

SCALE: 1"=20'

- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING CURB ACCESS RAMP TO REMAIN.
 - 5 EXISTING CONCRETE/SIDEWALK TO REMAIN.
 - 6 EXISTING STRIPING TO REMAIN.
 - 7 EXISTING FENCE TO REMAIN.
 - 8 EXISTING LIGHT TO REMAIN.
 - 9 EXISTING STORM DRAIN INLET TO REMAIN.
 - 10 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
 - 11 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
 - 12 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL A, SHEET 6.
 - 13 NEW 6" VERTICAL CURB (TYPE 2) PER PAG DETAIL 209. SEE DETAIL B, SHEET 6. CONNECT TO EXISTING CURB PER PAG DETAIL 211, WHERE APPLICABLE.
 - 14 NEW 2.5" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL C, SHEET 6.
 - 15 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
 - 16 NEW 6" WHEEL STOP (TYP.). SEE DETAIL D, SHEET 6.
 - 17 NEW MODIFIED CONCRETE SIDEWALK. SEE PLAN FOR WIDTHS. SEE DETAIL E, SHEET 6. 2% MAX. CROSS SLOPE; 5% MAX. LONGITUDINAL SLOPE.
 - 18 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS. 2% MAX. CROSS SLOPE; 5% MAX. LONGITUDINAL SLOPE.
 - 19 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
 - 20 NEW TRASH ENCLOSURE. SEE DETAIL F, SHEET 6. OWNER/ARCHITECT TO PROVIDE MATERIALS AND FINISHES.
 - 21 NEW SHORT TERM BICYCLE RACK. SEE RACK DETAIL G, SHEET 6. FOR RACK SPACING SEE DETAIL I, SHEET 6.
 - 22 NEW LONG TERM BICYCLE PARKING. SEE DETAIL H, SHEET 6.
 - 23 NEW BUILDING OVERHANG PER BUILDING PLANS.
 - 24 NEW WASH TUBS PER BUILDING PLANS.
 - 25 NEW CONCRETE CURB ACCESS RAMP WITH DETECTABLE WARNING STRIP PER PAG DETAIL 207.
 - 26 NEW BUILDING COLUMN PER BUILDING PLANS.
 - 27 NEW ICC A117.1 SECTIONS S04 + S05 COMPLIANT RAILING FOR STAIRS. SEE DETAIL K, SHEET 6. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
 - 28 ROLLING GATES PER BUILDING PLANS. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
 - 29 NEW RETAINING WALL. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
 - 30 NEW LONG TERM BICYCLE PARKING - WALL MOUNT SPACES, TYP. SEE DETAIL J, SHEET 6.
 - 31 RELOCATED POWER POLE AND LIGHT.
 - 32 NEW SIDEWALK SCUPPER (TYPE 1) PER PAG DETAIL 204. SEE DETAIL K, SHEET 6. CONNECT TO BUILDING DOWNSPOUT, WHERE APPLICABLE.
 - 33 NEW GROUTED RIPRAP. SEE RIPRAP NOTES, SHEET 2. FOR DIMENSIONS, SEE DETAIL L, SHEET 6.
 - 34 BUILDING DOWNSPOUT.

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				PRIMAVERA FOUNDATION, INC. 151 WEST 40TH STREET TUCSON, ARIZONA 85713 ATTN: PEGGY HUTCHISON PH: (520) 308-3096 E: phutchison@primavera.org
				SITE ADDRESS 703 SOUTH 6TH AVENUE TUCSON, ARIZONA 85701

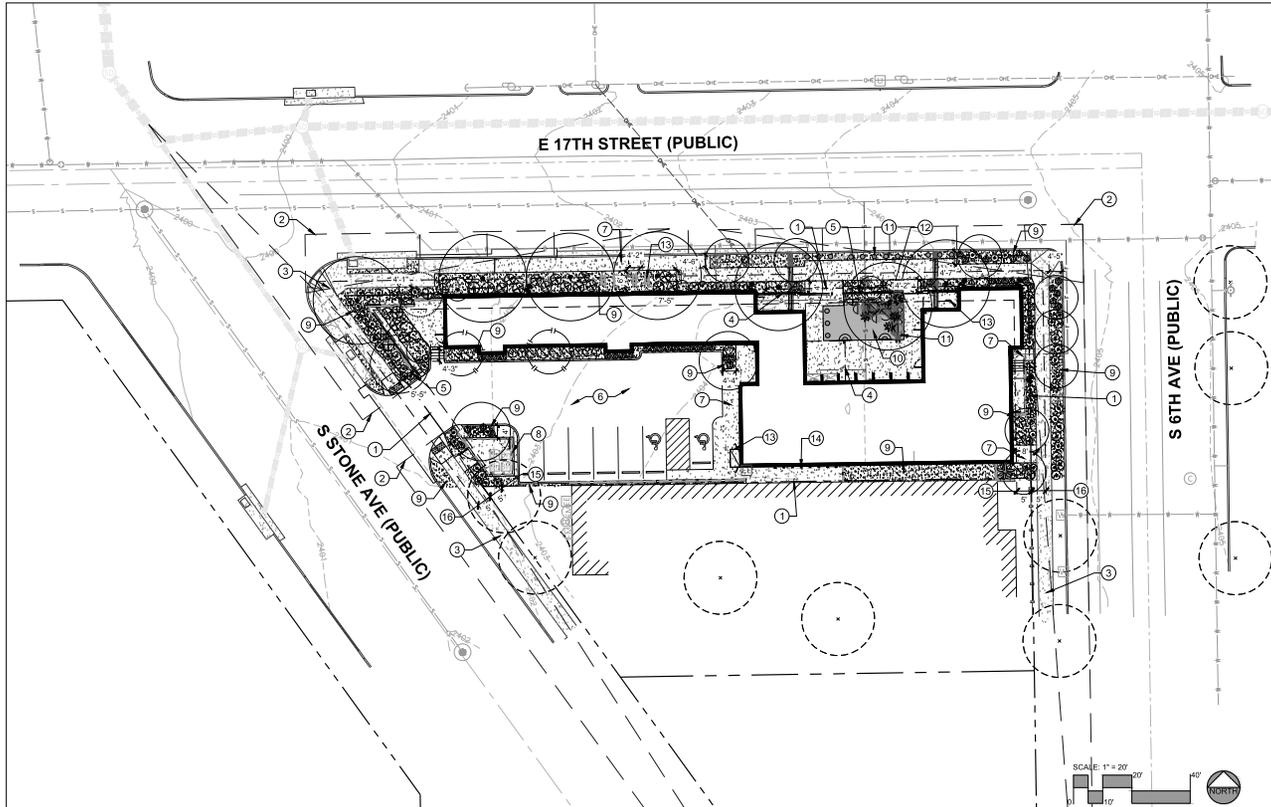
LOT 1 AND LOT 13, BLOCK 121 OF "TUCSON", AS RECORDED IN BOOK 5, PAGE 55, MAPS & PLATS, PIMA COUNTY RECORDS, LOCATED IN THE S 1/2 OF SECTION 13, T.14S., R.13E., G.83-M., PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for
PRIMAVERA 17TH STREET
site plan**

DP 19-0315, DS20-05
3 of 10



CYPRESS PROJECT NO: 19.125
2030 east speedway boulevard suite #110
tucson, arizona 85719
ph: 520 499 2456
e: info@cypresscivil.com



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**
- Celtis reticulata*
netleaf hackberry 24" box 6 1.5" caliper
 - Pistacia x 'Red Push'*
red push pistache 24" box 1 1.5" caliper
 - Chilopsis linearis* 'Bubba'
semi-seedless desert willow 24" box 3 1.5" caliper
 - Acacia willardiana*
palb blanco 24" box 8 1.25" caliper
 - Cercis canadensis v mexicana*
mexican redbud 24" box 1 1.5" caliper
 - Caesalpinia mexicana*
mexican bird of paradise 15 gallon 2 0.75" caliper

Existing tree to remain in place

- Shrubs / Ground Covers**
- Bauhinia lunarioides* 'White'
chihuahuan orchid shrub 15 gallon 2
 - Dodonaea viscosa*
hop seed 5 gallon 1
 - Justicia californica*
chuparosa 5 gallon 8
 - Ruellia brittaniana*
mexican petunia 5 gallon 12
 - Russelia equisetiformis*
coral fountain 5 gallon 14
 - Calliandra eriophylla*
fairy duster 5 gallon 8
 - Bouteloua gracilis* 'Blond Ambition'
blue grama 5 gallon 1
 - Calliandra californica*
baja fairy duster 5 gallon 1
 - Berlandiera lyrata*
chocolate flower 1 gallon 26
 - Justicia spicigera*
mexican honeysuckle 5 gallon 3
 - Plumbago auriculata imperial blue*
plumbago 5 gallon 1

- Vines**
- Parthenocissus 'Hacienda Creeper'*
hacienda creeper 5 gallon 5
 - Trachelospermum jasminoides*
star jasmine 5 gallon 6

- Cacti / Succulents**
- Agave attenuata*
fox tail agave 5 gallon 4
 - Asclepias subulata*
desert milkweed 5 gallon 5
 - Euphorbia antisiphilitica*
candelilla 5 gallon 28
 - Yucca rupicola*
twisted leaf yucca 5 gallon 43
 - Setcreasea pallida*
purple heart 1 gallon 7
 - Hesperaloe parviflora*
giant hesperaloe 5 gallon 19
 - Lophoceros schotti*
totem pole cactus 15 gallon 6
 - Agave weberi*
weber agave 5 gallon 1

GROUND COVER MATERIAL LEGEND

Furnish and install all material per plans, details, and specs.

- Decorative rock 01**
- type: screened rock
 - size: 1/2"
 - color: table mesa brown - pioneer materials
 - depth: 2"
 - notes: install in all landscape planting areas as indicated on plans
- Decorative rock 02 - Outdoor patio**
- type: stabilized decomposed granite
 - size: 1/4" minus
 - color: palomino gold
 - depth: 3"
 - notes: stabilizer solutions stabilizer® w/ 15lbs of stabilizer® per ton of aggregate
- Decorative rock 03 - Rip Rap**
- type: rip rap
 - size: 3-6"
 - color: santa fe brown
 - depth: 6"
 - notes: refer to civil paving plans, details and specifications

PARKING TREE REQUIREMENTS

Parking spaces provided	7
Trees required	2
Trees provided	2

LANDSCAPE BORDER REQUIREMENTS

North	South
10' street border @ 234'	no landscape border required
trees required 7	
trees provided 10	
West	East (Tucson Blvd.)
10' street border @ 81'	10' street border @ 81'
trees required 3	trees provided 3
trees provided 3	60" screen wall
trees required 5	trees provided 5

Refer to specifications for additional information on policies, performances, and products.

CITY OF TUCSON RIGHT-OF-WAY NOTES:

- City of Tucson Department of Transportation and Mobility Standard Notes for Planting in ROW
- It is the owner's responsibility to keep the Sight Visibility Triangles (SVT), and the pedestrian access area clear of vegetation at all times, per Unified Development Code (UDC) Technical Standards Manual Sections 5.01.7 and 10-01.5.
- It is the owner responsibility to keep a 5' wide by 7' tall clear pedestrian access open across the entire property. It is the owner responsible to keep vegetation from growing past the curb line clear, and keep a 15' high clear zone over the travel lane.
- Final plant locations must be in compliance with all utility setback requirements.
- The owner understands that if the City of Tucson Department of Transportation and Mobility or any utility company needs to work within the ROW in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
- The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property. (excluding water meter)
- Contractor to obtain a Right Of Way permit prior to construction within the right-of-way.

GENERAL LANDSCAPING NOTES:

- The Landscape Architect, or his representative, reserve the right to refuse any plant materials he deems unacceptable. (see specifications)
- For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
- The Landscape Architect is to approve any and all substitutions.
- Plant list quantities are provided for contractor's convenience only. Plants take precedence.
- Exposed soil in planters shall be raked and free from rocks, roots, weeds, etc.
- Finished grade in decorative rock areas shall be 1" below adjacent header board, paving, curbing, etc.
- 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.
- Ground cover and/or decorative rock shall extend under shrubs unless noted.
- After all work is completed, the contractor shall remove all materials not incorporated in the scope of work from the job site.
- 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.
- All earthwork is to be done so that all water drains away from all structures.
- All underground utilities are to be located before digging.
- All plant material to be guaranteed for a period of one (1) year after final acceptance.
- 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.
- In the event of major discrepancies between the plans and field conditions, contractor shall notify the Landscape Architect immediately. Allow a minimum of forty-eight (48) hours between notification of Landscape Architect and proceeding with construction of irrigation system.
- 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 the Landscape Architect prior to any planting.
- 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 Landscape Architect in writing.
- 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.
- Final plant locations must be in compliance with all utility setback requirements.
- Sleeve all pipes and wires under paved areas including streets and sidewalks.
- Irrigation lines are shown schematically; locate all lines in un-paved areas.
- Locate all lines within the property line when possible.
- The general contractor (gc) takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The landscape and irrigation shall be installed per

the associated specifications.

- All site contouring and finish grading shall be completed and accepted by the landscape contractor and Landscape Architect prior to start of irrigation.
- Area square footages are for agency review and use only, not for contractor take-offs or quantity use.
- 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.
- It is the owners responsibility to keep the sight visibility triangles (svt), and the pedestrian access area clear of vegetation at all times, per udc section.
- The owner understands that if the City of Tucson transportation department or any utility company needs to work within the row in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
- The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The only private irrigation equipment that is allowed within the row are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property (excluding water meter).
- The property owner shall replace dead or missing vegetation within 14 days to ensure full compliance with approved landscape plans.
- 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.



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DP19-0315
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