

OPUS / 4TH AVENUE MIXED-USE





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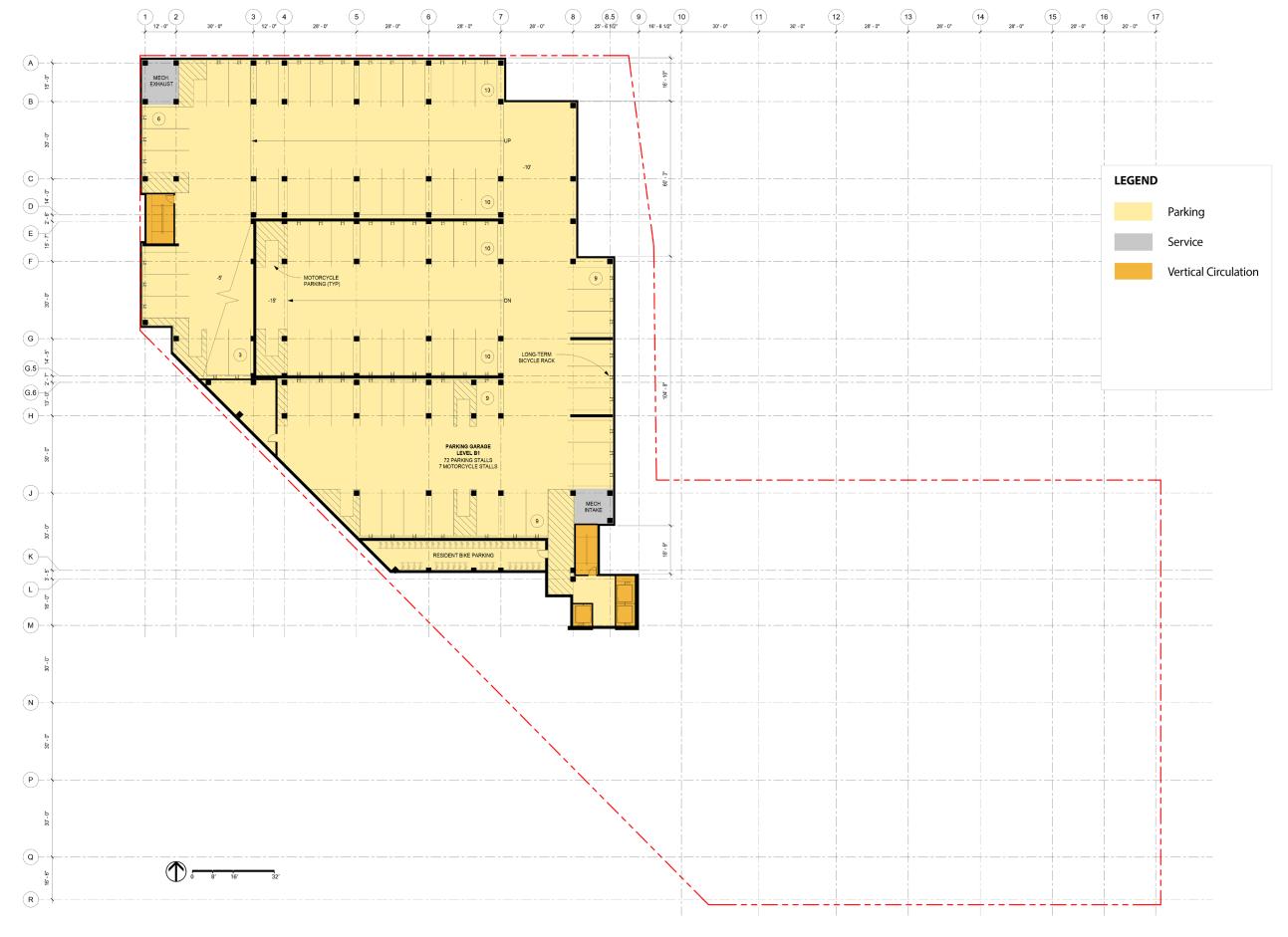








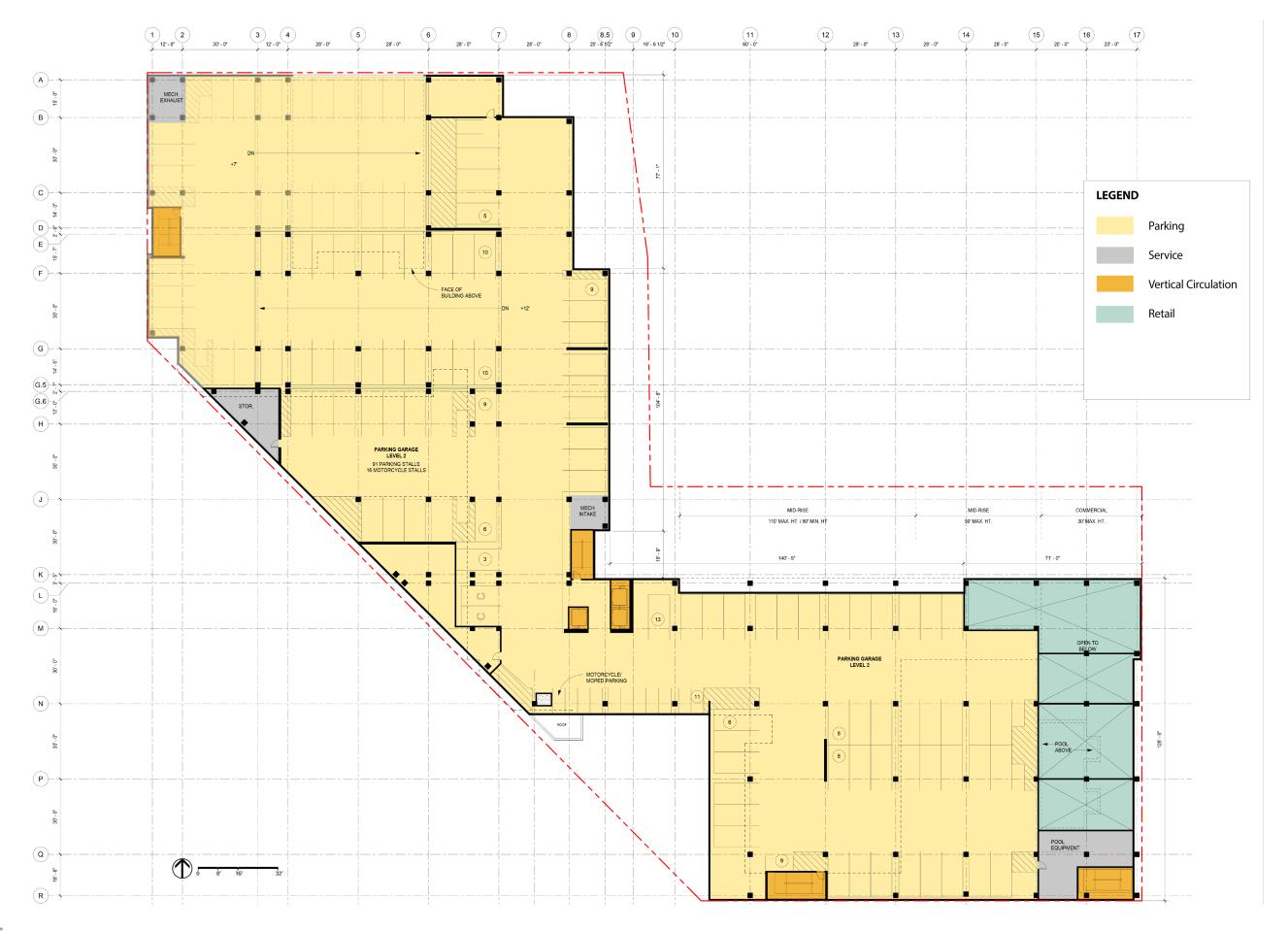
















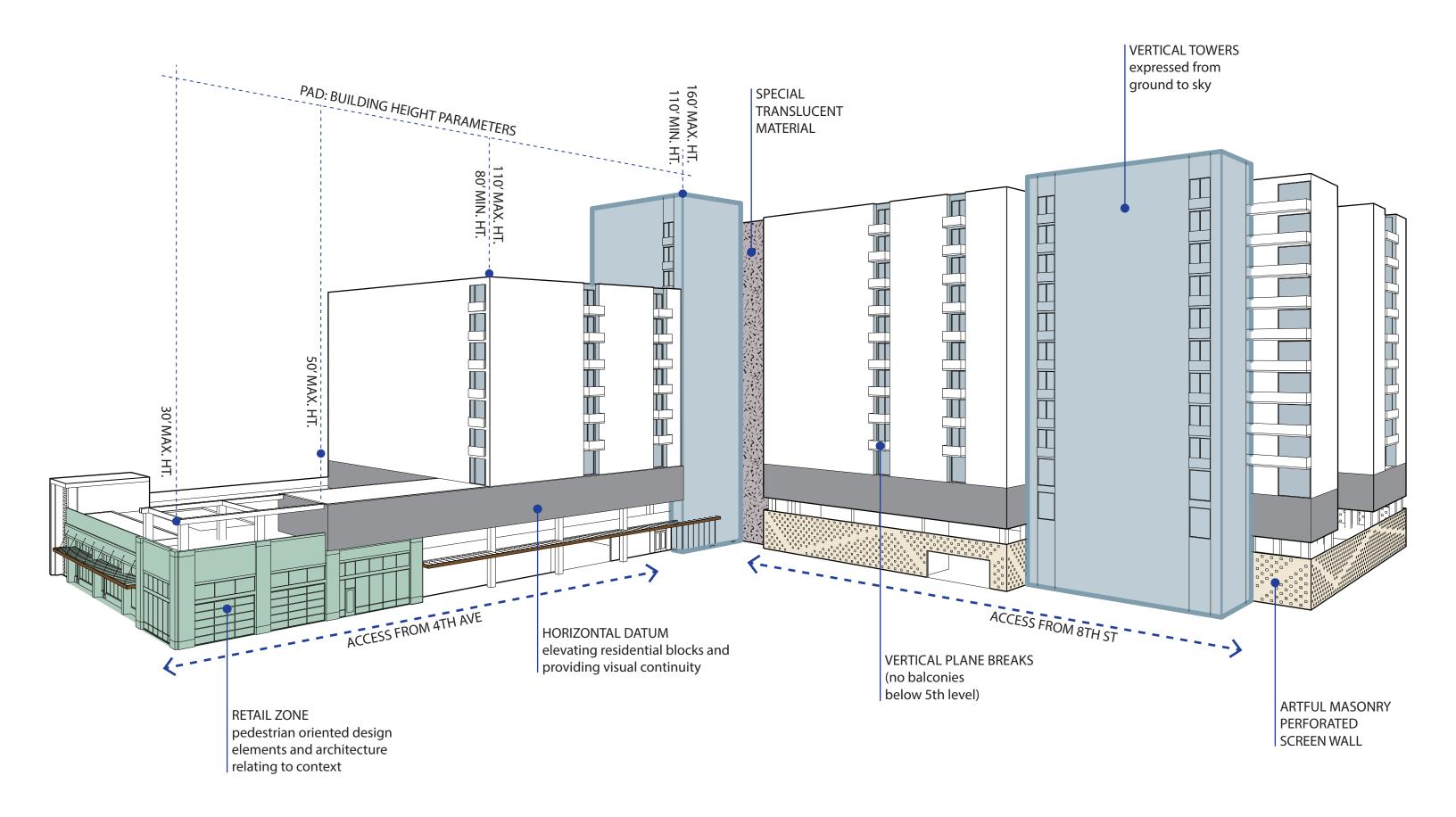




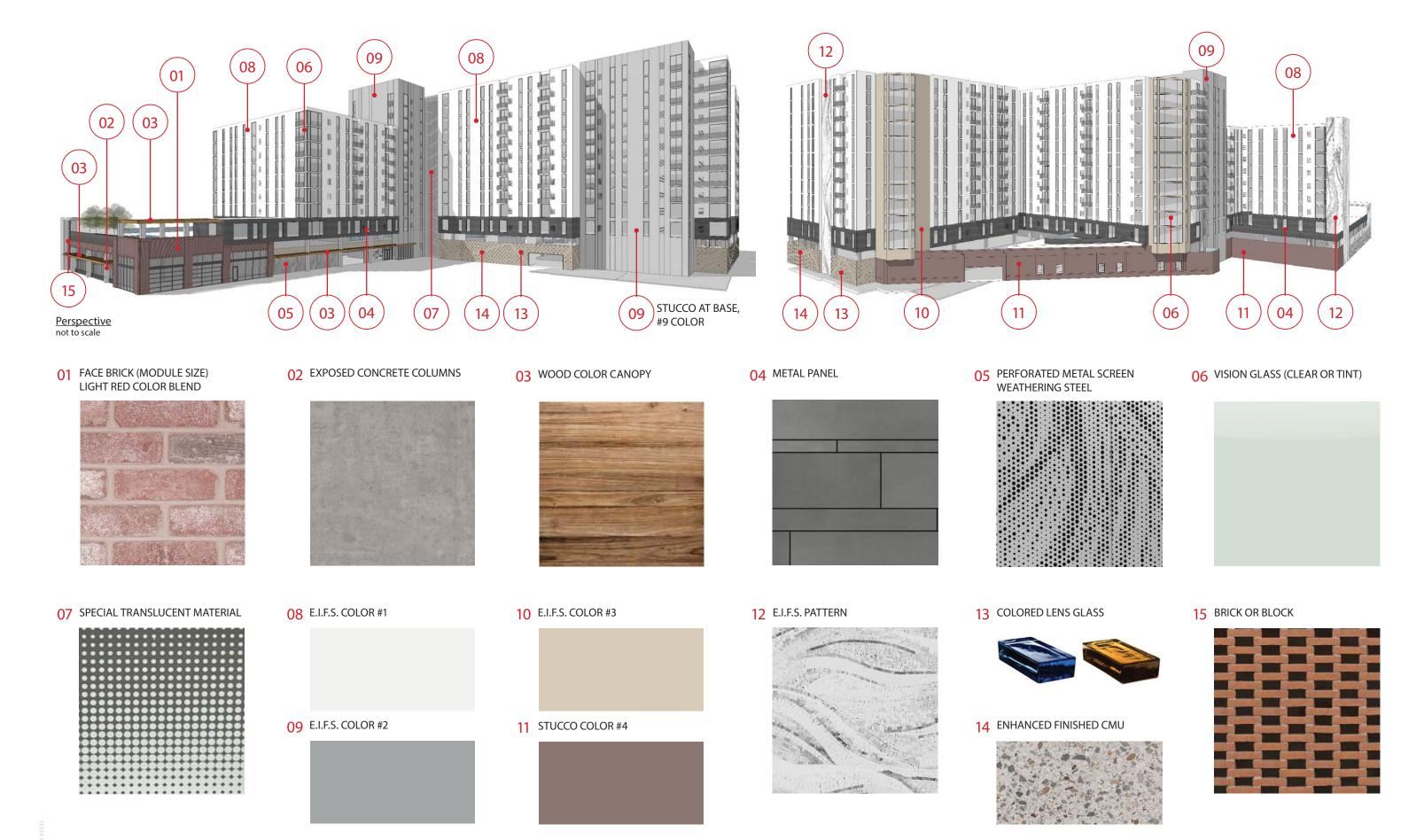












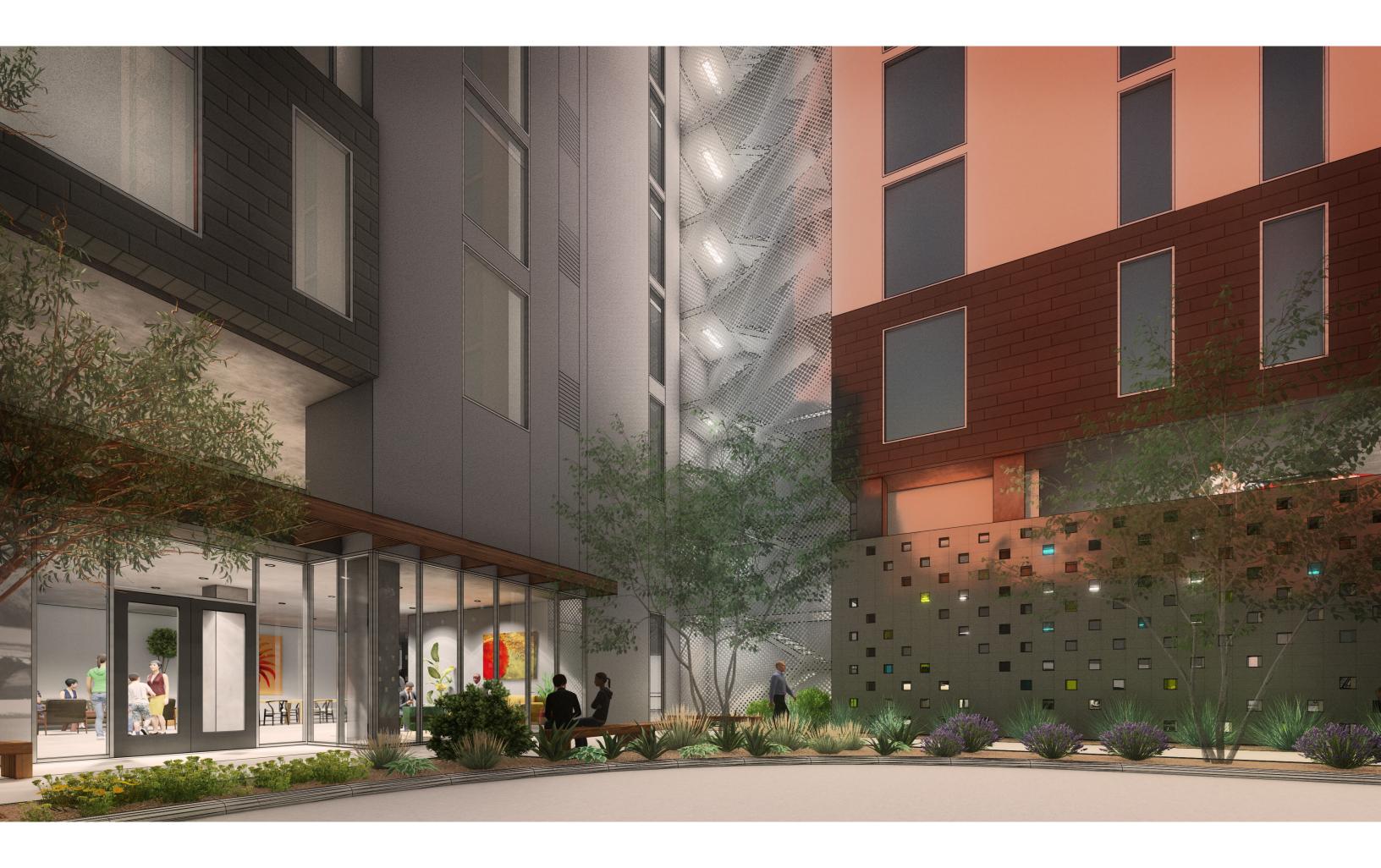






















1) Concept East Elevation







ALL MECHANICAL GRILLES & VENTS ARE TO BE PAINTED TO MATCH ADJACENT MATERIAL.
ALL LIVING AREAS TO HAVE OPERABLE SLIDING DOOR AT BALCONY, IF NO BALCONY, OF PROVIDE OPERABLE WINDOW.
PROVIDE ALETERNATE FOR OPERABLE WINDOW IN EACH BEDROOM.
PROVIDE ALETERNATE FOR OPERABLE WINDOW IN THE W



- OPERABLE WINDOW.
 PROVIDE ALETERNATE FOR OPERABLE WINDOW IN EACH BEDROOM.
 PROVIDE CLERESTORY GLAZING IN ONE BEDROOM UNITS. (IN BOARD BEDROOM, 4 PER FLOOR).

- MALTERIAL LEGENU

 10. LIGHT RED BRICK BLEND

 10. EMPOSED CONCRETE COLUMNS

 10. WOOD COLOR CANOPY

 10. METAL PANEL

 10. PERFORATEO METAL SCREEN WEATHERING STEEL

 10. VISION GLASS

 10. SPECIAL TRANSLUCENT MATERIAL

 10. ELIFS. COLOR #2

 10. ELIFS. COLOR #2

 11. STUCCO COLOR #4

 11. STUCCO COLOR #4

- 12. E.I.F.S. PATTERN 13. COLORED LENS GLASS
- 14. ENHANCED FINISH CMU 15. BRICK OR BLOCK SOLAR SCREEN 16. PAINTED WALL GRAPHIC

1 Concept West Elevation





















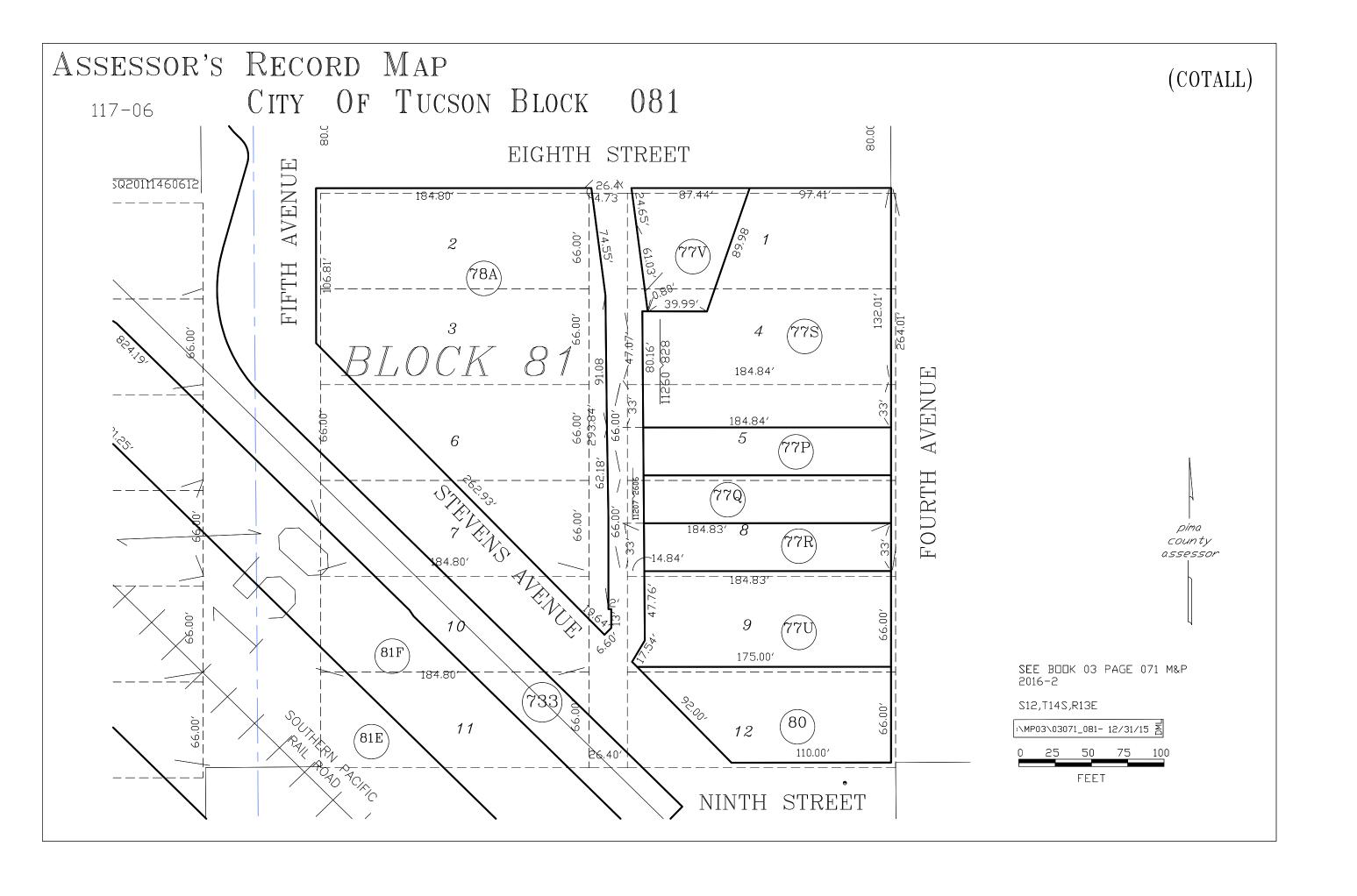












PERMITTING NOTES

- 1. EXISTING ZONING IS PAD-33.
- 2. EXISTING USE OF PROPERTY IS FOOD SERVICE AND ALCOHOLIC BEVERAGE SALES.
- 3. PROPOSED USE OF PROPERTY IS COMMERCIAL USE GROUP-ALCOHOLIC BEVERAGE SALES. FOOD SERVICE, RETAIL USE GENERAL MERCHANDISE (4,587 SF), PARKING (110,336 SF) & RESIDENTIAL MULTIFAMILY DWELLING (376,784, 323 UNITS, 748 BEDS).
- 4. GROSS BUILDING AREA = 494,361 S.F., FOOTPRINT AREA = 57,200 S.F.
- 5. THE GROSS AREA OF THE SITE IS 72,775.9 S.F., 1.67 AC. (AFTER RIGHT OF WAY PURCHASE). THE AREA OF DISTURBANCE IS 84.407 S.F., 1.94 AC.
- 6. TOTAL NUMBER OF LOTS IS 1 (AFTER LOT COMBINATION).
- 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 FLOOD OR
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.
- 9. 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.
- 10. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- 11. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY FOR DRAINAGE STRUCTURES.
- 12. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER.
- 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 REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING
- 14. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF PROPERTY OWNER.
- 15. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
- 16. ALL PROPOSED WORK IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY EXCAVATION PERMIT OR A PRIVATE IMPROVEMENT AGREEMENT. CONTACT RICHARD LEIGH OF THE TRANSPORTATION DEPARTMENT PERMIT CODES AT 791-5100 FOR ADDITIONAL INFORMATION.
- 17. THIS PROJECT IS DESIGNED TO MEET THE SETBACKS THAT ARE PROPOSED AND APPROVED THROUGH THE MDR APPROVAL THROUGH THE IID SUBMITTAL.
- 18. THIS PROJECT WILL OBTAIN A PERMIT USING AN MDR FOR THE DOWNTOWN INFILL INCENTIVE DISTRICT
- 19. PROPOSED MONUMENT SIGNS SHALL BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
- 20. PRIOR TO PERFORMING ANY WORK WITHIN 10' OF THE SUN LINK STREETCAR RAILS, SUB-STATIONS, POLES AND OVERHEAD LINES OR STATION STOPS THE CONTRACTOR SHALL OBTAIN A SUN LINK TRACK ACCESS PERMIT. CONTRACTOR ALSO RESPONSIBLE FOR ADHERING TO THE SUN LINK STREETCAR STANDARD OPERATING PROCEDURES.
- 21. THE CURRENT AND FUTURE OWNERS OF BUILDINGS A AND B (INCLUDING TENANTS), SHALL SHARE THE LOADING ZONE AND TRASH PICK UP AREAS IN A MANNER THAT SHALL NOT UNREASONABLY INTERFERE WITH THE USE OF THESE AREAS BY THE OTHER BUILDING OWNER OR GENERAL PUBLIC.

SOLID WASTE / RECYCLING

- WASTE STREAM CALCULATIONS (EXCLUDES PARKING, COMMON AREAS & MECHANICAL):
- A. USE: FOOD RETAIL/MULTI FAMILY (0.0057 TONS/SF, TOTAL SF = 309,820 SF)
- 0.0057 TONS/SF X 309820 SF = 1766 TONS/YEARB. SIZE & COLLECTION FREQUENCY
 - 1766 TONS/YEAR / 52 WKS/YEAR = 34 TONS/WK 34 TONS/WK X 2000 LBS/TON = 67922 LBS/WK
- 67922 LBS/WK / 3 LBS/GAL = 22641 GAL/WK (TOTAL WASTE)
- 22641 GAL/WK / 201.97 GAL/CUBIC YARD = 112.1 CUBIC YARDS (TOTAL WASTE) REFUSE = 50% OF TOTAL WASTE
- 0.50 (22641 GAL/WK) = 11320.4 GAL/WK
- 11320.4 GAL/WK / 201.97 GAL/CUBIC YARD = 56 CUBIC YARDS
- RECYCLE = 50% OF TOTAL WASTE
 - 0.50 (22641 GAL/WK) = 11320.4 GAL/WK

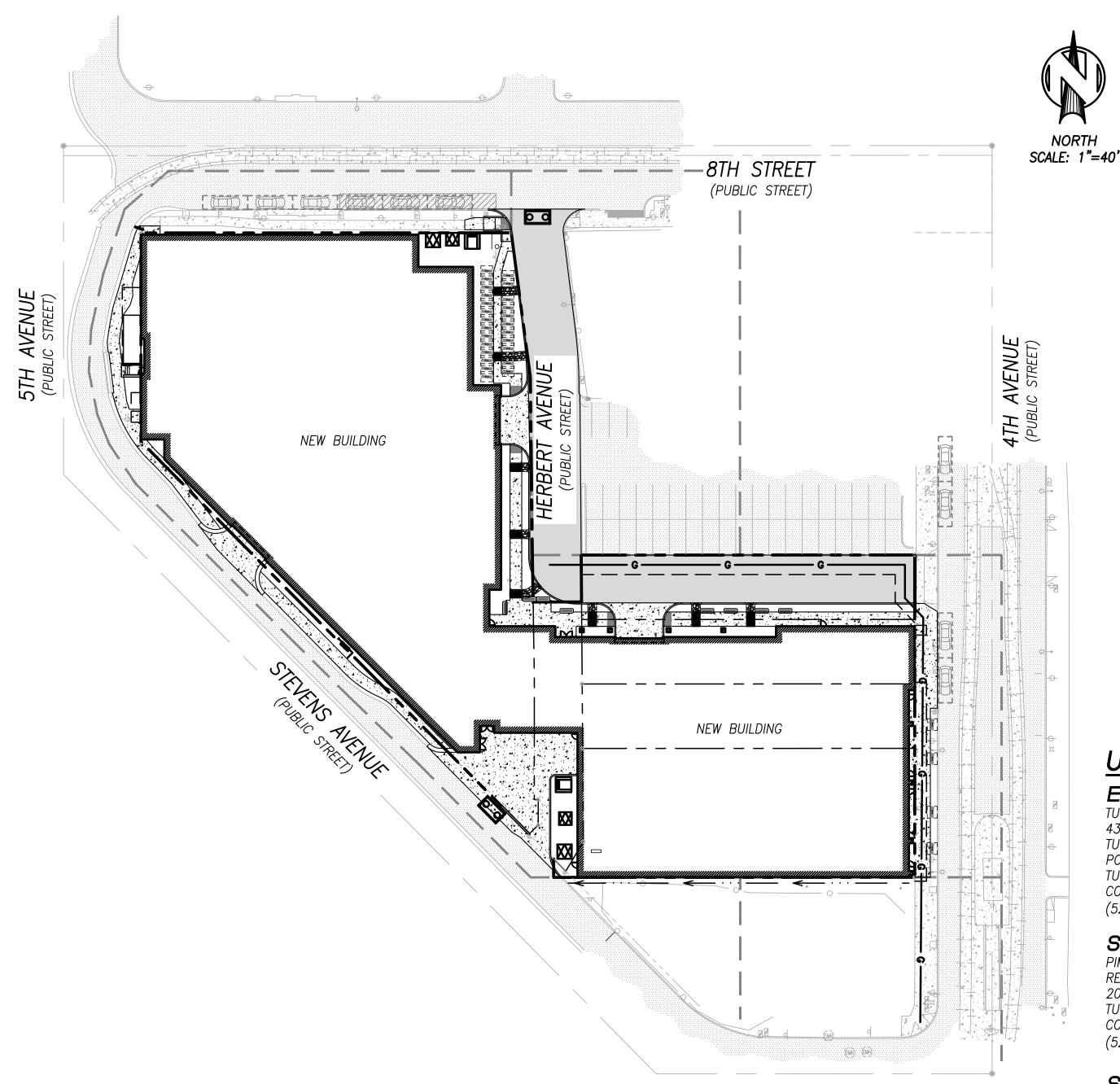
11320.4 GAL/WK / 201.97 GAL/CUBIC YARD = 56 CUBIC YARDS

COLLECTION: THREE-4 CUBIC YARD WASTE & THREE-4 CUBIC YARD RECYCLING ROLLING METAL CONTAINERS SHALL BE COLLECTED FIVE DAYS PER WEEK.

ON THE DAYS OF SOLID WASTE AND RECYCLE SERVICE COLLECTION THE BUILDING OWNERS FACILITY MAINTENANCE PERSONNEL SHALL BE RESPONSIBLE FOR POSITIONING THE SOLID WASTE AND RECYCLE CONTAINERS ADJACENT TO THE PUBLIC ALLEY TRASH STAGING AREA, FOR SERVICE VEHICLES TO SEE THE CONTAINERS TO BE SERVICED. FACILITY MAINTENANCE PERSONNEL SHALL ROLL THE CONTAINERS OUT INTO THE ALLEY FOR SERVICING WHEN THE TRUCK ARRIVES, AND SHALL ROLL THE CONTAINERS BACK IN THE BUILDING AFTER SERVICING.

DEVELOPMENT PACKAGE FOR PARTNERS ON FOURTH PAD

213 N. 4TH AVE., TUCSON AZ 85705



REFERENCE SITE PLAN

VEHICULAR PARKING CALCULATIONS

	REQUIRED	PROVIDED
RESIDENTIAL	323 (1 SPACE / UNIT)	226
RETAIL	35 MIN. (PER PAD)	32
TOTAL PARKING	358	261*
ACCESSIBLE	7	8
VAN ACCESSIBLE	2	8
COMPACT SPACES		4 (1.53%)
<u>LOADING ZONE</u>		
HERBERT ACCESS	1	1(12X24 MIN.)
*NOTE: PROVIDED PARKING IS	S LESS THAN REQUIRED	BY P.A.D. AS PER

THE IPP AS ALLOWED BY III.3.D.(2).(d) OF THE P.A.D.

BICYCLE PARKING CALCULATIONS

	REQUIRED	PROVIDED
<u>SHORT TERM</u>		
RESIDENTIAL	75(0.1/BEDROOM)	75*
COMMERCIAL	2(1 / 2000 GFA)	8
*(50 OUTSIDE & 25 WITHIN BUILDING BIKE ROOMS) <u>LONG TERM</u>		
RESIDENTIAL	374(0.5/BEDROOM)	374
COMMERCIAL	2(1 / 12000 GFA)	2
321 LONG TERM SPACES LOCA PARKING PLANS), 55 SPACES		•

AND ON WALL HUNG RACKS ON BASEMENT LEVEL BEHIND PARKING

<u> </u>	
1 - C1.0	COVER SHEET
2 - C1.1	NOTES & LEGEND
3 - C2.0	DEMOLITION PLAN
4 - C3.0	SITE PLAN
5 - C3.1	PARKING PLAN - LEVEL B1
6 - C3.2	PARKING PLAN — LEVEL 1
7 – <i>C3.3</i>	PARKING PLAN — LEVEL 2
8 - C4.0	GRADING PLAN
9 - C5.0	PRIVATE UTILITY PLAN
10 - C6.0	DETAILS
11 - C6.1	CONCRETE PAVING PLAN
12 - C7.0	HORIZONTAL CONTROL PLAN
13 - C8.0	STORM WATER POLLUTION
	PREVENTION PLAN (SWPPP)
14 – L1	LANDSCAPE SITE PLAN
15 – L2	LANDSCAPE PLAN

IRRIGATION SITE PLAN

IRRIGATION DETAILS

GRENIER ENGINEERING. INC. CONTACT : JASON MORSE. P.E. ADDRESS: 6300 E. EL DORADO PLAZA, SUITE A120, TUCSON, AZ 85715

: (520) 326-7508

LANDSCAPE ARCHITECT

WATER:

DEPARTMENT

CITY OF TUCSON WATER

310 W. ALAMEDA STREET

CONTACT FREDRICK COY

(520) 837-2216 PHONE

NATURAL GAS:

3401 E. GAS ROAD

TUCSON, AZ 85714

SOUTHWEST GAS CORPORATION

CONTACT BRAD STENINGER

(520) 247-0724 PHONE

TUCSON, AZ 85701

CHRIS WINTERS & ASSOCIATES CONTACT : CHRIS WINTERS

ADDRESS: 502 W. ROOSEVELT PHOENIX. AZ 85003

: (602) 955-8088 : cw@cwadesign.com

ELECTRIC:

TUCSON ELECTRIC POWER COMPANY 4350 E. IRVINGTON ROAD TUCSON, AZ 85714 PO BOX 711 MAIL STOP DB102 TUCSON AZ 85702 CONTACT MIKE KAISER

SEWER:

RECLAMATION DEPARTMENT 201 N. STONE AVE. 8TH FLOOR TUCSON, AZ 85701 CONTACT MARY HAMILTON (520) 740-6641 PHONE

STORM SEWER: SERVICES DEPARTMENT

SHEET INDEX

<u> </u>	
1 - C1.0	COVER SHEET
2 - C1.1	NOTES & LEGEND
3 - C2.0	DEMOLITION PLAN
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5 – <i>C3.1</i>	PARKING PLAN — LEVEL B1
6 – <i>C3.2</i>	PARKING PLAN — LEVEL 1
7 – <i>C3.3</i>	PARKING PLAN — LEVEL 2
8 - C4.0	GRADING PLAN
9 <i>- C5.0</i>	PRIVATE UTILITY PLAN
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15 – L2	LANDSCAPE PLAN

IRRIGATION PLAN LANDSCAPE DETAILS 3RD FLOOR LANDSCAPE PLAN

CIVIL ENGINEER

PHONE : (520) 326-7082 : jmorse@greniereng.com

ARCHITECT + DEVELOPER

LOCATION MAP

A PORTION OF THE SECTION 12, T-14-S,

PARTNERS ON FOURTH INV. LLC

ADDRESS: 6700 N. ORACLE ROAD, STE. 504

TUCSON, AZ 85704

: ilinvestments@aol.com

: (520) 884–8843

R-13-E, GILA AND SALT RIVER MERIDIAN, PIMA

SCALE: 3" = 1 MILE

COUNTY. ARIZONA

CONTACT : TOM WARNE

OWNER

THE OPUS GROUP

THIS PROJECT

CONTACT : DEAN NEWINS & BRETT L. HOPPER ADDRESS: 2425 E. CAMELBACK RD., SUITE 220

PHOENIX, AZ 85016

: (602) 648-5074 : brett.hopper@opus-group.com

: dean.newins@opus-group.com

UTILITY CONTACTS

(520) 918-8244 PHONE

PIMA COUNTY REGIONAL WASTEWATER

CITY OF TUCSON DEVELOPMENT 201 N. STONE AVE. TUCSON, AZ 85701 CONTACT ELIZABETH LEIBOLD (520) 791-4371 PHONE



Gall 811 or eliek Arizona811.com

DP19-XXXX

COT ADMINISTRATIVE ADDRESS 213 N. 4TH AVE TUCSON, AZ 85705 REF NO'S.:C9-18-01

C.O.T. APPROVAL STAMP

Description JASON RAY GRENIER g MORSE, Engineering, Inc. Structural & Civil Engineering Consultants 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 AR/JM Phone: 520.326.7082 ~ Fax: 520.326.7508

COVER SHEET

DEVELOPMENT PACKAGE FOR PARTNERS ON FOURTH PAD

ALL THOSE PTS LOT 2, 3, 6-10 LYG NE OF STEVENS AVE & PT ABAND ALLEY BLK 81 SECTION 12, T14S, R13E, G&SRM, PIMA COUNTY, AZ

Sheet 1 of 20

ale Vt: N/A Hz:AS NOT

Sheet Number:

hecked By:

GENERAL NOTES

- ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA ASSOCIATION OF GOVERNMENTS DETAILS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (P.A.G. S.S.P.I.), LATEST EDITION AND ANY AMENDMENTS THERETO.
- 2. A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES, HAS BEEN PREPARED FOR THIS PROJECT BY SPEEDIE AND ASSOCIATES; PROJECT NUMBER 182112ST, DATED SEPTEMBER 30. 2019. EARTHWORK AND PAVING SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT.
- BOUNDARY. SURVEY DATA. AND EXISTING IMPROVEMENTS SHOWN ON PLAN ARE PER SURVEY PREPARED BY SURVEY INNOVATION GROUP, INC., 22425 N. 16TH ST. SUITE 1, PHOENIX, AZ 85024, AND SEALED BY ERIC L. SOSTROM, RLS NO. 41894, DATED 11/10/2018. GRENIER ENGINEERING, INC. ASSUMES SAID BOUNDARY, TOPO AND OTHER INFORMATION SHOWN ON SAID PLAN TO BE CORRECT AND ACCURATE FOR DESIGN, DEVELOPMENT AND ALL OTHER PURPOSES, HAS RELIED THEREON AND ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN THE PLAN BEARINGS, DISTANCES AND QUANTITIES CALCULATED FROM THIS TOPO AND THE FINAL CONSTRUCTION QUANTITIES OR DISTANCES OR BEARINGS, INCLUDING, WITHOUT LIMITATION, ANY OWNER/CONTRACTOR OR PAYMENT DISPUTES CREATED AS A RESULT OF THESE DISCREPANCIES.
- 4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE SURVEYOR PROVIDING THE CONSTRUCTION LAYOUT TO VERIFY THE BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OBSERVED. SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT, THE ENGINEER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- 6. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- CONTRACTOR SHALL CALL BLUE STAKE (ARIZONA 811) TO VERIFY LOCATION OF ALL UTILITIES A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL, AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT. AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED BY THE CONTRACTOR. ANY UNDERGROUND PIPES, IRRIGATION LINES. IRRIGATION CONTROLS. DRAINS. STRUCTURES. OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS SHALL BE MOVED, ALTERED, OR REPAIRED BY THE CONTRACTOR WHEN ENCOUNTERED, AS DIRECTED BY THE ENGINEER, AND IS A DEFINITE PART OF THIS PROJECT.
- 10. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE/SHE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PÉRSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE/SHE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR THEIR ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED, AND SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- 11. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S), THEIR SUCCESSORS OR ASSIGNS. (AND/ORTHEIR CONTRACTOR. THEIR SUCCESSORS OR ASSIGNS AS APPLICABLE) TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC, FROM ALL NECESSARY OWNERS, PRIVATE AND/OR GOVERNMENTAL AGENCIES IN CHARGE OF PROPERTIES AND/OR RIGHTS-OF-WAY ADJACENT TO (OR NEIGHBORING) THIS PROJECT, THAT MAY BE REQUIRED TO DO ANY WORK (CONSTRUCTION, ACCESS, MODIFICATIONS, GRADING, DRAINAGE, STRUCTURES, ROADS, ETC.) ENCROACHING OF AFFECTING DIRECTLY OR INDIRECTLY ON THESE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS.
- 12. NO STRUCTURE WITHIN 30" TO 72" IN HEIGHT SHALL BE PLACED IN THE SHOWN SITE VISIBILITY TRIANGLES.
- 13. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- 14. ALL REVISIONS TO PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE CITY OF TUCSON PRIOR TO CONSTRUCTION.
- 15. THE CONTRACTOR SHALL ADHERE TO THE CONDITIONS OF THE STATE ANTIQUITIES ACT AND NOTIFY THE ARIZONA STATE MUSEUM AND THE PIMA COUNTY ARCHAEOLOGIST IN THE EVENT HUMAN REMAINS OR FUNERARY OBJECTS ARE ENCOUNTERED.
- 16. ALL CONCRETE SHALL CONFORM TO P.A.G. S.S.P.I. SECTION 1006, CLASS S, 3000-PSI COMPRESSIVE STRENGTH AT 28 DAYS. UNLESS OTHERWISE SPECIFIED.
- 17. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS,

GENERAL NOTES CONTINUED

- NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- 18. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 19. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS, INCLUDING BUT LIMITED TO: CLEARING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL. TOGETHER WITH PLACEMENT AND COMPACTION OF FILL.
- 20. THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER CERTIFY, IN WRITING, THAT ALL MATERIALS UTILIZED ON THIS DEVELOPMENT ARE IN CONFORMANCE WITH THE ACCEPTED PLANS AND SPECIFICATION. CERTIFICATIONS, IN WRITING, ARE TO BE RECEIVED BY THE ENGINEER AND ARCHITECT PRIOR TO REQUEST FOR FINAL INSPECTION.
- 21. THE CONTRACTOR SHALL CERTIFY, IN WRITING, THAT ALL IMPROVEMENTS (PRIVATE AND PUBLIC) HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC. IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS. IN WRITING. ARE TO BE RECEIVED BY THE ENGINEER AND ARCHITECT PRIOR TO REQUEST FOR FINAL INSPECTION.
- 22. ALL SIGNING AND MARKING SHALL BE PER THE TUCSON DOT SIGNING MANUAL AND PAVEMENT MARKING DESIGN MANUAL.
- 23. RETAINING WALLS MUST BE APPROVED BY CITY OF TUCSON PLANING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO CONSTRUCTION.
- 24. THE CONTRACTOR SHALL WORK AROUND EXISTING TRAFFIC SIGNS WHEN GRADING UNLESS INDICATED FOR REMOVAL AND REPLACEMENT.
- 25. DEPRESS ALL LANDSCAPE AREAS A MAXIMUM OF 6" FOR WATER HARVESTING.
- 26. THE CONTRACTOR SHALL REMOVE THE FINE MATERIALS FROM THE BOTTOM OF THE WATER HARVESTING AREAS AND SCARIFY THEIR BOTTOMS ONCE THE CONSTRUCTION ACTIVITIES ARE COMPLETED, IN ORDER TO REMOVE ANY FINE MATERIAL BUILD UP CAUSED BY CONSTRUCTION AND TO RESTORE SOIL PERCOLATION. BMP'S MAY BE INSTALLED AT THE BASIN INLET(S) TO PREVENT THE FINE MATERIAL FROM ENTERING THE BASIN.
- 27. IN THE CASE WHERE WORK EXTENDS BEYOND THE EXPIRATION OF ANY PERMIT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RENEW PERMITS.
- 28. IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN THE EXPIRATION DATE OF THE GRADING PERMIT, CONTACT PDSD TO RENEW/EXTEND THE GRADING PERMIT. IF FINAL GRADING INSPECTION HAS NOT BEEN COMPLETED BEFORE THE GRADING PERMIT EXPIRES. AND THE PERMIT HAS NOT BEEN RENEWED. ADDITIONAL FEES AND REVIEWS MAY BE REQUIRED.
- 29. ANY PROPOSED ENGINEERING WORK TO BE DONE BELOW GRADE (I.E. TOE-DOWNS, CUTOFFS, WALLS, DRAINAGE PIPES/STRUCTURES, ETC.) SHALL NOT BE BACK FILLED UNTIL PLANNING AND DEVELOPMENT SERVICES DEPARTMENT INSPECTOR INSPECTS THE WORK AND APPROVES IT.
- 30. THE CONTRACTOR IS NOT PERMITTED TO MAKE AN AUTONOMOUS DECISION TO CARRY OUT CONSTRUCTION FIELD CHANGES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND THE CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 31. CALL FOR SWPPP INSPECTION AND PRE-CONSTRUTION MEETINGS. FOR A PDSD ENGINEERING INSPECTIONS, CALL IVR (740-6970), OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT PDSD ENGINEERING 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTIONS ONLINE AT: HTTP://CMS3.TUCSONAZ.GOV/PDSD/INSPECTIONS.
- 32. THE PROJECT WILL BE IN COMPLIANCE WITH CITY OF TUCSON TECHNICAL STANDARDS MANUAL SECTION 2-01 (EXCAVATION AND GRADING).
- 33. THE APPROVED DEVELOPMENT PACKAGE PLAN IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ONSITE. A COPY OF THE APPROVED DEVELOPMENT PACKAGE, GRADING PERMIT, AND ANY GEOTECHNICAL REPORTS SHALL BE KEPT AT THE SITE AT ALL TIMES UNTIL FINAL GRADING APPROVAL. ANY REVISION TO THE GRADING PLAN MAY REQUIRE A RE-SUBMITTAL OF A REVISED GRADING PLAN FOR REVIEW. CONTACT PDSD ENGINEERING AT 791-5550 TO DISCUSS CHANGES IN GRADING DESIGN.
- 34. SEE THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN AS PART OF THIS GRADING PERMIT.
- 35. THE OWNER SHALL COORDINATE INSPECTIONS OF PRIVATE DRAINAGE FACILITIES SUCH AS ONSITE ROOF DRAINS AND SCUPPERS BY A REGISTERED CIVIL ENGINEER ANNUALLY AND AFTER MAJOR STORM EVENTS. MAINTENANCE OF ONSITE PRIVATE DRAINGE FACILITIES SHALL BE PERFORMED BY THE OWNER.
- 36. THE PERMITEE SHALL NOTIFY THE PDSD WHEN THE GRADING OPERATION IS READY FOR FINAL GRADING INSPECTION. FINAL GRADING APPROVAL SHALL NOT BE GIVEN UNTIL ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE FACILITIES AND THEIR PERMANENT PROTECTIVE DEVICES, AND ALL EROSION CONTROL MEASURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND GRADING PERMIT, AND ANY REQUIRED REPORTS HAVE BEEN SUBMITTED.
- 37. ALL PROPOSED WORK IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY EXCAVATION PERMIT OR A PRIVATE IMPROVEMENT AGREEMENT. CONTACT RICHARD LEIGH OF TRANSPORTATION DEPARTMENT PERMIT CODES AT 791-5100 FOR ADDITIONAL INFORMATION.
- 38. PRIOR TO THE CITY'S APPROVAL OF ANY CONSTRUCTION PERMIT FOR A PERMANENT BUILDING. THE PROPERTY OWNER SHALL RECORD THE AIRPORT

GENERAL NOTES CONTINUED

- DISCLOSURE STATEMENT FORM THAT DISCLOSES THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF THE TUCSON INTERNATIONAL AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY AND FURTHER CONVEYS THE RIGHT TO THE PUBLIC TO LAWFULLY USE THE AIRSPACE ABOVE THE PROPERTY. THE CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE FORM AND INSTRUCTIONS PROVIDED.
- 39. DEVELOPMENT SHALL NOT CAUSE OR POTENTIALLY AFFECT AVIATION IN THE VICINITY OF THE SITE, INCLUDING BUT NOT LIMITED TO, PHYSICAL OBSTRUCTIONS TO AIRCRAFT OPERATIONS. INTERFERENCE WITH OPERATIONS BY WAY OF ELECTRICAL STATIC, VISUAL OBSTRUCTIONS THROUGH EMISSIONS OR GLARE, AND/OR THE OPEN STORAGE OF PETROLEUM PRODUCTS, EXPLOSIVE MATERIALS. OR MATERIALS WHICH ATTRACT OR LEAD TO THE CONCENTRATION OF WILDLIFE.

GENERAL GRADING NOTES

- 1. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO GRADING.
- 2. ELEVATIONS SHOWN ON THIS PLAN ARE ELEVATIONS OF FINAL IMPROVEMENTS
- 3. CONTRACTOR SHALL EXERCISE EXTREME CARE TO MINIMIZE DAMAGE TO NATURAL GROWTH IN UNDISTURBED AREAS AND WORK WITHIN EASEMENTS AND ROADWAYS.
- 4. ALL GRADING SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
- 5. ALL OVER EXCAVATED SOILS AND OTHER DELETERIOUS MATERIALS SHALL BE PLACED ONLY AT APPROVED SITES.
- 6. BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN ±0.10 FOOT OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN ±0.10 FOOT OF FINISH SUBGRADES AS STAKED BY THE ENGINEER.
- 7. COMPACTION OF ALL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. DESIGNATION T-99, METHOD A. THOSE AREAS TO RECEIVE FILL ARE TO BE SCARIFIED TO A DEPTH OF SIX (6) INCHES, BROUGHT TO THE PROPER MOISTURE CONTENT AND COMPACTED TO THE REQUIRED DENSITY. THE AREA SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK, TEST OF FILL MATERIAL WILL BE DONE AT THE OWNER'S EXPENSE.
- 8. ALL CUT AND FILL SLOPES SHALL BE 3:1 OF FLATTER AND NO HIGHER THAN 5 FEET.
- 9. THE GRADING PLAN IS IN CONFORMANCE WITH CITY OF TUCSON TECHNICAL STANDARDS MANUAL SECTION 2-01 (EXCAVATION AND GRADING REQUIREMENTS).
- 10. STANDING WATER IN WATER HARVESTING AREAS WILL NOT BE MORE THEN 6" DEEP.
- 11. GRADES SHOWN ON PLANS HAVE BEEN TRUNCATED. ADD 2300 TO ALL SPOT

GENERAL PAVING NOTES

- 1. AGGREGATE BASE COURSE SHALL CONFORM TO P.A.G. S.S.P.I. SEC. 303.
- 2. ASPHALTIC CONCRETE SHALL CONFORM TO P.A.G. S.S.P.I. SECTION 406. MIX #2 SPECIFICATIONS.
- 3. SUBBASE MATERIAL SHALL CONFORM TO P.A.G. S.S.P.I., SECTION 203.
- 4. PAVING CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS. WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEANOUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.

- 1. USE ALL MEANS NECESSARY TO PROTECT ASPHALT CONCRETE PAVEMENT MATERIALS BEFORE, DURING AND AFTER INSTALLATION TO PROTECT THE INSTALLED WORK OF OTHER TRADES.
- 2. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST DURING THE PERFORMANCE OF WORK UNDER THIS SECTION.
- 3. ASPHALTIC CONCRETE SHALL CONFORM TO P.A.G. S.S.P.I., SECTION 406, MIX #2, UNLESS OTHERWISE SPECIFIED.
- 4. TESTS SHALL BE CONDUCTED BY AN EXPERIENCED TESTING LABORATORY EMPLOYED BY THE OWNER AND LICENSED IN THE STATE OF ARIZONA.
- 5. APPLY TACK COAT TO ALL ADJACENT CONCRETE ASPHALT EDGE SURFACES.

- 1. PROVIDE ALL LABOR, MATERIAL, TOOLS, EQUIPMENT AND SERVICES FOR CONCRETE PAVING. EQUIPMENT FOUNDATIONS AND BASES. EXTERIOR PLATFORMS AND STEPS, SPLASH BLOCKS, AND CURB AND GUTTER AS INDICATED OR REQUIRED FOR A COMPLETE INSTALLATION.
- 2. COMPLY WITH ALL PERTINENT SECTIONS OF THE APPROPRIATE GOVERNING AUTHORITIES STANDARD SPECIFICATIONS, AS AMENDED TO DATE.
- THE CLASS OF EXTERIOR CONCRETE SHALL BE 3000 PSI WITH 3/4 IN MAXIMUM AGGREGATE, A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI, AND A MODULUS OF RUPTURE OF 650 PSI AT 28 DAYS. MAXIMUM ALLOWABLE SLUMP SHALL BE 4-1/2 IN FOR HAND PLACEMENT.
- 4. FINISH CONCRETE WITH A DIRECTIONAL LIGHT BROOM FINISH PERPENDICULAR TO THE FLOW OF TRAFFIC.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF 4TH AVENUE BETWEEN 8TH STREET AND 9TH STREET. SAID LINE BEARS NO0°00'00"E

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE C.O.T. 1996 BENCHLOOP #87, CHISELED X ON THE S.E. CORNER OF A CONCRETE BASE OF PARKING LOT LIGHT POLE, AT THE N.E. CORNER OF ARIZONA AUTO REF. AT THE S.W. CORNER OF STONE AVE. & 5TH STREET.. FB 1989-1. PG. 6 ELEVATION = 2373.859

LEGEND

FEATURE	NEW	EXISTING
SURVEY MONUMENT		©
BOUNDARY LINE		
EASEMENT LINE		
MONUMENT LINE		
CONTOUR LINE — MAJOR	50	- — — 50 — — -
CONTOUR LINE - MINOR	51	51
A.C. PAVEMENT		
PAVERS		
CONCRETE CURB		
CONCRETE SIDEWALK/PAD	A P A A A A A	A A A A A A
BUILDING EXTERIOR WALL		111111111111111111111111111111111111111
POST		
OVERHEAD ELECTRIC LINE		- — — OHE — — –
TRAFFIC SIGNAL JUNCTION BOX		ISIG
ELECTRICAL TRANSFORMER	3	
ELECTRIC JUNCTION BOX		Ø
ELECTRIC CABINET	\boxtimes	E
ELECTRIC METER		ЕМ
ELECTRIC MANHOLE		EMH
COMMUNICATIONS PEDESTAL		170
UTILITY POLE		-
LIGHT POLE		¤
LIGHT POLE W/MAST		₩
DOUBLE LIGHT POLE W/MAST		-☆☆-
GAS LINE	G	G
GAS METER	■ <i>G</i>	GM
SANITARY SEWER LINE	s	s
SANITARY SEWER MANHOLE	•	(SS)
SANITARY SEWER CLEANOUT	°co	•
FIRE HYDRANT	-	
FIRE DEPARTMENT CONNECTION	*	<i>₹</i>
WATER LINE		W
WATER METER	■ <i>W</i>	
BACKFLOW PREVENTOR	ØØ	⊗ ○○≫
WATER VALVE	⊗	♦
SLOPE ARROW	_51.00	51.00
GRADE POINT	<u> </u>	•
SIGN PARKING METER	•	
BOLLARD		P
FENCE		
STORM DRAIN LINE	SD	<u> </u>
STORM DRAIN CATCH BASIN	oco	
STORM DRAIN MANHOLE		(SD)

ABBREVIATIONS AGGREGATE BASE COARSE

ABC	AGGREGATE BASE COARSE	M&P	MAPS & PLAIS
AC	ASPHALTIC CONCRETE	MAG	MARICOPA ASSOCIATION OF
ADEQ	ARIZONA DEPARTMENT OF		GOVERNMENTS
	ENVIRONMENTAL QUALITY	MAX	MAXIMUM
ALT	ALTERNATE	ME	MATCH EXISTING
ANSI	AMERICAN NATIONAL	MIN	MINIMUM
ANSI			
	STANDARDS INSTITUTE	N	NORTH
APC	AUTOMATED PLASTIC	NAVD	NORTH AMERICAN VERTICAL
	CONTAINER		DATUM
ARCH	ARCHITECTURAL	NE	NORTHEAST
ARS		NO	NUMBER
ASTM		NOI	NOTICE OF INTENT
ASTM			
	TESTING AND MATERIALS	NTS	NOT TO SCALE
AZPDES	ARIZONA POLLUTANT	NW	NORTHWEST
	DISCHARGE ELIMINATION	OC	ON CENTER
	SYSTEM	PC/COT	PIMA COUNTY/CITY OF
BC	BACK OF CURB	1 07 001	TUCSON
BCS	BUSINESS CONNECTION	D	
DC3		P	PAVEMENT
5.4	SEWER	PCC	PORTLAND CEMENT
BK	BOOK		CONCRETE
BLDG	BUILDING	PΕ	POLYETHYLENE
BLVD	BOULEVARD	PG	PAGE
C	CONCRETE, COMPUTED	PN	PLAN NUMBER
CF	CUBIC FEET		
		PSI	POUNDS PER SQUARE INCH
CFS	CUBIC FEET PER SECOND	PUE	PUBLIC UTILITY EASEMENT
CI	CAST IRON	PVC	POLYVINYL CHLORIDE
CLR	CLEAR	PVMT	PAVEMENT
CMU	CONCRETE MASONRY UNIT	R	RANGE, RADIUS, RECORD
	CONCRETE	RCP	REINFORCED CONCRETE PIPE
	CITY OF TUCSON		
		RD	ROAD
CY	CUBIC YARDS	RLS	
	DUCTILE IRON PIPE	ROW	RIGHT-OF-WAY
DKT	DOCKET	RWRD	REGIONAL WASTEWATER
DTL	DETAIL		RECLAMATION DEPARTEMENT
DR	DRIVE	S	SLOPE, SOUTH, SECTION
E	EAST		•
		SE	SOUTHEAST
EG .	EXISTING GRADE	SEQ	SEQUENCE
ELEV	ELEVATION	SF	SQUARE FEET
EQUIV	EQUIVALENT	SSPI	STANDARD SPECIFICATIONS
EΧ	EXISTING		FOR PUBLIC IMPROVEMENTS
EXIST	EXISTING	STD	STANDARD
FC	FACE OF CURB	SVT	SIGHT VISIBILITY TRIANGLE
FFE	FINISHED FLOOR ELEVATION		
		SW	SIDEWALK, SOUTHWEST
FG	FINISHED GRADE	SWR	SEWER
FL	FLOW LINE	SWPPP	STORM WATER POLLUTION
FT	FEET		PREVENTION PLAN
G	GUTTER	Τ	TOWNSHIP
G&SRM	GILA & SALT RIVER MERIDIAN	TC	TOP OF CURB
GA	GAUGE	TYP	TYPICAL
GAL	GALLONS	TW	TOP OF WALL
GFA	GROSS FLOOR AREA	UDC	UNIFIED DEVELOPMENT CODE
HDPE	HIGH—DENSITY POLYETHYLENE	UNO	UNLESS NOTED OTHERWISE
IBC	INTERNATIONAL BUILDING	VCP	VITRIFIED CLAY PIPE
	CODE	VERT	VERTICAL
ICC	INTERNATIONAL CODE	W	
100	COUNCIL		WEST, WIDTH
18.18.7		WK	WEEK
INV	INVERT	WSEL	WATER SURFACE ELEVATION
L	LENGTH	WTR	WATER
LBS	POUNDS	<i>WWF</i>	WELDED WIRE FABRIC
LF	LINEAR FEET	YR	YFAR
LP	LOOP	···	づるへ ソノハノハノ
M	MEASURED		P19-XXXX
IVI	Goodaet Arizona 811 at least two tu		
	working days before you begin excerva		ADMINISTRATIVE ADDRESS:
	Name of the last o		
		[]	213 N. 4TH AVE.

M&P

MAPS & PLATS

213 N. 4TH AVE. TUCSON, AZ 85705

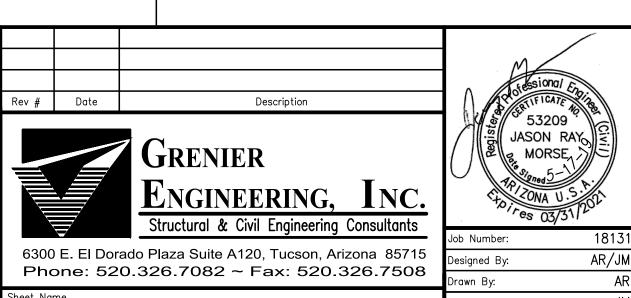
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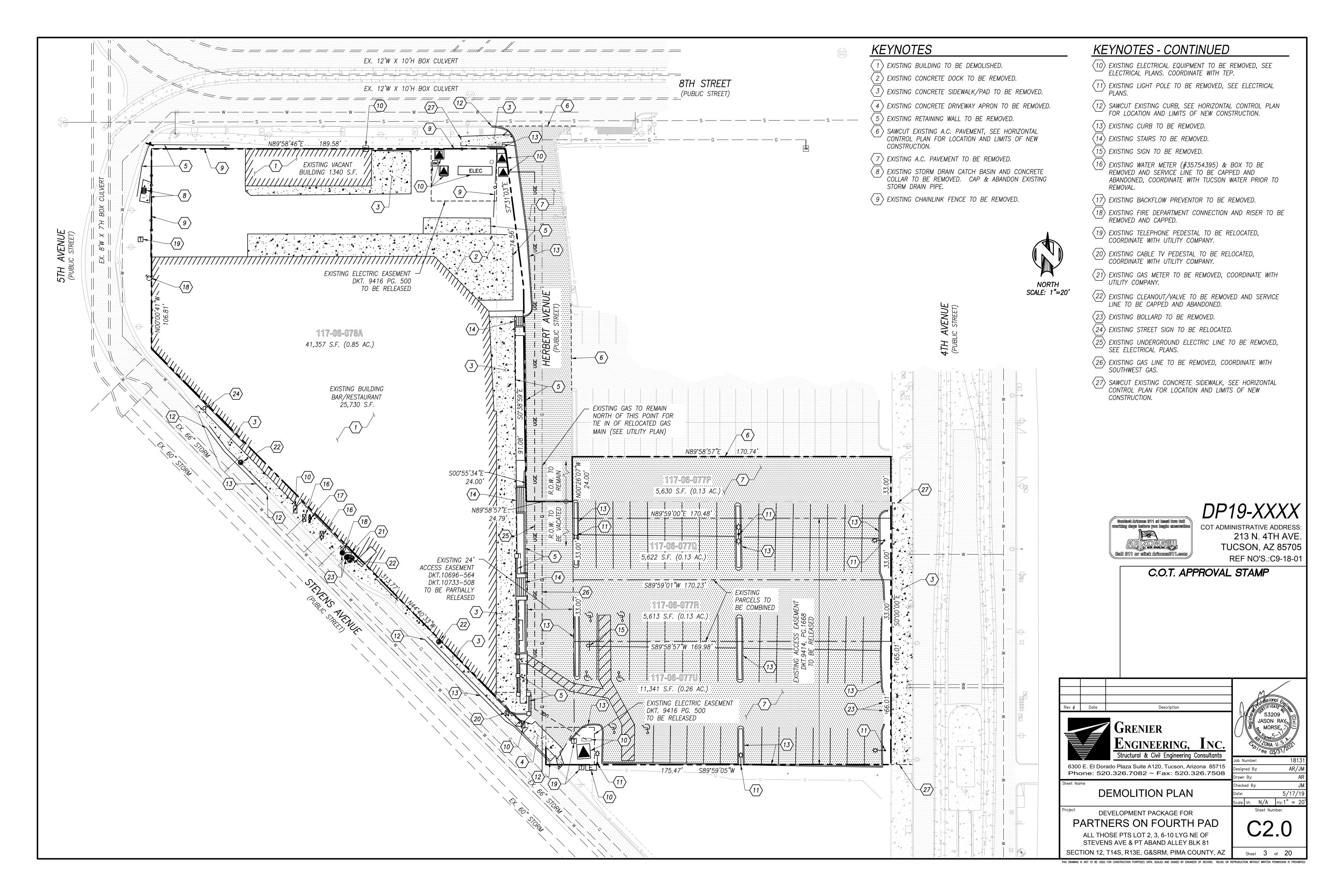
NOTES & LEGEND

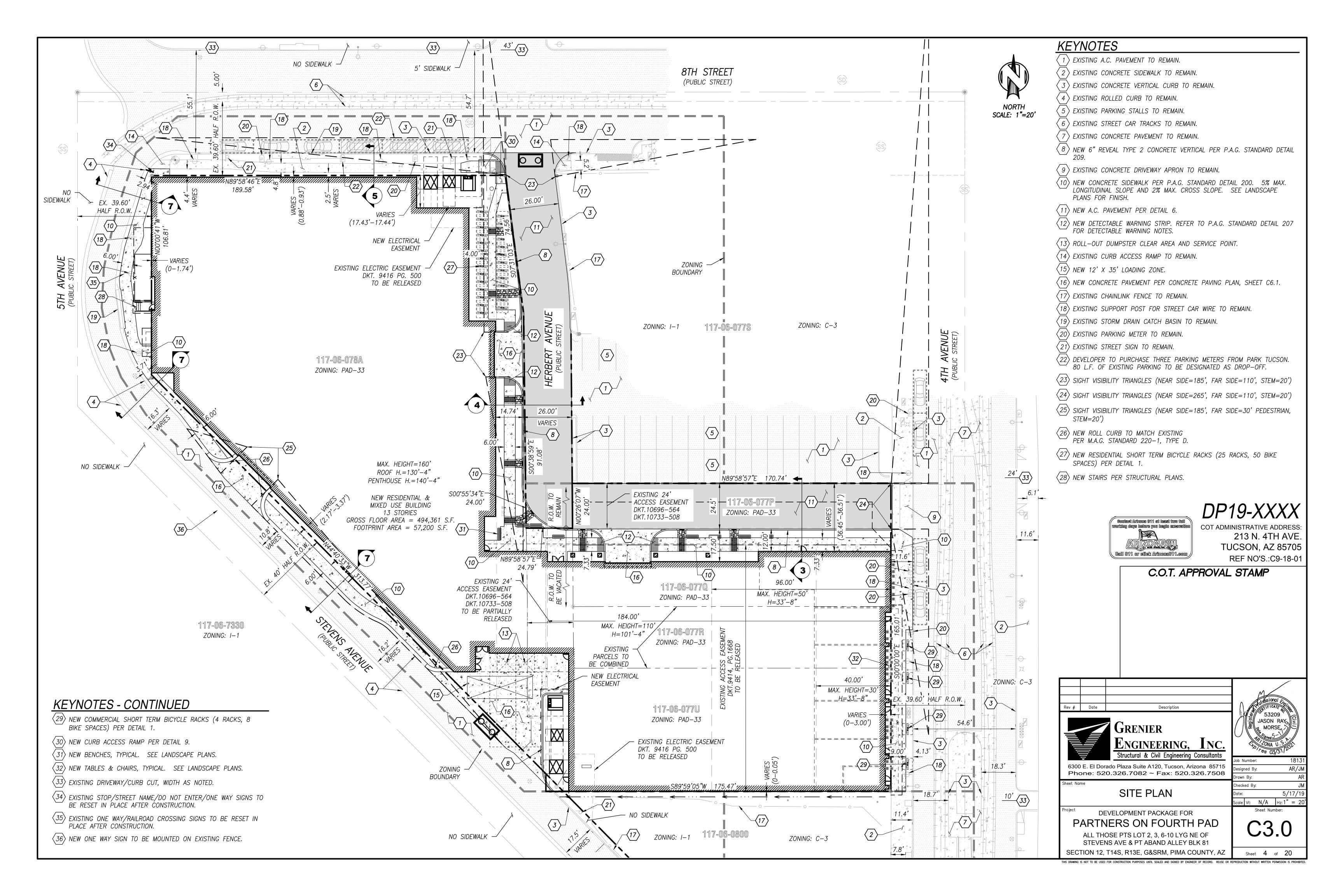
DEVELOPMENT PACKAGE FOR PARTNERS ON FOURTH PAD ALL THOSE PTS LOT 2, 3, 6-10 LYG NE OF

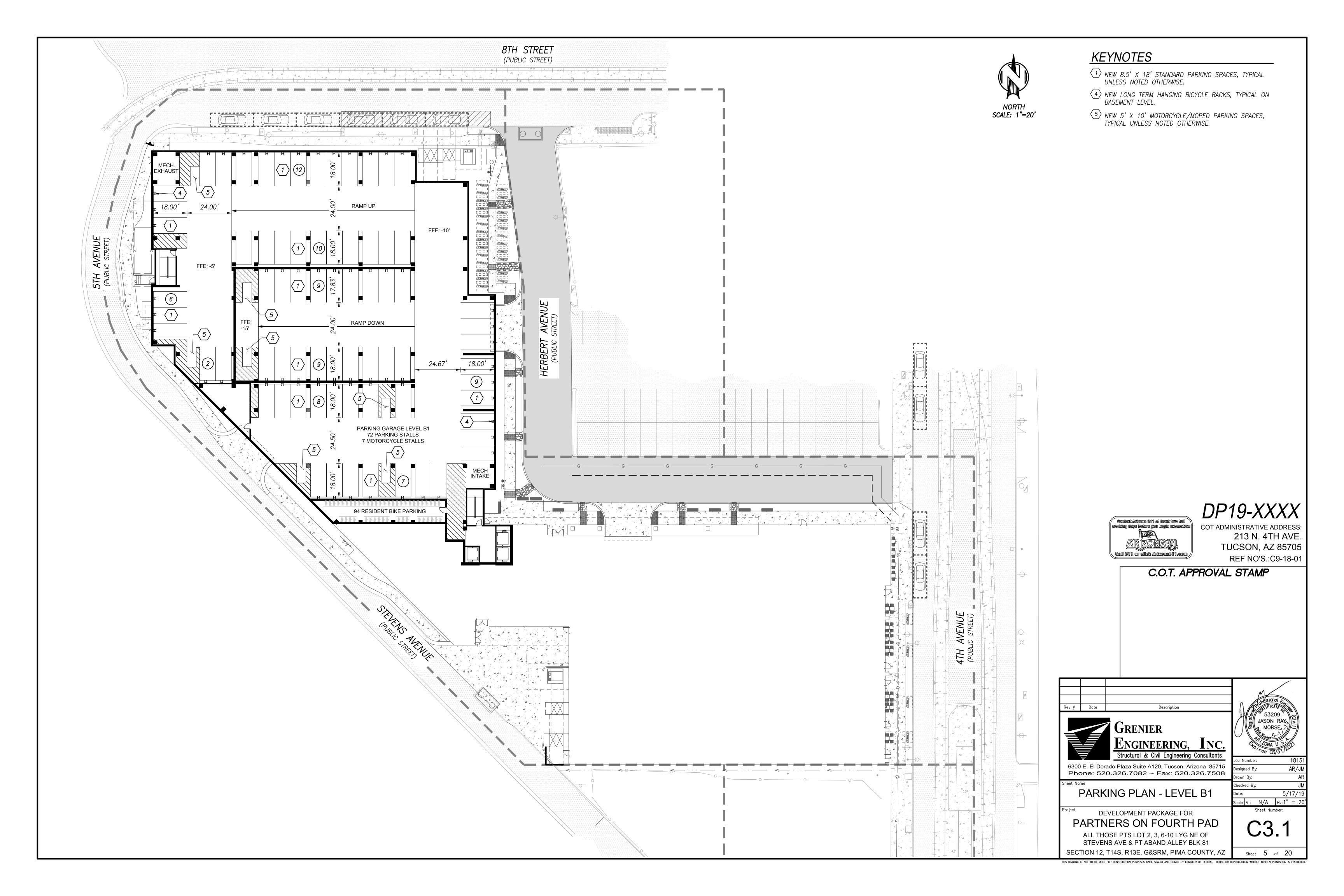
Gall 811 or elick Arizona811.com

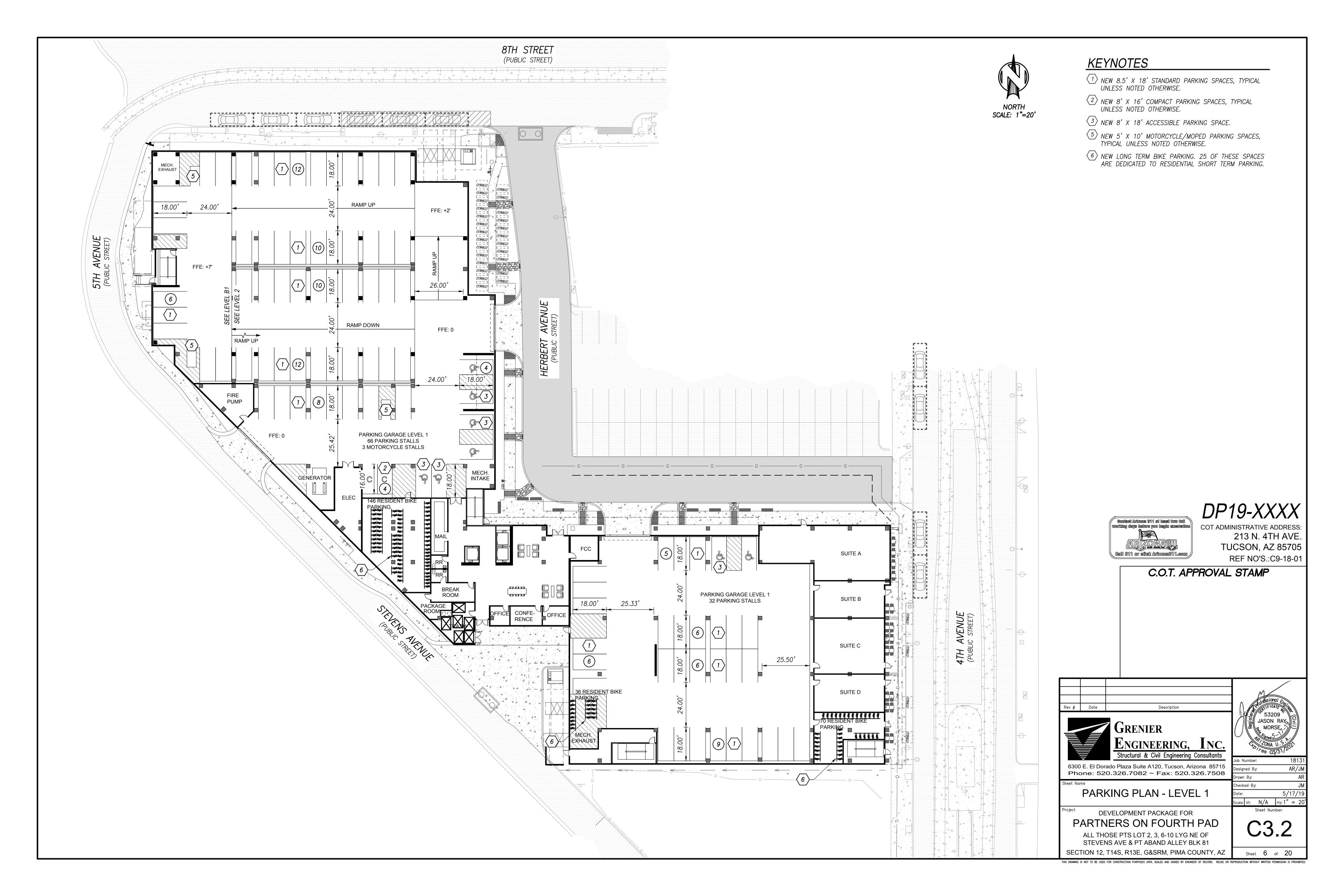
UI. STEVENS AVE & PT ABAND ALLEY BLK 81

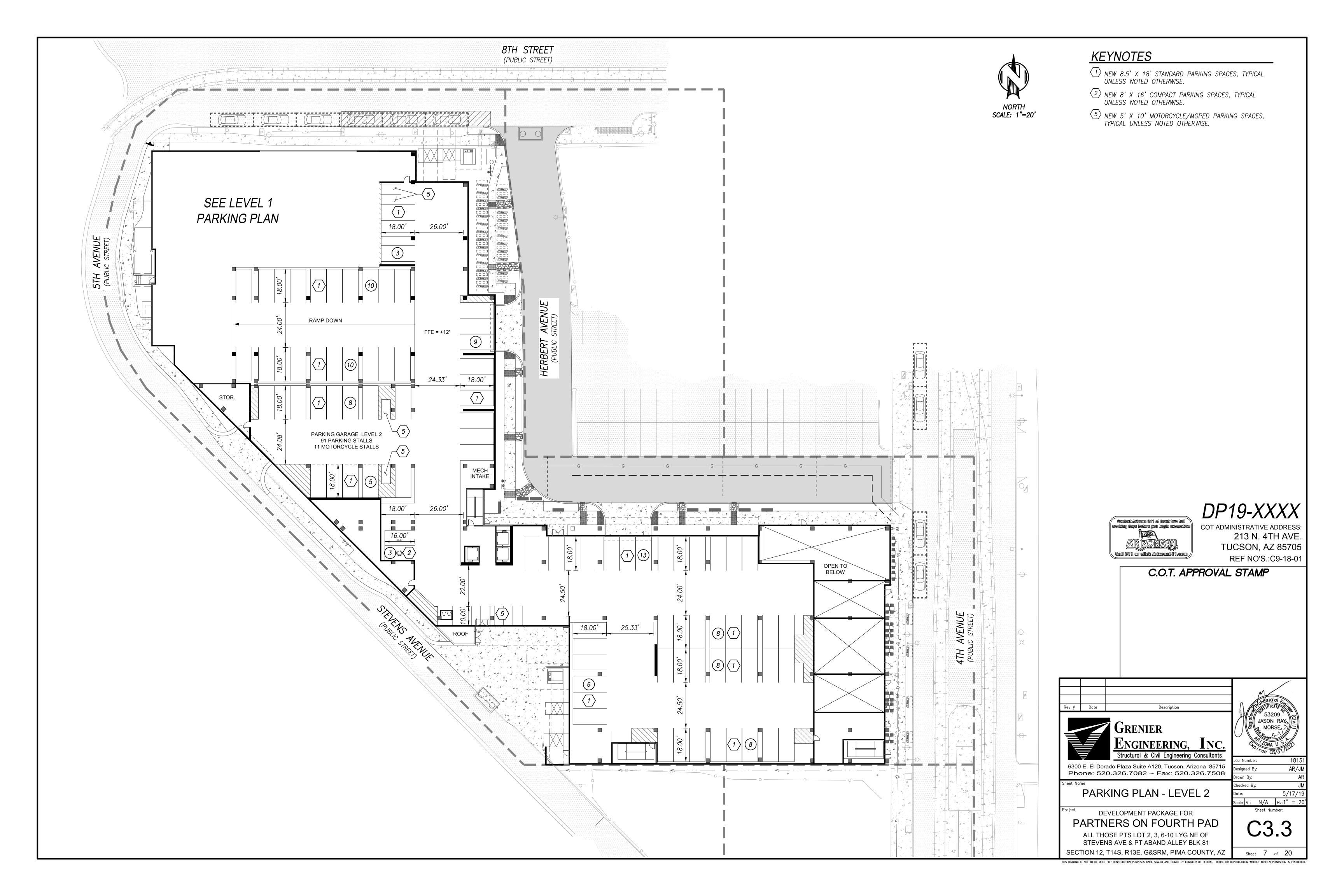
SECTION 12, T14S, R13E, G&SRM, PIMA COUNTY, AZ Sheet 2 of 20 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY ENGINEER OF RECORD. REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIB

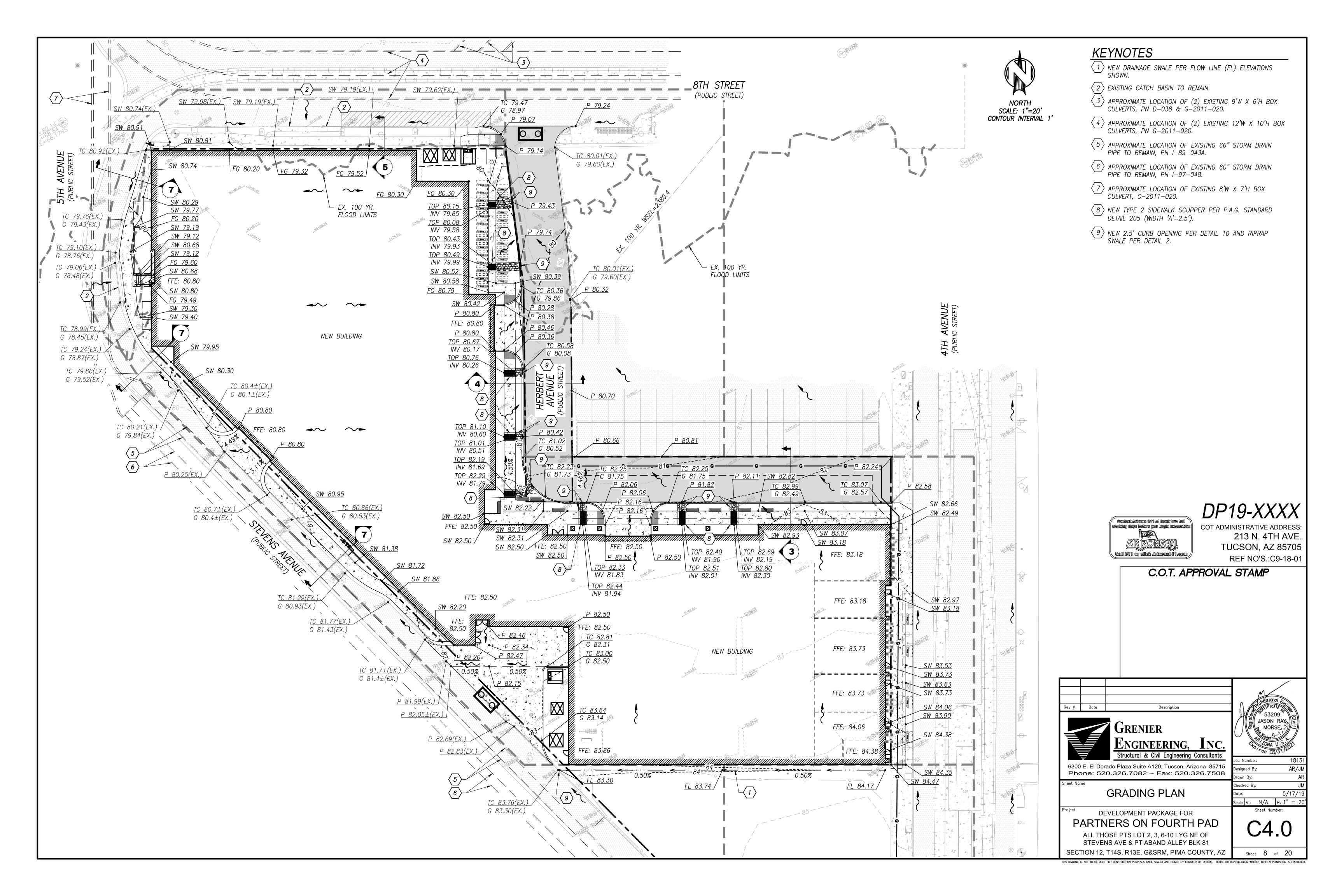


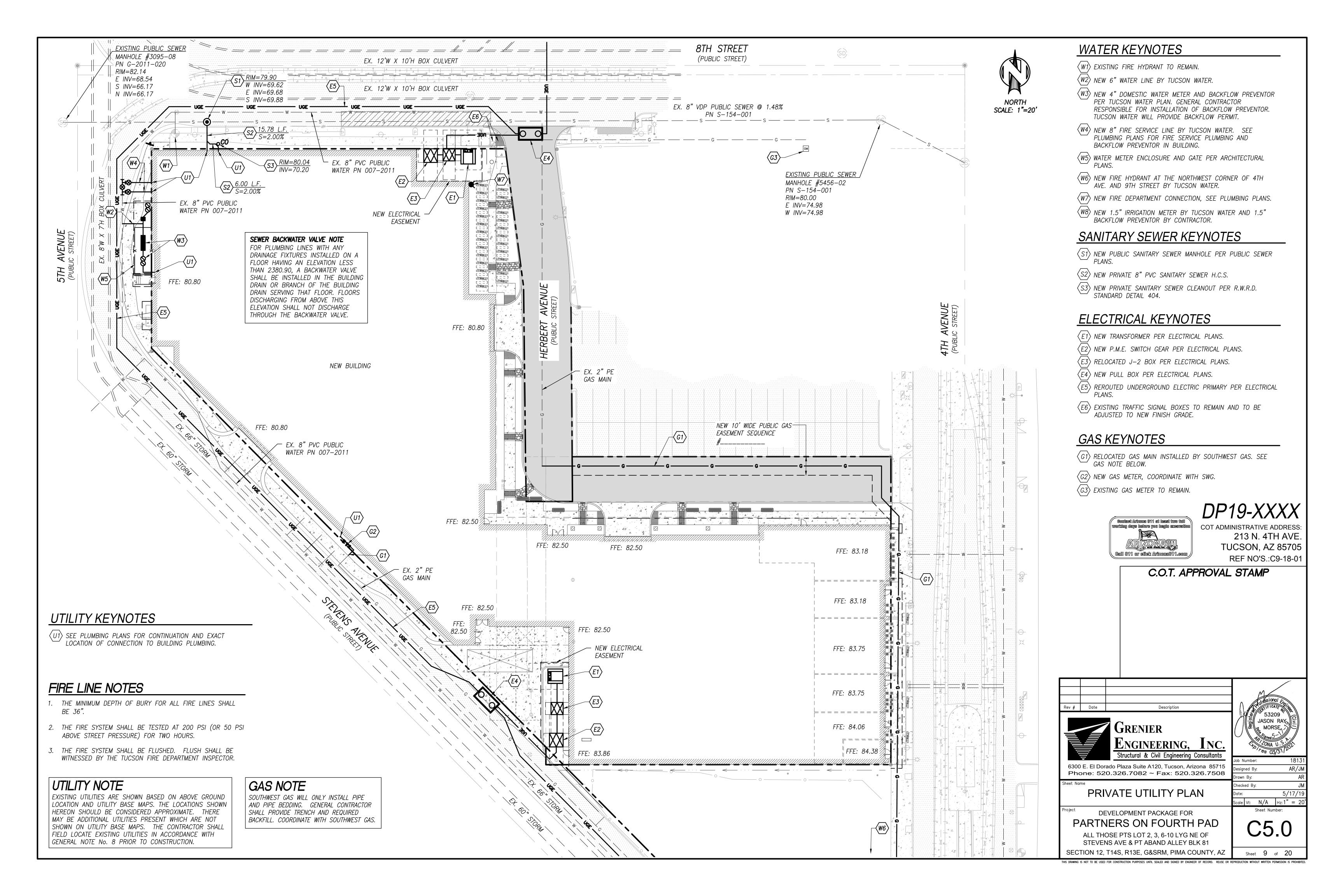


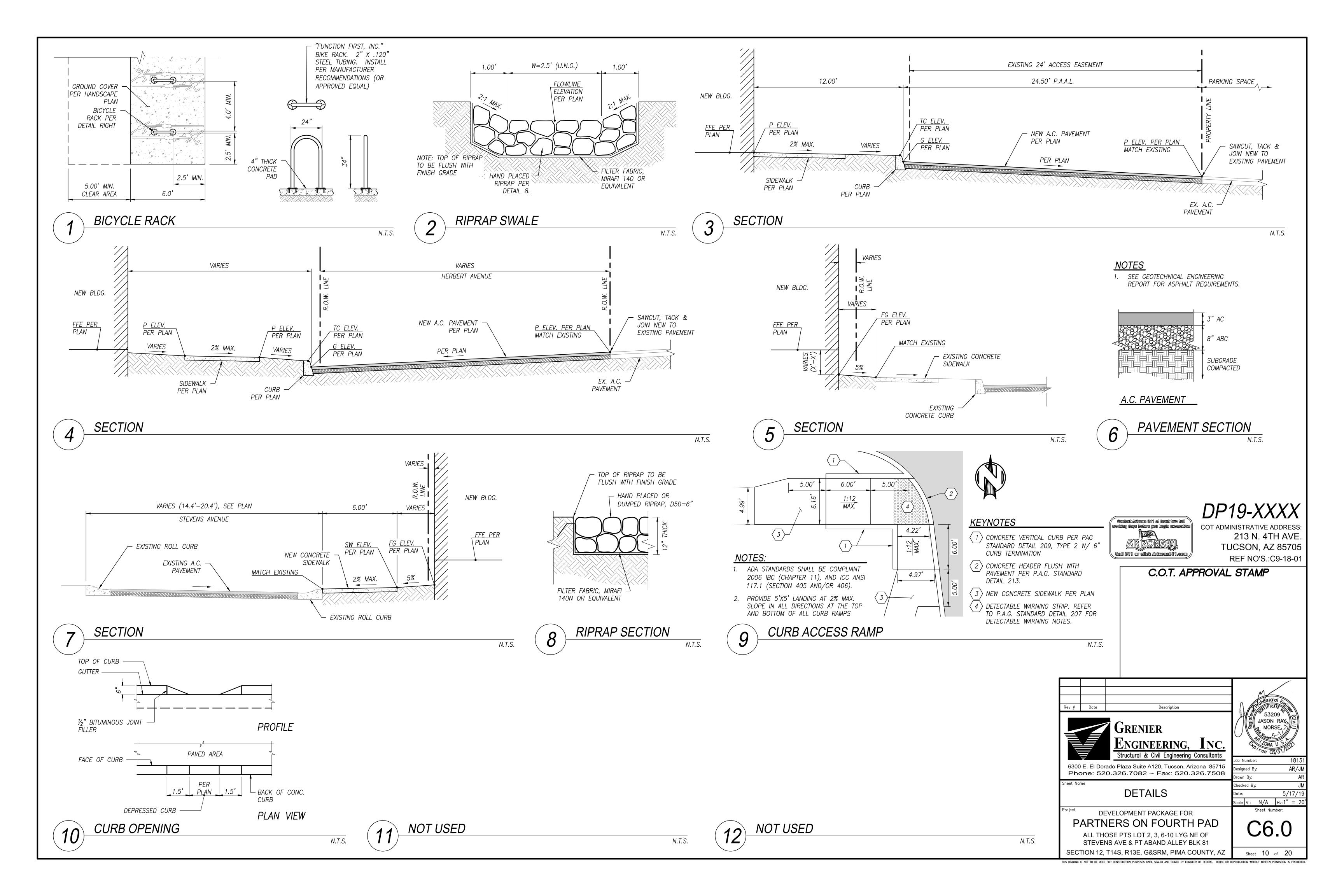




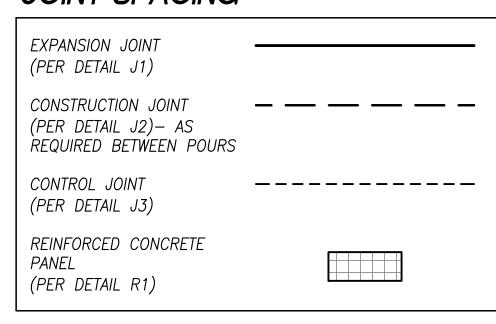


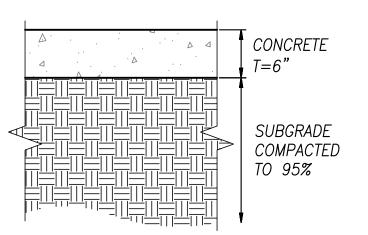


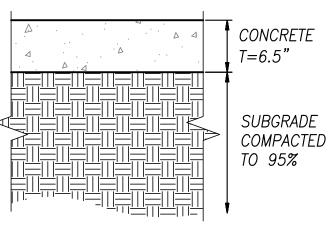


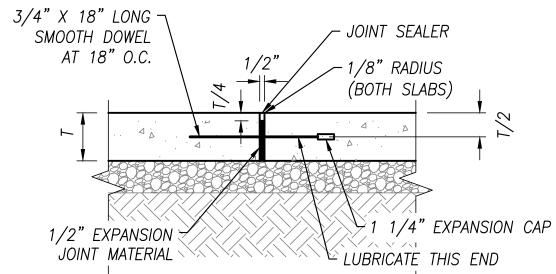


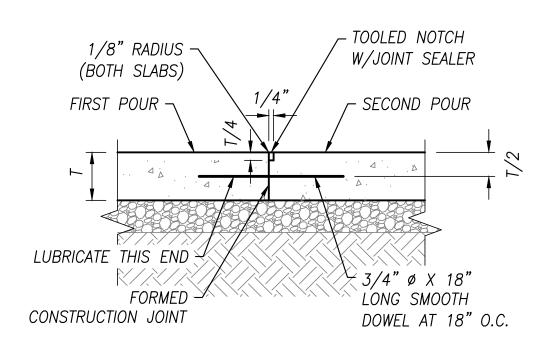
CONCRETE PAVING JOINT SPACING



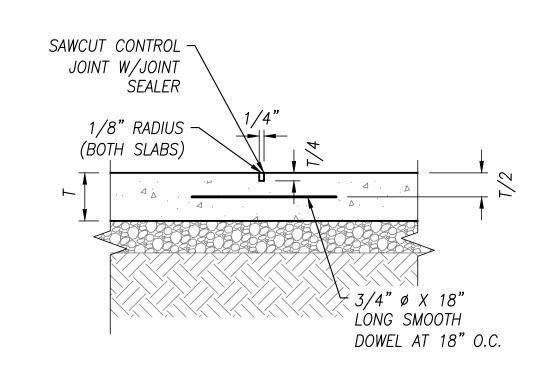


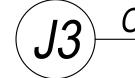






CONSTRUCTION JOINT





N.T.S.

CONTROL JOINT

N.T.S.

1. LOCATION OF REINFORCED PANELS PER PLAN.

2. MAINTAIN 2' CLEAR COVER AT ENDS OF BARS.

4. REBAR SHALL BE 1" CLEAR MIN. FROM ANY

#4 REBAR @ 18" O.C EA WAY. PLACE 2" FROM TOP

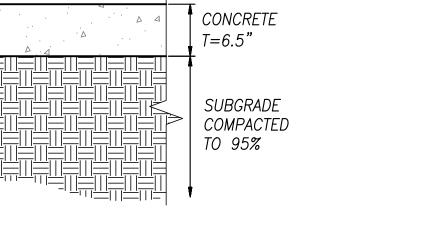
3. TIE ALL BARS WHERE THEY CROSS.

DOWEL BARS

CONCRETE NOTES

- 1. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY CONTRACTOR, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH THE REQUIREMENTS FOR STRENGTH AS SPECIFIED. SEE SPECIFICATIONS.
- 2. THE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4.000 PSI WITH 4 TO 7 PERCENT AIR ENTRAINMENT. CONTROL JOINT SPACING AS INDICATED. LUBRICATED SMOOTH DOWEL BARS SHOULD BE PLACED AT ALL JOINTS. THE DOWEL BARS SHOULD BE 18 INCHES LONG AND SPACED AT 18 INCH ON-CENTER. EXPANSION JOINTS SHOULD BE PROVIDED ONLY WHERE PAVEMENT ABUTS FIXED OBJECTS, SUCH AS THE BUILDING AND LIGHT POLES.
- 3. MAXIMUM TRANSVERSE JOINT SPACING IN CONCRETE PAVEMENTS SHALL BE 16 FEET.
- 4. AT SIDEWALKS, PROVIDE EXPANSION JOINTS 32' MAX. O.C. AND CONSTRUCT CONTROL JOINTS AT 5' O.C.
- 5. JOINT FILLERS: RESILIENT PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD UNITS COMPLYING WITH ASTM D 1751 FS HH-F-341, TYPE II, CLASS A; OR AASHTO M 153, TYPE I.
- 6. JOINT SEALERS: NON-PRIMING, POURABLE, SELF LEVELING POLYURETHANE. ACCEPTABLE SEALANTS ARE SONNEBORN "SONOLASTIC PAVING JOINT SEALANT", SONNEBORN "SONOMERIC CT 1 SEALANT", SONNEBORN "SONOMERIC CT 2 SEALANT", MAMECO "VULKEN 45", OR WOODMONT PRODUCTS "CHEM-CAULK".
- CONSTRUCTION JOINTS: PLACE CONCRETE JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS.
- 8. JOINT FILLERS: EXTEND JOINT FILLERS FULL-WIDTH AND DEPTH OF JOINT. AND NOT LESS THAN 1/2" OR MORE THAN 1" BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. IF NO SEALER, PLACE TOP OF JOINT FILLER FLUSH WITH FINISHED CONCRETE SURFACE. FURNISH JOINT FILLERS IN ONE-PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN ONE LENGTH IS REQUIRED. LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
- 9. JOINT SEALANTS: ALL JOINTS SHALL BE SEALED. EXTERIOR PAVEMENT JOINT SEALANTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- 10. CONTRACTOR SHALL ENSURE ALL JOINTS INSTALLED IN GOOD WORKMANSHIP MANNER. ALL JOINTS MUST MEET THE CITY OF CHANDLER DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- 11. AFTER STRIKING OFF AND CONSOLIDATING CONCRETE, SMOOTH SURFACE BY SCREENING AND FLOATING. ADJUST FLOATING TO COMPACT SURFACE AND PRODUCE UNIFORM TEXTURE. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH 10'-0" STRAIGHT EDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND REFLOAT REPAIRED AREAS TO PROVIDE CONTINUOUS SMOOTH FINISH.
- 12. WORK EDGES OF SLABS, GUTTERS, BACK TOP EDGE OF INTEGRAL CURB, AND FORMED JOINTS WITH AN EDGING TOOL, AND ROUND TO 1/2" RADIUS. ELIMINATE TOOL MARKS ON CONCRETE SURFACE. AFTER COMPLETION OF FLOATING AND TROWELING WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE SURFACE FINISHING AS FOLLOWS:
 - A. INCLINED SLAB SURFACES: PROVIDE COARSE NONSLIP FINISH BY SCORING SURFACE WITH STIFF-BRISTLED BROOM PERPENDICULAR TO LINE OF TRAFFIC.
 - B. PAVING: PROVIDE COARSE, NONSLIP FINISH BY SCORING SURFACE WITH STIFF-BRISTLED BROOM PERPENDICULAR TO LINE OF TRAFFIC.
- 13. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT UP ANY MINOR HONEYCOMBED AREAS. REMOVE AND PLACE AREAS OR SECTIONS WITH MAJOR DEFECTS AS DIRECTED.
- 14. PROTECT AND CURE FINISHED CONCRETE PAVING USING ACCEPTABLE MOIST-CURING METHODS, MORE PARTICULARLY DESCRIBED IN THE "WATER-CURING" SECTION OF ACI 308.
- 15. SWEEP CONCRETE PAVEMENT AND WASH FREE OF STAINS, DISCOLORATIONS, DIRT, AND OTHER FOREIGN MATERIAL JUST PRIOR TO FINAL INSPECTION.
- 16. PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVEMENT AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS.



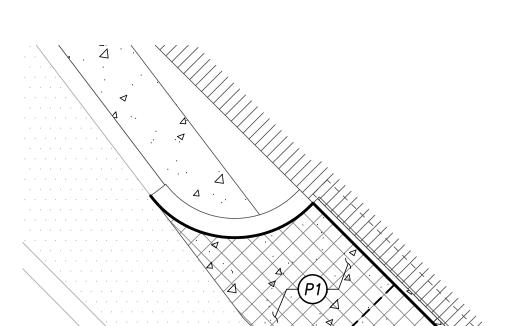


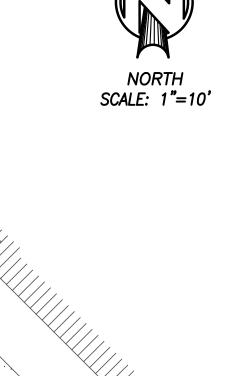




EXPANSION JOINT N.T.S.







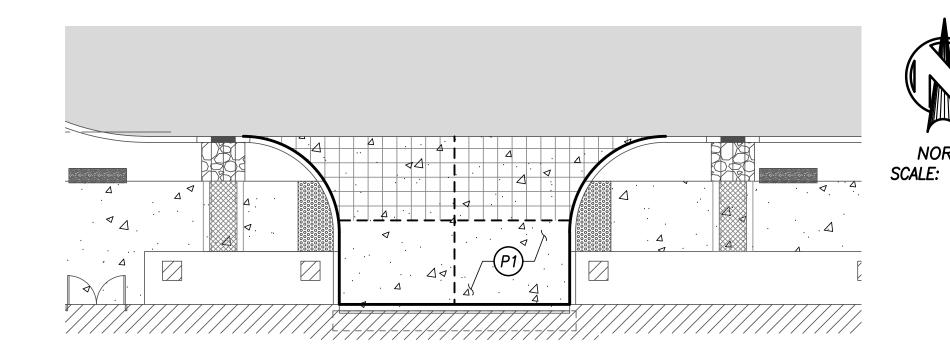


Contact Arizona 311 at least two full working days before you begin excavation BLATE STARRE, DOC. Gall 811 or elick Arizona811.com

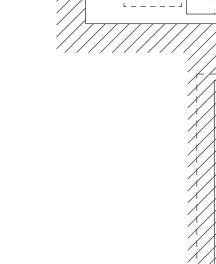
DP19-XXXX **COT ADMINISTRATIVE ADDRESS** 213 N. 4TH AVE **TUCSON, AZ 85705** REF NO'S.:C9-18-01

C.O.T. APPROVAL STAMP

SERVICE AREA ON STEVENS AVENUE

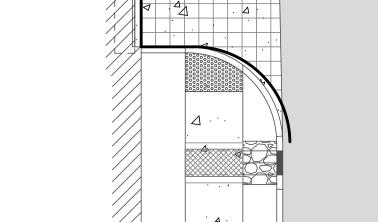


GARAGE EXIT TO PARKING LOT



X 600 X

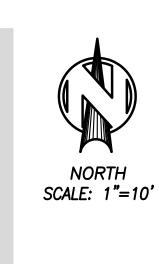
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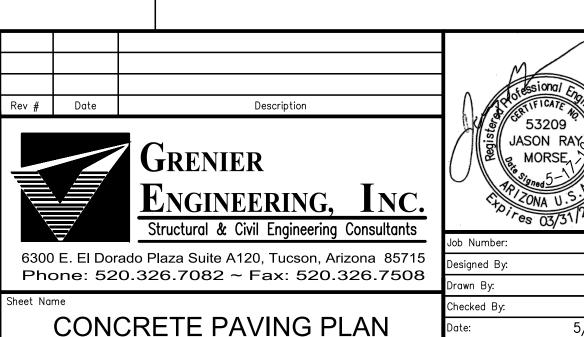


GARAGE EXIT TO STEVENS AVENUE

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GARAGE EXIT TO PARKING LOT





DEVELOPMENT PACKAGE FOR

PARTNERS ON FOURTH PAD ALL THOSE PTS LOT 2, 3, 6-10 LYG NE OF STEVENS AVE & PT ABAND ALLEY BLK 81

Sheet 11 of 20

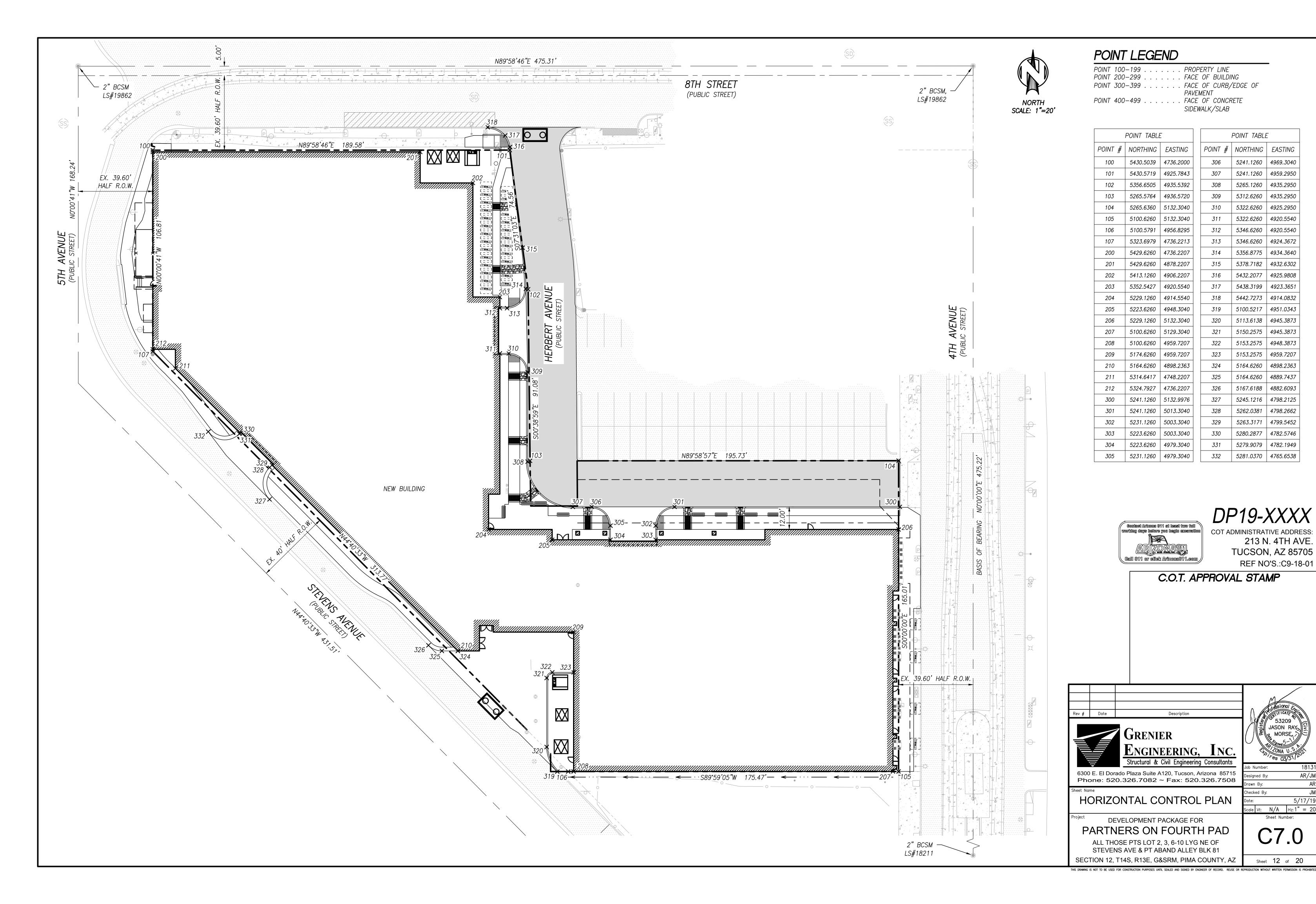
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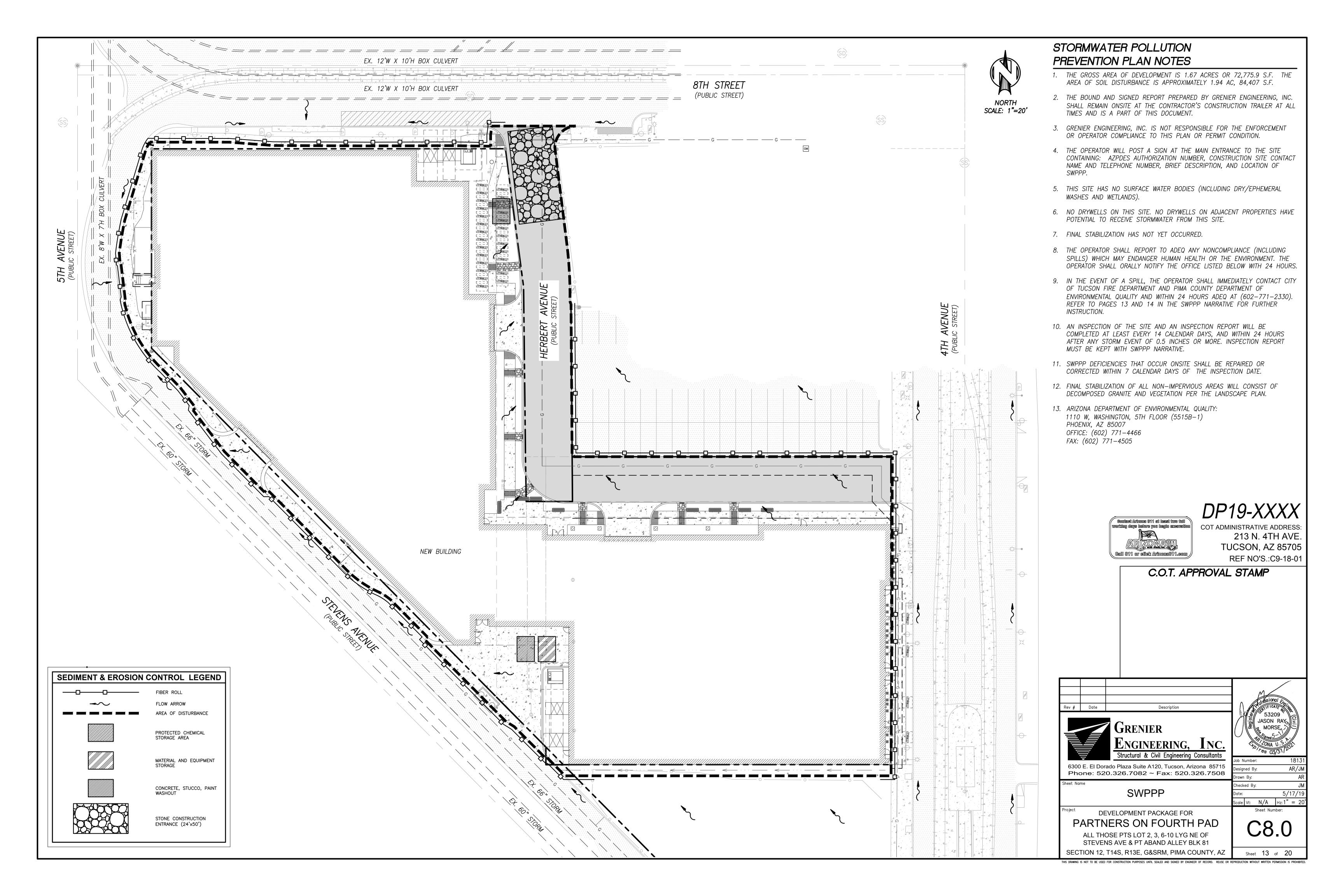
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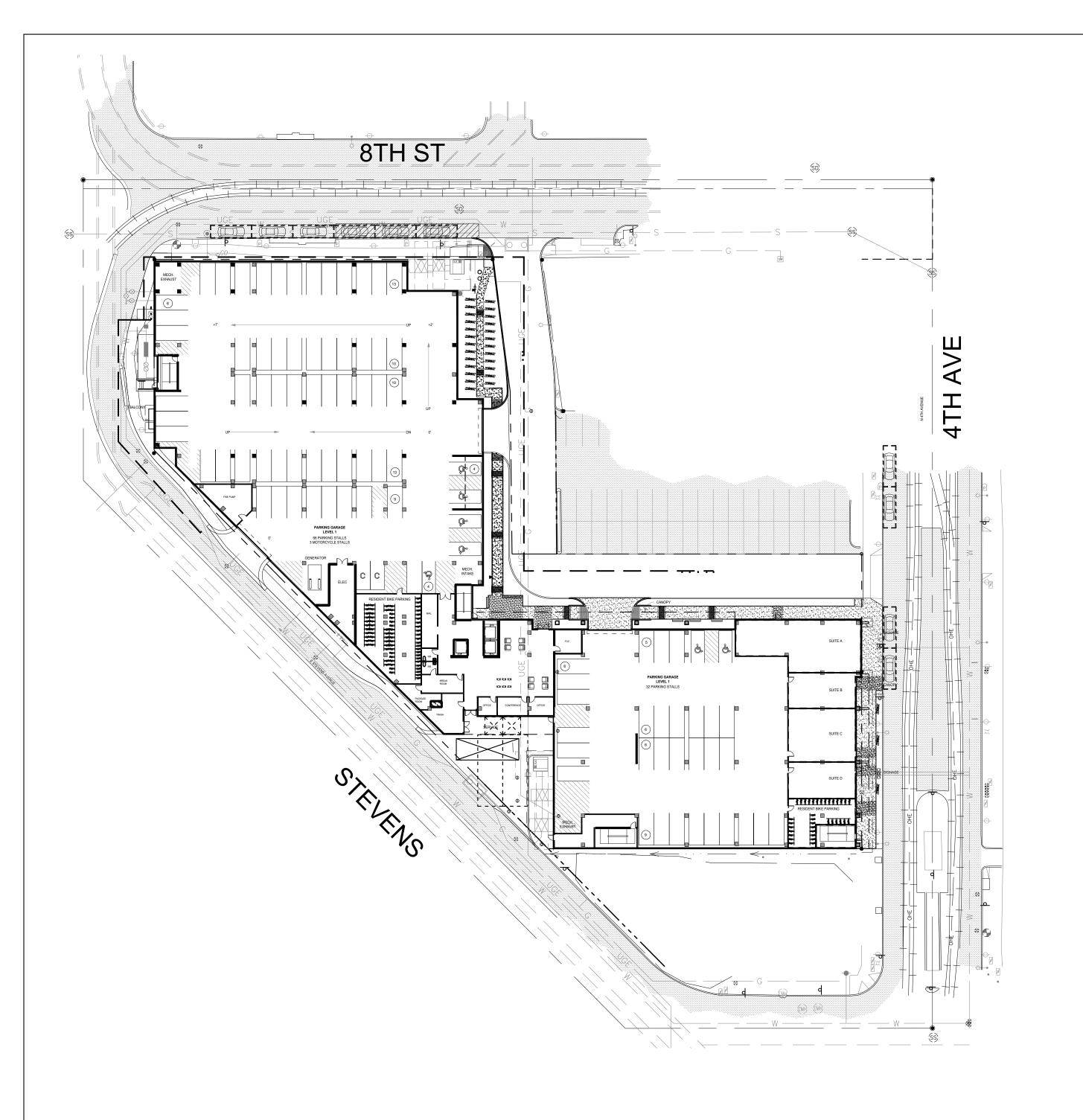
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SECTION 12, T14S, R13E, G&SRM, PIMA COUNTY, AZ







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. Landscape Architect to hand

select and tag all trees for project. Size Qty 36" box --Quercus virginiana Live Oak 2.0" caliper 36" box --⁵rosopis velutina velvet mesquite 2.0" caliper 24" box --Parkinsonia microphylla Foothills Paloverde 1.5" caliper 24" box --Celtis reticulata 1.5" caliper netleaf hackberry Qty **Shrubs / Ground Covers** Size Simmondsia chinensis 5 gallon --Salvia clevelandii 5 gallon -cleveland sage \Ruellia peninsularis 5 gallon -desert ruellia Justicia californica 5 gallon -chuparosa Viguiera parishii (Deltoidea) 5 gallon -goldeneye Dalea frutescens 5 gallon -black dalea Salvia greggii 5 gallon -autumn sage Sphaeralcea ambigua 5 gallon -mixed color globe mallow Encelia farinosa 5 gallon brittlebush Sphaeralcea ambigua 5 gallon -mixed color globe mallow Size Parthenocissus 'Hacienda Creeper' 5 gallon hacienda creeper Trachelospermum jasminoides 5 gallon -star jasmine 5 gallon tangerine cross vine Podranea ricasoleana 5 gallon -pink trumpet vine Vitis californica 'Roger's Red' 5 gallon california grape Ficus pumila creeping fig Antigonon leptopus 'Baja Red' 5 gallon -red queen's wreath Pre-Espaliered fruit trees/vines to 15 gallon -be selected by LA Cacti/Succulents Size Qty Fouquieria splendens 5 gallon ocotillo 36" box --Yucca rostrata beaked yucca specimen 15 gallon Opuntia cacanapa 'Ellisiana' Hardy Spineless Prickly Pear Dasylirion quadrangulatum 20 gallon -toothless sotol Nolina microcarpa 5 gallon -beargrass Agave weberii 5 gallon -smooth edge agave Agave attenuata 5 gallon -fox tail agave Asclepias subulata 5 gallon -desert milkweed 5 gallon --Echinopsis pachanoi San Pedro Pedilanthus macrocarpus 5 gallon -lady slipper Yucca gloriosa 15 gallon --Spanish Dagger Euphorbia antisyphilitica 5 gallon -candelilla Pachycereus marginatus 5 gallon --Mexican Fence Post 5 gallon --Opuntia gomeii old mexico Yucca rupicola 5 gallon -twisted leaf yucca Aloe wickensii 5 gallon -aloe wickensii Aloe barbadensis 5 gallon -african aloe Lophocereus schotii 5 gallon totem pole cactus

Mixed succulent garden- refer to

Mixed oenethera berlandieri and

verbena sp. border 24" o.c.

1 gallon

//// enlarged planting plan

GENERAL LANDSCAPING NOTES:

- The Landscape Architect, or his representative, reserve the right to refuse any plant materials he deems unacceptable. (see specifications)
- 2. 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
- 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.
- 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
- 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 Landscape Architect immediately. Allow a minimum of forty-eight (48) hours between notification of Landscape Architect and proceeding with construction of irrigation system.
- 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 the Landscape 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 Landscape Architect in writing.
- 19. All landscape areas shall be depressed 6 inches to maximize storm water harvesting.
- 20. Final plant locations must be in compliance with all utility setback requirements.
- 21. Sleeve all pipes and wires under paved areas including streets
- 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
- 25. The landscape and irrigation shall be installed per the associated specifications.
- 26. All site contouring and finish grading shall be completed and accepted by the landscape contractor and Landscape Architect prior to start of irrigation.
- 27. Area square footages are for agency review and use only, not for contractor take-offs or quantity use.
- 28. 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.
- 29. 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.
- 30. 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.
- 31. The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- 32. 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).
- 33. The property owner shall replace dead or missing vegetation within 14 days to ensure full compliance with approved landscape plans.
- 34. 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.

CITY OF TUCSON RIGHT-OF-WAY NOTES:

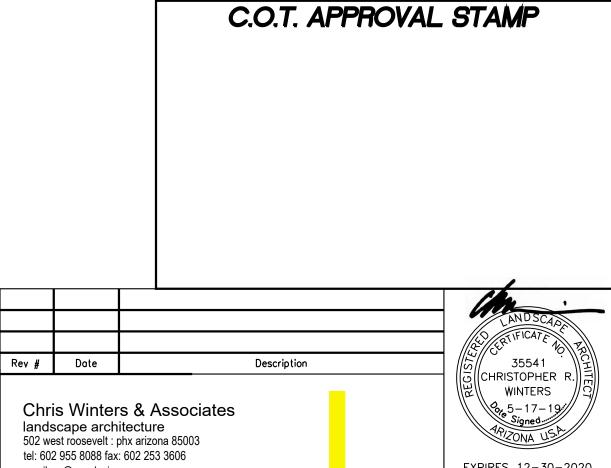
- It is the owner's responsibility to keep the Sight Visibility Triangles (SVT), and the pedestrian access area clear of vegetation at all times, per Land Use Code (LUC) section.
- 2. It is the owner responsibility to keep a 5' wide by 7' tall clear pedestrian access open across the entire property.
- 3. 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. 4. Final plant locations must be in compliance with all utility setback requirements.
- 5. The owner understands that if the City of Tucson Transportation Department or any utility company needs to work within the Right-of-Way (ROW) in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
- 6. 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
- Contractor to obtain a Right-Of-Way excavation permit prior to construction within the ROW.
- 9. Landscaping and maintenance in the public ROW shall be maintained by the property owner of the development at no cost to the City of Tucson.

LANDSCAPE BORDER REQUIREMENTS

North/East/South/West no landscape border required



COT ADMINISTRATIVE ADDRESS: 213 N. 4TH AVE. TUCSON, AZ 85705 **REF NO'S.:**



email cw@cwadesign.com landscape architecture urban design

EXPIRES 12-30-2020 Job Number: Designed By: Drawn By:

Scale Vt: **N/A** Hz: 1"=1(

Sheet Number:

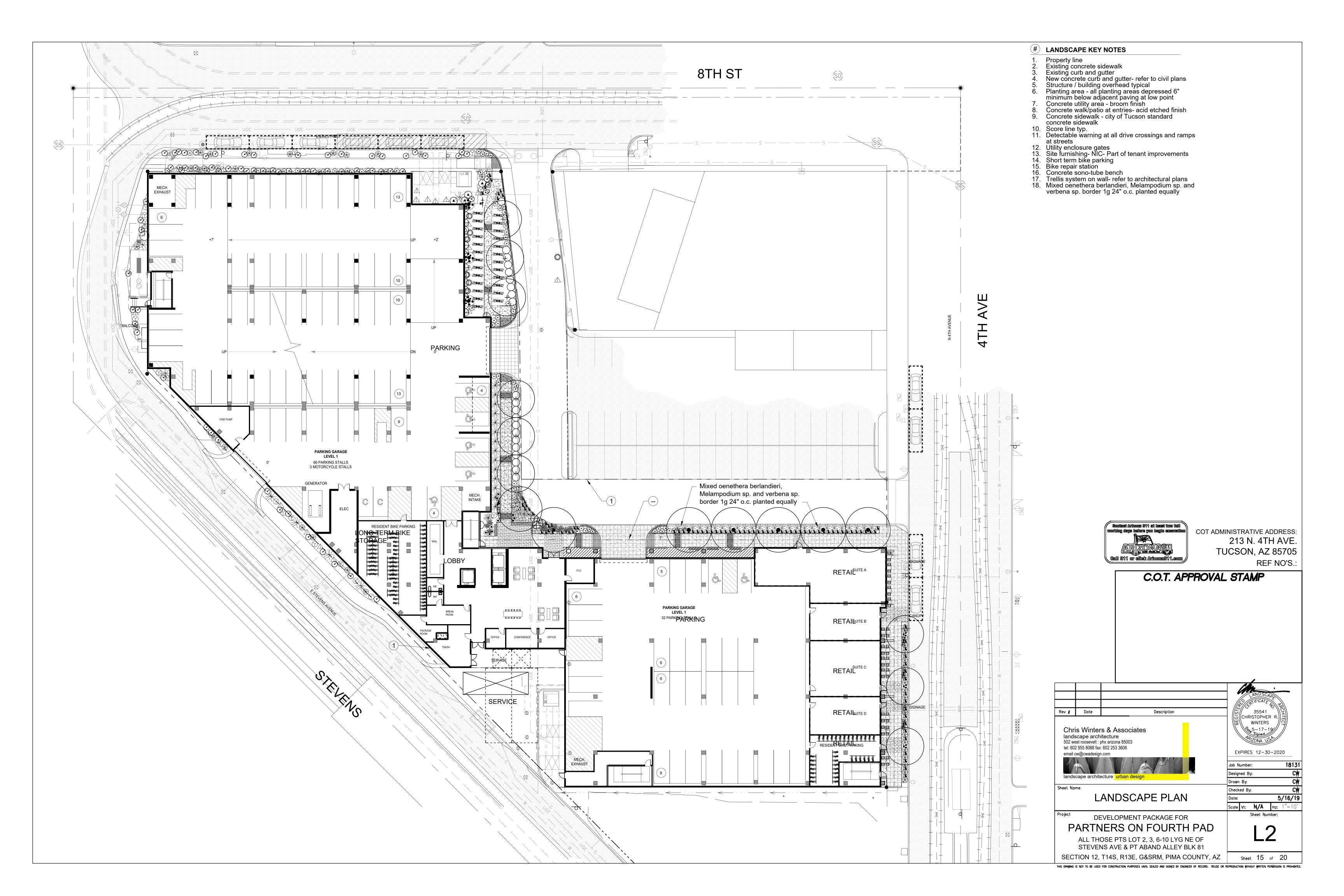
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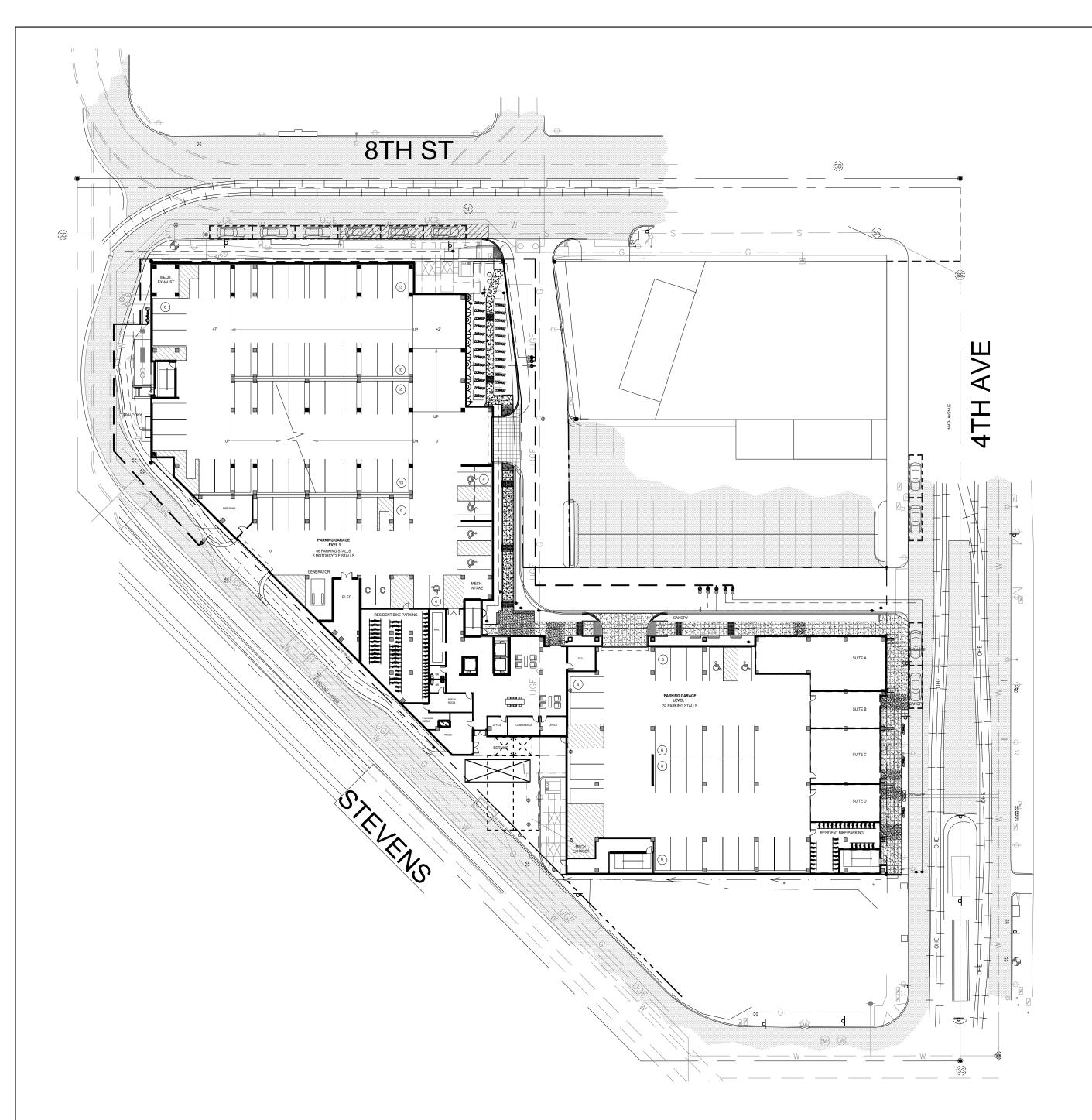
LANDSCAPE SITE PLAN

DEVELOPMENT PACKAGE FOR PARTNERS ON FOURTH PAD ALL THOSE PTS LOT 2, 3, 6-10 LYG NE OF STEVENS AVE & PT ABAND ALLEY BLK 81

5/16/19

SECTION 12, T14S, R13E, G&SRM, PIMA COUNTY, AZ Sheet 14 of 20 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY ENGINEER OF RECORD. REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.





IRRIGATION LEGEND

furnish and install all material per plans, details, and specifications irrigation source / point of connection - irrigation meter - 5/8"

(refer to civil water plane) (refer to civil water plans)

reduced pressure backflow preventer - watts u009 - 1" w/

_ _ irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi

irrigation controller - rain master twice 2-wire, decoders and all necessary connections - or rain bird equivalent controller master valve and flow sensor: master valve - superior 3100 n.o. - 1"; flow sensor - cst fsi-t series - 1"

(iv) isolation valve - 1-1/2" lead free brass ball valve

remote control valve & filter - valve - irritrol 700 series, 700-1

_ _ irrigation sleeve - class 200 pvc - 4" mainlines and multiple lines 2" single line and controller wiring

tree line - sch. 40 pvc - 3/4" unless otherwise shown

- - shrub line - sch. 40 pvc - 3/4" unless otherwise shown

hose end cap

pressure regulating filter - rain bird - prf-100-rby

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

oldcastle precast b1017 box h/20 loading or approved equivalent, set below decorative paving

IRRIGATION VALVE SCHEDULE

Valve Size Type shrub A-2 tree A-3 shrub A-5 A-6 shrub A-7 succulents not used **VALVE SCHEDULE NOTES:**

(M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material. Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of

Irrigation lines and equipment are shown schematically. Contractor shall locate all irrigation lines and equipment outside of hardscape areas unless otherwise noted.

plant material for establishment.

EMITTER SCHEDULE

EMITTER SCHEDULE Trees	Type	Outlets	Gph	Gph
			outlet	plant
Prosopis velutina velvet mesquite	m	5	2.0	10.0
Parkinsonia hybrid 'Desert Museum' desert museum paloverde		5	2.0	10.0
Acacia salicina willow acacia	m	5	2.0	10.0
Chilopsis linearis 'Bubba' semi-seedless desert willow	m	5	2.0	10.0
Celtis reticulata netleaf hackberry	m	6	2.0	12.0
Pistacia x 'Red Push' (19) red push pistache	m	6	2.0	12.0
Frazinus velutina 'Fan-tex' fan-tex ash	m	6	2.0	12.0
Dalbergia sissoo sissoo tree	m	6	2.0	12.0
Sophora secundiflora texas mountain laurel	m	4	2.0	8.0
Albizia julibrissin red mimosa	m	4	2.0	8.0
Shrubs / Succulents	Туре	Outlets	Gph	Gph
Bauhinia lunariodes 'White'	s/m	3	outlet 2.0	plant 6.0
chihuahuan orchid shrub Dodonea viscosa	s/m	2	2.0	4.0
hop seed Simmondsia chinensis	s/m	2	2.0	4.0
<i>jojoba</i> Salvia clevelandii	s/m	2	1.0	2.0
<i>cleveland sage</i> Ruellia peninsularis	s/m	2	1.0	2.0
<i>desert ruellia</i> Justicia californica	s/m	2	1.0	2.0
<i>chuparosa</i> Viguiera parishii (Deltoidea)	s/m	2	1.0	2.0
goldeneye Dalea frutescens	s/m	2	1.0	2.0
black dalea Salvia greggii	s/m	2	1.0	2.0
autumn sage Muhlenbergia rigens	s/m	1	1.0	1.0
pink muhly	-	-		-
Calliandra californica baja fairy duster	s/m	2	1.0	2.0
Celtis pallida desert hackberry	s/m	2	2.0	4.0
Caesalpinia Pulcherrima red bird of paradise	s/m	3	2.0	6.0
Acacia constricta whitethorn acacia	s/m	2	2.0	4.0
Acacia greggii catclaw acacia	s/m	2	2.0	4.0
Fouquieria splendens ocotillo	s/m	1	0.5	0.5
Asclepias subulata desert milkweed	s/m	1	1.0	1.0
Euphorbia antisyphilitica candelilla	s/m	1	1.0	1.0
Dasylirion wheeleri	s/m	1	1.0	1.0
desert spoon Hesperaloe parviflora	s/m	1	1.0	1.0
<i>brakelights yucca</i> Agave weberii	s/m	1	0.5	0.5
<i>smooth edge agave</i> Agave parryi huachucensis	s/m	1	0.5	0.5
<i>parry's agave</i> Ferocactus wislizenii	s/m	0	0.0	0.0
fishhook barrel cactus Opuntia phaeacantha var.	s/m	0	0.0	0.0
engelmann prickly pear Yucca rupicola	s/m	1	1.0	1.0
twisted leaf yucca Opuntia sp.	s/m	0	0.0	0.0
cholla Carnegiea gigantea	s/m	0	0.0	0.0
saguaro Ground Covers / Vines		-		
	Type	Outlets	Gph outlet	•
Parthenocissus 'Hacienda Creeper' hacienda creeper Trachelospermum jasminoides	s/m	2	1.0	2.0

1.0 2.0

1.0 1.0

1.0 1.0

star jasmine Bignonia capreolata 1.0 2.0 tangerine cross vine 1.0 1.0 Chrysactinia mexicana damianita daisy Berlandiera lyrata 1.0 1.0

Hymenoxys acaulis angelita daisy Calylophus hartwegii

calylophus

chocolate flower

Trachelospermum jasminoides

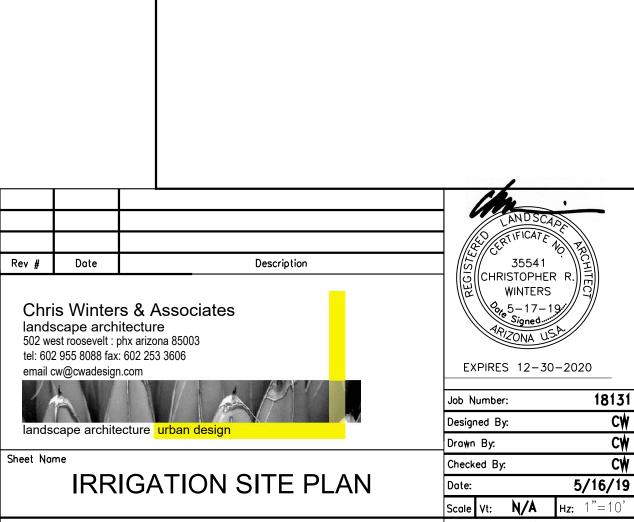
IRRIGATION NOTES:

- 1. The irrigation system shall utilize a potable water source. All lines shall be sch. 40 pvc unless otherwise noted on plans.
- 2. The irrigation system is designed with an operating pressure of 60psi at connection. Contractor shall verify pressure at connection and confirm system design with collected test information prior to continuation of installation. Tested pressure shall be noted on the as-built plans.
- 3. Contractor shall notify Landscape Architect if any discrepancies occur prior to installation of the irrigation system. If the pressure test is not within 5 lbs of noted design pressure, contractor shall cease installation until minimum pressure is obtained or revised design is provided.
- 4. Contractor shall test pressure prior to start of construction, test pressure 30 days prior to start of irrigation work and submit pressure tests and readings to architect.
- 5. If contractor fails to provide pressure test readings and pressure is below intended system design, contractor shall make adjustments necessary to obtain a fully function irrigation system with adequate pressure at heads at no additional cost to the owner.
- Sleeving for irrigation shall be under all paved areas including streets and sidewalks and other hardscape elements. Contractor to coordinate with general contractor for sleeve installation.
- 7. Irrigation lines, valves, and associated equipment are shown schematically. Contractor shall locate all lines in unpaved areas.
- 8. Maximum distance for distribution tubing shall not exceed 8' from emitter to plant.
- 9. Irrigation controller shall be set to run per coordination of property manager. Controller shall be set to run with daily automatic adjustments to local live ET or historic ET data.
- 10. Contractor shall set additional programs on controller for deep root watering and plant growth from March thru June.
- 11. Contractor shall complete pressure test of main line and laterals with the observation of the landscape
- 12. Contractor shall have the irrigation functional, prior to start of planting.



COT ADMINISTRATIVE ADDRESS: 213 N. 4TH AVE. TUCSON, AZ 85705 REF NO'S.:





DEVELOPMENT PACKAGE FOR

PARTNERS ON FOURTH PAD ALL THOSE PTS LOT 2, 3, 6-10 LYG NE OF STEVENS AVE & PT ABAND ALLEY BLK 81

Sheet 16 of 20

Sheet Number:

SECTION 12, T14S, R13E, G&SRM, PIMA COUNTY, AZ

