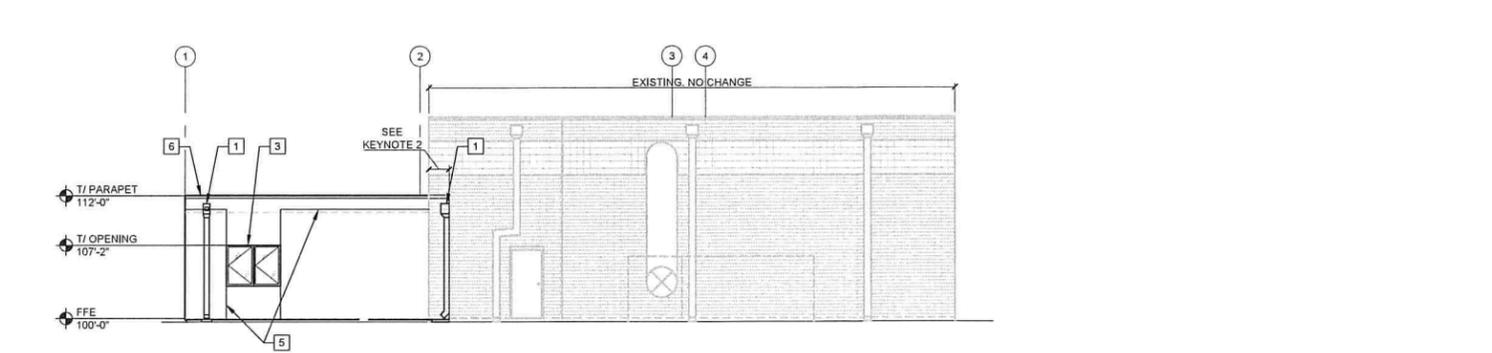
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
Elevations.dwg



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
Elevations.dwg



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
Elevations.dwg



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"
Elevations.dwg

ELEVATION KEYNOTES

1. SCUPPER WITH INTEGRAL OVERFLOW AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE.
2. SECTION OF WEST ELEVATION BEYOND EXISTING APPARATUS BAY
3. NEW ALUM CASEMENT WINDOW DK BRONZE
4. NEW FIXED ALUM WINDOW DK BRONZE
5. CONTROL JOINT IN STUCCO
6. NEW METAL COPING. PTD TO MATCH EX. COPING
7. DASHED LINE INDICATES ROOF LINE
8. DASHED LINE INDICATES EXISTING SITE WALL/ FENCING.
9. EXISTING BEAM TO REMAIN. PAINT.
10. NEW ALUM SLIDING GLASS DOOR BEHIND EXIST WD COLUMNS TO REPLACE EXIST SLIDING DOOR. DK BRONZE
11. EXISTING CMU WALL TO REMAIN.
12. EXISTING STEEL CANOPY PTD - TO REMAIN
13. EXIST MTL COPING PTD- TO REMAIN

