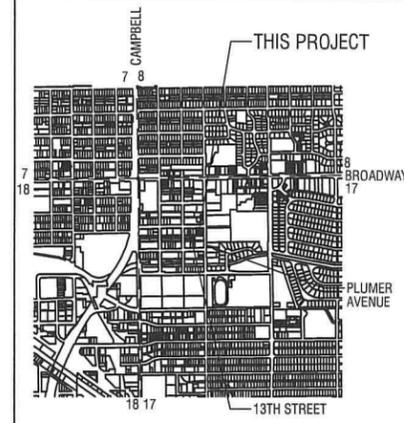
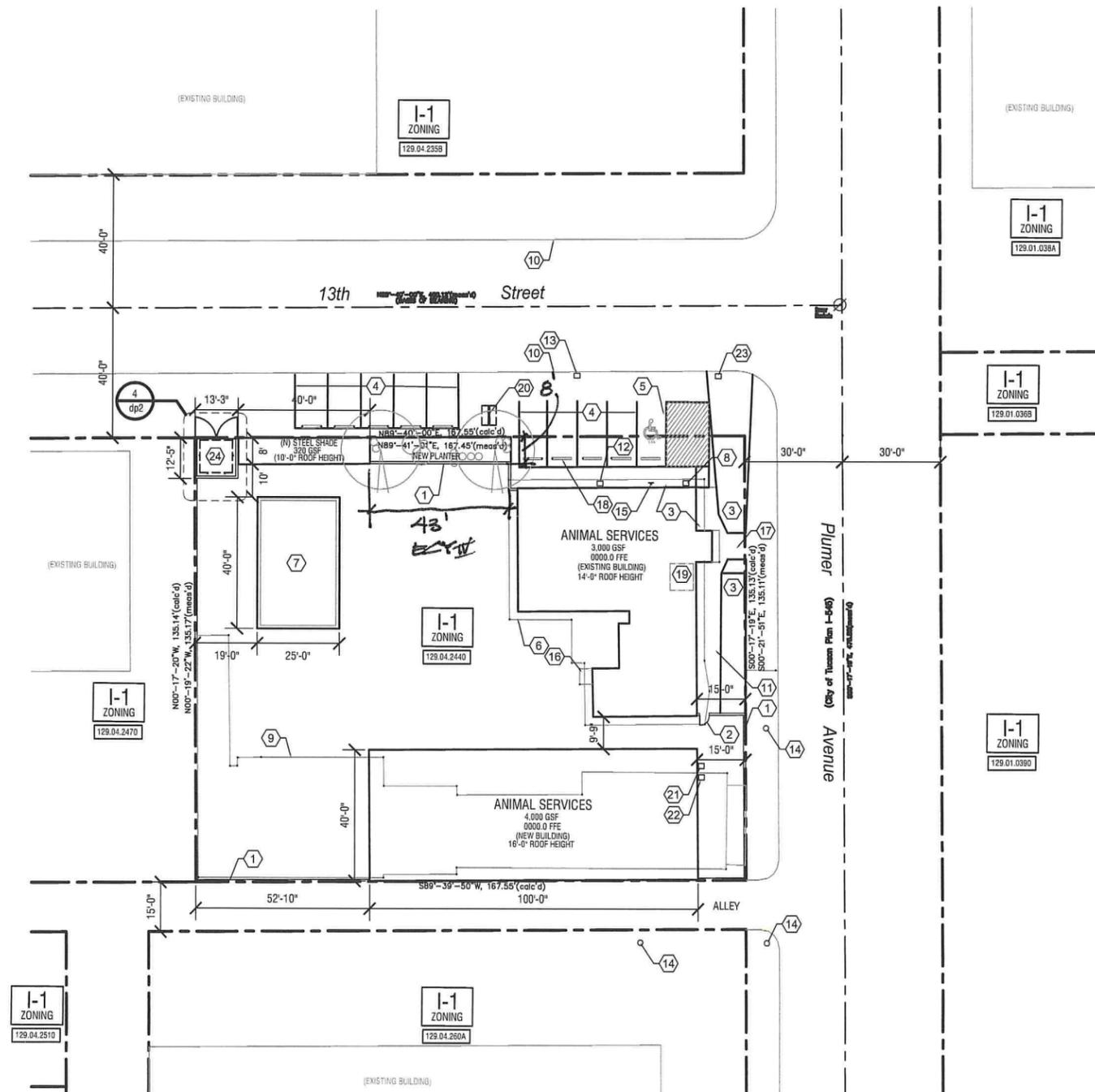


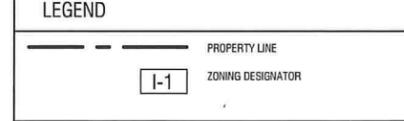
# Sit! Stay! Play!

302 S. Plumer Avenue  
Tucson, Arizona 85719

Site Plan  
1"=20'-0"



Location Map  
3"=1 MILE T14S, R14E, S17



### GENERAL NOTES

- SITE SIZE IS 22,842.49 SF OR 0.64 AC.
- SITE ZONING IS I-1.
- THE EXISTING USE OF THE PROPERTY IS 'CONSTRUCTION SERVICES'. THE PROPOSED USE IS 'ANIMAL SERVICES'.
- 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 FLOW OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENT NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER OF THIS DEVELOPMENT.
- EXISTING FACILITY 6,336 SF / NEW FACILITY 7,320 SF. (5,336 SF BLDG REMOVED AND 4,000 SF NEW BUILDING ADDED)  
BUILDING HEIGHT = 40 FT MAXIMUM, 16 FEET ACTUAL  
REAR PERIMETER YARD (WEST) = 0 FT  
SIDE PERIMETER YARD (NORTH/SOUTH) = 0 FT/10 FT  
FRONT STREET PERIMETER YARD (EAST) = 20 FT OR 1-1/2HT 5.656 / 27.668 = 0.20. 20% LOT COVERAGE ACTUAL.
- PARKING REQUIRED IS BASED ON BUILDING SQUARE FOOTAGE:  
\*ANIMAL SERVICES: 1 SPACE REQUIRED PER 400 SF GFA OF BUILDINGS, BUILDING AREA AT 7,320 SF/400 = 18 SPACES REQUIRED  
\*ONE OF THE REQUIRED SPACES SHALL BE VAN ACCESSIBLE  
TOTAL PARKING REQUIRED = 18 SPACES
- BICYCLE PARKING CALCULATION (COMMERCIAL USE- PER UDC TABLE 7.4.8-1)  
SHORT TERM = 1 SPACE PER 5,000 GFA. (MIN. SPACES 2).  
LONG TERM = 1 SPACE PER 12,000 GFA. (MIN. SPACES 2).  
\*(2) LONG TERM SPACES PROVIDED AT INTERIOR OF BUILDING
- VARIANCES (APPLIED):  
PARKING REDUCTION AND PARKING IN R.O.W. (13TH STREET)  
DUPSTER ACCESS (13TH STREET)  
PEDESTRIAN ACCESS TO R.O.W. (13TH STREET)  
LANDSCAPE BUFFERYARD AND SCREENING (PLUMER AVE. AND 13TH STREET)  
NO SIDEWALKS (13TH STREET)  
(E) BUILDING SETBACK REDUCTION (PLUMER AVE.)  
(N) BUILDING SETBACK REDUCTION (PLUMER AVE.)  
(N) SHADE STRUCTURE SETBACK REDUCTION (13TH STREET)

### DRAWING INDEX

SHT	DESCRIPTION
DP1	DEVELOPMENT PLAN
DP2	DETAILS

### KEYNOTES

- 8" TALL MASONRY SCREENWALL
- 36" WIDE MAIN-GATE
- EXISTING PLANTER TO REMAIN
- EXISTING PARKING IN R.O.W. TO REMAIN
- RESTRIPTED ACCESSIBLE VAN PARKING SPACE
- ROOF OVERHANG- SHOWN DASHED
- NEW WADING POOL (FOR ANIMAL USE ONLY)
- NEW RFBP LOCATION WITH INSULATION AND CAGE
- EXISTING BUILDINGS TO BE REMOVED- SHOWN DASHED
- EXISTING CURBLINE
- EXISTING SIDEWALK PAVING TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING WATER METER TO REMAIN (#XXXXXXXXXX)
- EXISTING POWER POLE TO REMAIN
- NEW ACCESSIBLE PARKING SIGN-REFER TO DETAIL 2/DP2
- EXISTING PAD MOUNTED HVAC CONDENSER
- EXISTING PEDESTRIAN ACCESS TO ADJACENT R.O.W. ACCESS- MAX 1:12 SLOPE WITH 2% CROSS SLOPE
- NEW WHEEL STOP PER UDC FIGURE 7.4.8-C (CENTER WITHIN SPACE)
- INT. LOCATION FOR LONG-TERM BICYCLE PARKING. PER UDC 7.4.9-B.2
- SHORT-TERM BICYCLE PARKING- SEE SHEET DP2 FOR DETAILS
- NEW ELECTRICAL SERVICE METER BASE (WALL MOUNTED)
- NEW ELECTRICAL SERVICE, DISCONNECTS, AND TRANSFORMER
- EXISTING FIRE HYDRANT
- NEW DUMPSTER ENCLOSURE- SEE 4/DP2 FOR MORE INFORMATION

### SCOPE OF WORK

TEENANT IMPROVEMENT OF EXISTING CONSTRUCTION SERVICES SITE TO ANIMAL SERVICES. RENOVATE INTERIOR OF EXISTING OFFICE BUILDING, REMOVAL OF METAL STORAGE BUILDINGS, ADD 4,000 SF ANIMAL SERVICES BUILDING ALONG SOUTH PROPERTY LINE. OUTDOOR IMPROVEMENTS FOR PLAY YARD, INCLUDING WADING POOL AND METAL SHADE AREA.

### PROJECT TEAM

OWNER	
SIT! STAY! PLAY! 302 S. PLUMER AVENUE TUCSON, AZ 85719	PH. 520.882.7529 EMAIL JANET@SITSTAYPLAYTUCSON.COM JANET GALANTE
ARCHITECT	
DESIGN BUILD FORUM, LLC 5843 E. 18TH STREET TUCSON, AZ 85711	PH. 520.229.7718 EMAIL EARL@DBFLLC.COM EARL C. YOUSEY IV, RA
CONTRACTOR	

CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MGR _____	Date _____
Zoning _____	Date _____
Engineering _____	Date _____
H/C Site _____	Date _____
Fire _____	Date _____
Landscape _____	Date _____
PLME _____	Date _____
Revision # _____	<input type="checkbox"/> per letter in SIRE

**DP19-0012**

LEGAL DESCRIPTION: AMERICAN VILLA RESUB LOTS 1 2 & 3 BLK 16 PARCEL ID: 129.04.2440

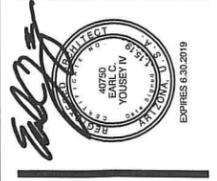
PROJECT ADDRESS:  
SIT STAY PLAY  
302 S. PLUMER AVENUE  
TUCSON, AZ 85719

**General Notes:**  
THIS SITE PLAN INFORMATION WAS GENERATED BY SITE-SPECIFIC SURVEY, CITY OF TUCSON RECORDS, PIMA COUNTY GIS, AND ASSESSOR'S MAPS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

DESIGN | BUILD  
FORUM  
LLC

5643 e. 18th street  
p 520.229.7718  
earl@dbflc.com

d | b  
F



DEVELOPMENT  
PLAN

DATE: 1.15.19

JOB NUMBER  
SITSTAYPLAY\_DP

REVISIONS

NO.	DESCRIPTION

dp1

SHEET  
1 OF 2

5643 e. 18th street  
 p 520.229.7718  
 earl@dbflc.com



EXTERIOR  
 ELEVATIONS



SIT! STAY! PLAY!  
 302 S. Plumer Avenue  
 Tucson, Arizona 85719

DATE: 1.22.19

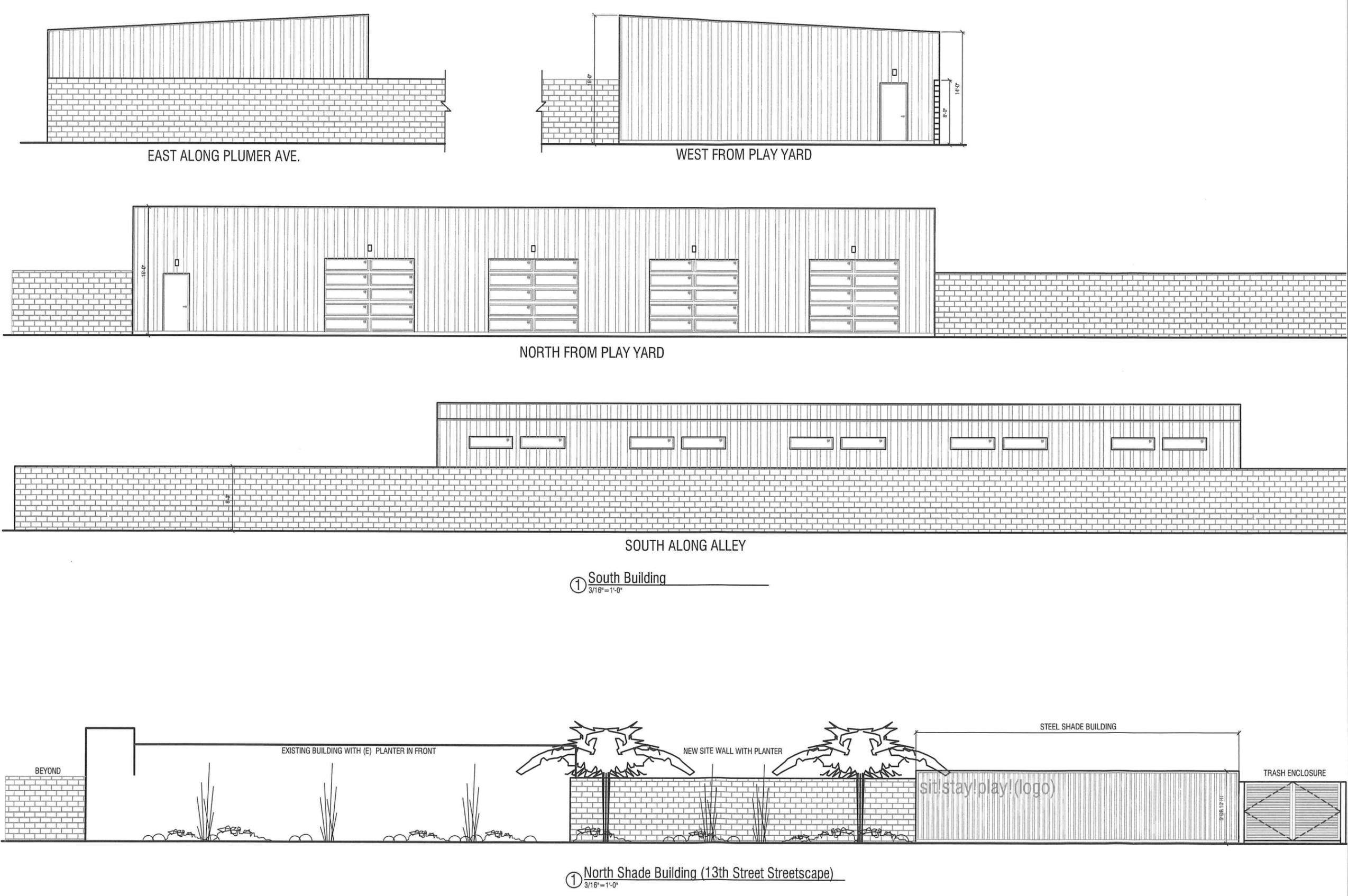
JOB NUMBER

SITSTAYPLAY

REVISIONS

**a2**

EXTERIOR  
 ELEVATIONS



EAST ALONG PLUMER AVE.

WEST FROM PLAY YARD

NORTH FROM PLAY YARD

SOUTH ALONG ALLEY

① South Building  
 3/16" = 1'-0"

① North Shade Building (13th Street Streetscape)  
 3/16" = 1'-0"