

LEGAL DESCRIPTION
SOUTH 200' OF EAST 480', BLOCK 4
OF INDUSTRIAL ADDITION (BK. 8, PG. 9)

PROJECT ADDRESS
941 E. 19th STREET
TUCSON, ARIZONA 85719
LEGAL DESCRIPTION: INDUSTRIAL
S200' E480' BLK4
PARCEL NO. 124-15-0330

DEVELOPMENT DATA

1. PARKING CALCULATIONS (PHASE I):
AS PER CITY OF TUCSON LAND USE CODE

MOTOR VEHICLE:

WHOLESALE KITCHEN AREA: 2,271 SF/2000 = 1.1
OFFICE AREA: 3,143 SF/300 = 10.5
STORAGE AREA: 3,874 SF/5000 = 0.8

FOOD SERVICE AREA: 2,002 SF/100 = 20.0
TERRACE AREA: 907 SF/100 = 9.0
OFFICE AREA: 371 SF/300 = 1.2
STORAGE AREA: 96 SF/5000 = 0.1

TOTAL SPACES REQUIRED = 42.7
STANDARD SPACES PROVIDED = 48
H.C. SPACES PROVIDED = 2
TOTAL PARKING SPACES PROVIDED = 50

BICYCLE (SHORT TERM):
1 SPACE PER 2,000 SF GFA = 13,797/2,000 = 7

BICYCLE (LONG TERM):
MIN. 2 SPACES REQUIRED = 2

BUILDING DATA

COMMISSARY FLOOR AREA (EXISTING BUILDING)

WHOLESALE KITCHEN AREA = 2,271 SF
OFFICE AREA = 3,143 SF
STORAGE AREA = 3,874 SF

RESTAURANT FLOOR AREA (BUILDING ADDITION)

RESTAURANT AREA = 2,002 SF
COMMERCIAL KITCHEN AREA = 1,133 SF
OFFICE AREA = 371 SF
STORAGE AREA = 96 SF

[A] = TOTAL EXISTING BUILDING = 9,288 SF
[B] = TOTAL BUILDING ADDITION = 3,602 SF
[C] = COVERED PORCH ADDITION = 907 SF

4,509 SF (48.5% OF EXIST. CONSTRUCTION)

TOTAL BUILDING AREA = 13,797 SF

SITE DATA

SITE AREA = 96,000 SF OR 2.2 ACRES

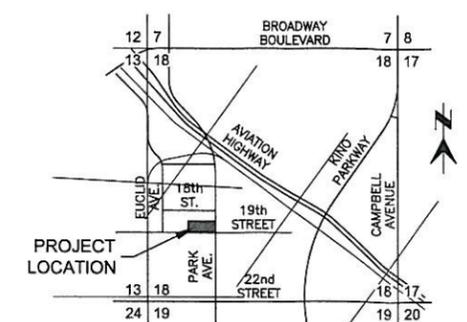
LANDSCAPE BUFFERS NORTH EAST SOUTH WEST

BUFFER REQUIRED:	0'	0'	10'	0'
BUFFER PROVIDED:	0'	7'	VARIES	0'

SETBACKS NORTH EAST SOUTH WEST

ADJACENT ZONES:	I-1	R/W	I-1 I-1
SETBACK REQUIRED:	0	21' OR H**	0
SETBACK PROVIDED:	N/A	N/A	N/A

* MEASURED FROM OUTSIDE EDGE OF NEAREST TRAVEL LANE
** MEASURED FROM BACK OF EXISTING CURB



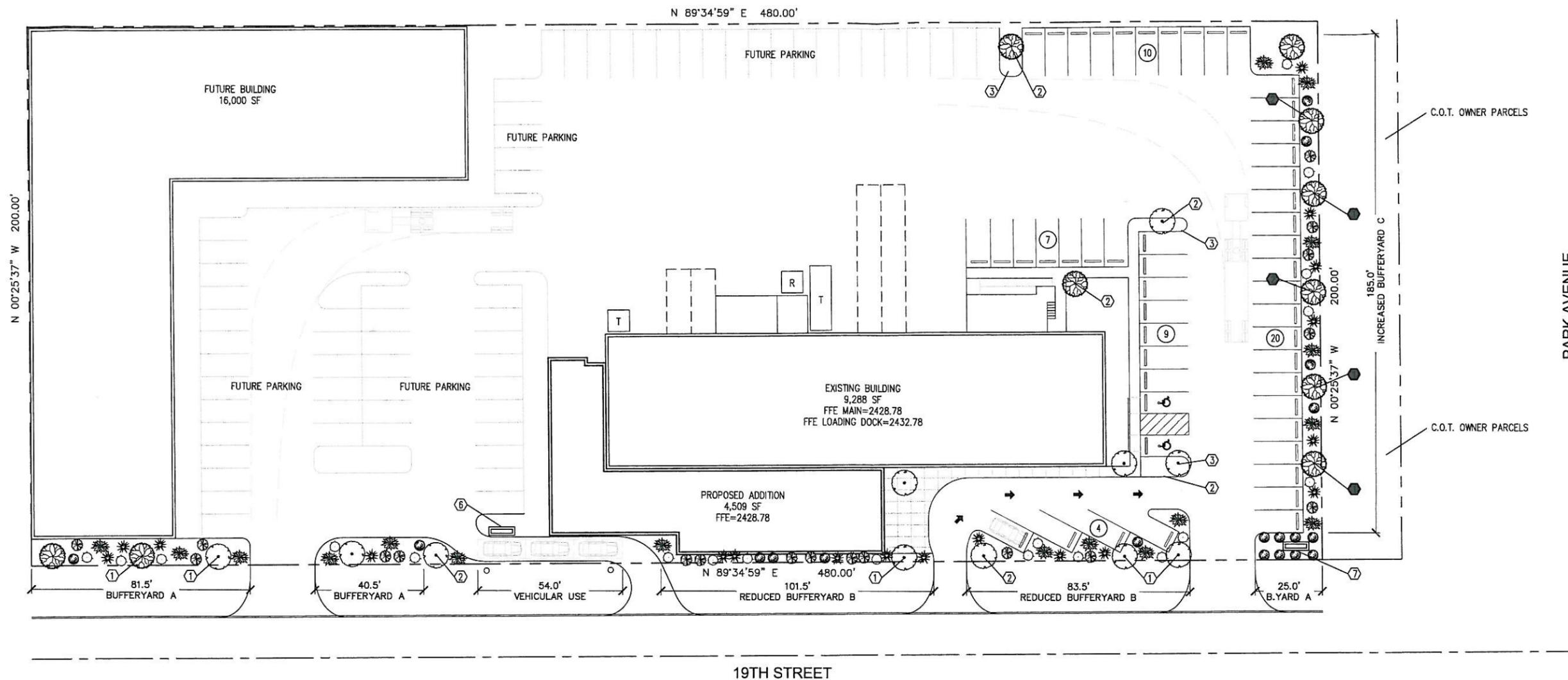
DP16-0196

architecture + interiors **FORS**

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ARCHITECTURAL SITE ZONING PLAN
FOR
BK RESTAURANT COMMISSARY
PORTION OF SECTION 18, T-14-S, R-14-E,
GILA & SALT RIVER MERIDIAN
CITY OF TUCSON, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE	DRWN BY	S.W.S.	DATE	03/30/2017
			DSGN BY	J.A.S.	JOB NO.	
			CHKD BY	J.A.S.	SCALE: H: 1"=20'	V: N/A



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KEYNOTES

- REQUIRED BUFFERYARD TREES- 30' CANOPY
- REQUIRED PARKING LOT TREES- 30' CANOPY
- ALL LANDSCAPE AREAS TO BE RECESSED FOR WATER HARVESTING AND TO RECEIVE 2" LAYER OF DECOMPOSED GRANITE AT SLOPED SIDES- LIGHT DESERTY TAN COLOR BOTTOMS OF WATER HARVESTING AREAS- SEE DEVELOPMENT PLANS FOR MORE INFORMATION
- CONTINUE DECOMPOSED GRANITE TO EXISTING SIDEWALKS AND ALL INTERIOR PARKING ISLANDS
- NEW CONCRETE CURB- SEE SITE PLAN
- DRIVE-THRU SIGN
- MONUMENT SIGN

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA 'A+B+C' 3,320 S.F. REQUIRED (AT 50%)

18 X 19.6 = 353	● BAMBOO MUHLI
18 X 12.6 = 227	● YELLOW LANTANNA
18 X 19.6 = 353	● GOPHER PLANT
18 X 28.2 = 508	● OCTOPUS AGAVE
18 X 12.6 = 227	● BEAR GRASS

TOTAL = 1,668 S.F. PROVIDED

LANDSCAPE REQUIREMENTS

- TREES:** STREET BORDER- 332 LINEAL FT. (EXCLUDING DRIVEWAYS AND DRIVE-THRU)
 332' DIVIDED BY 33' = 10
 10 TREES REQUIRED
- TOTAL TREES REQUIRED: 10
 TOTAL TREES PROVIDED: 10
- SHRUBS AND G.C.** STREET BORDERS= 3320 SQ.FT. DIVIDED BY 2 (50% COVERAGE)= 1660 SQ.FT. REQUIRED COVERAGE SEE CALCULATIONS LEFT
- TREES:** PARKING- 1 TREE PER EVERY 4 PARKING SPACES
 REQUIRED: 43 DIVIDED BY 4= 11
 PROVIDED: 11
- TREES:** SOUTH BOUNDARY:
 REQUIRED- 332÷33=10.06=10
 PROVIDED- 5
- EAST BOUNDARY:
 REQUIRED- 0
 PROVIDED- 5

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QUANTITY	TOTAL
●	PROSOPIS CHILENSIS CHILEAN MESQUITE 1" MIN. TRUNK DIA.	15 - GAL.	10	21
	PARKINSONIA (CERCIDIUM) HYBRID DESERT MUSEUM PALO VERDE 1" MIN. TRUNK DIA.	15 - GAL.	11	
●	AGAVE VILMORINIANA OCTOPUS AGAVE MIN. 24" DIAMETER	5 - GAL.	18	54
	EUPHORBIA RIGIDA GOPHER PLANT MIN. 24" DIAMETER- 30" IN HEIGHT	5 - GAL.	18	
●	MUHLENBERGIA DUMOSA BAMBOO MUHLI MIN. 24" DIAMETER - 30" IN HEIGHT	5 - GAL.	18	36
	VERBENACEAE YELLOW LANTANNA	1 - GAL.	18	
●	NOLINA MICROCARPA BEAR GRASS	1 - GAL.	18	

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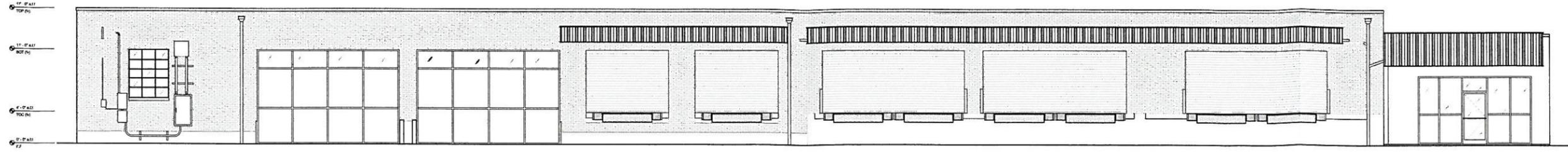
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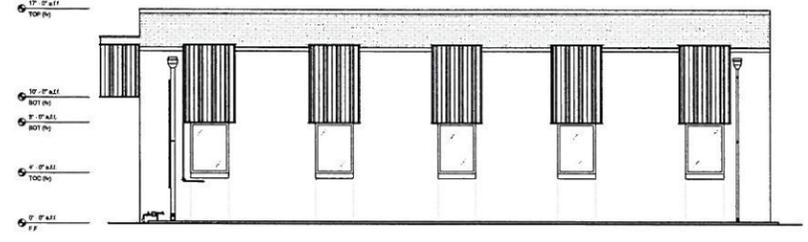
existing
elevations
3/16" = 1'-0"

preliminary not
for construction
03.30.2017

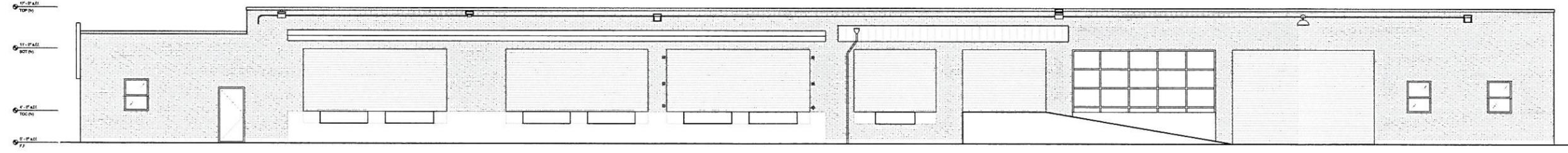
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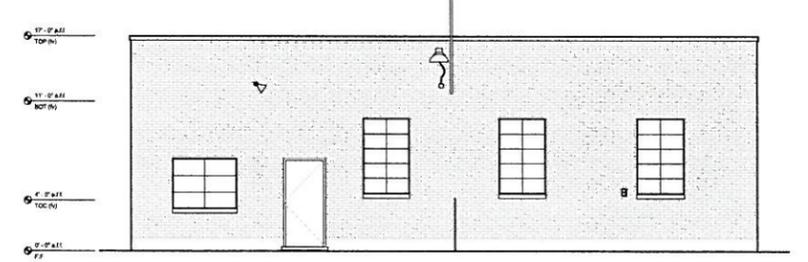
1 north elevation



2 east elevation



3 south elevation



4 west elevation