

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.86	37,543	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
GRAVEL/ OPEN SPACE	0.86	37,543	100.0%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.86	37,543	
BUILDING FLOOR AREA	0.20	8,573	22.8%
PAVEMENT (ASP. & CONC.)	0.43	18,773	50.0%
TOTAL IMPERVIOUS	0.63	27,346	72.8%
LANDSCAPE/ OPEN SPACE	0.23	10,197	27.2%

SITE INFORMATION:

PROPERTY AREA: AREA = 37,543 S.F. (0.86 ACRES).

EXISTING ZONING: SP1 PARK INDUSTRIAL

PROPOSED ZONING: SB1 RETAIL LOCAL

PROPOSED USE: MEDICAL CLINIC

AREA OF SITE DISTURBANCE: 0.8 ACRES

SETBACKS: BUILDING: FRONT = 15'
SIDE = 0'
REAR = 20'
ACCESSORY ALLOWED IN 40% OF REAR

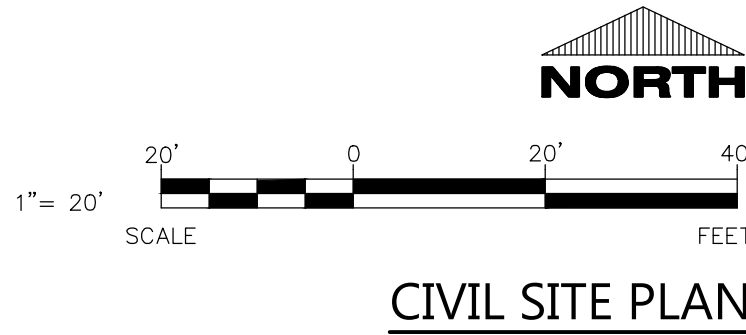
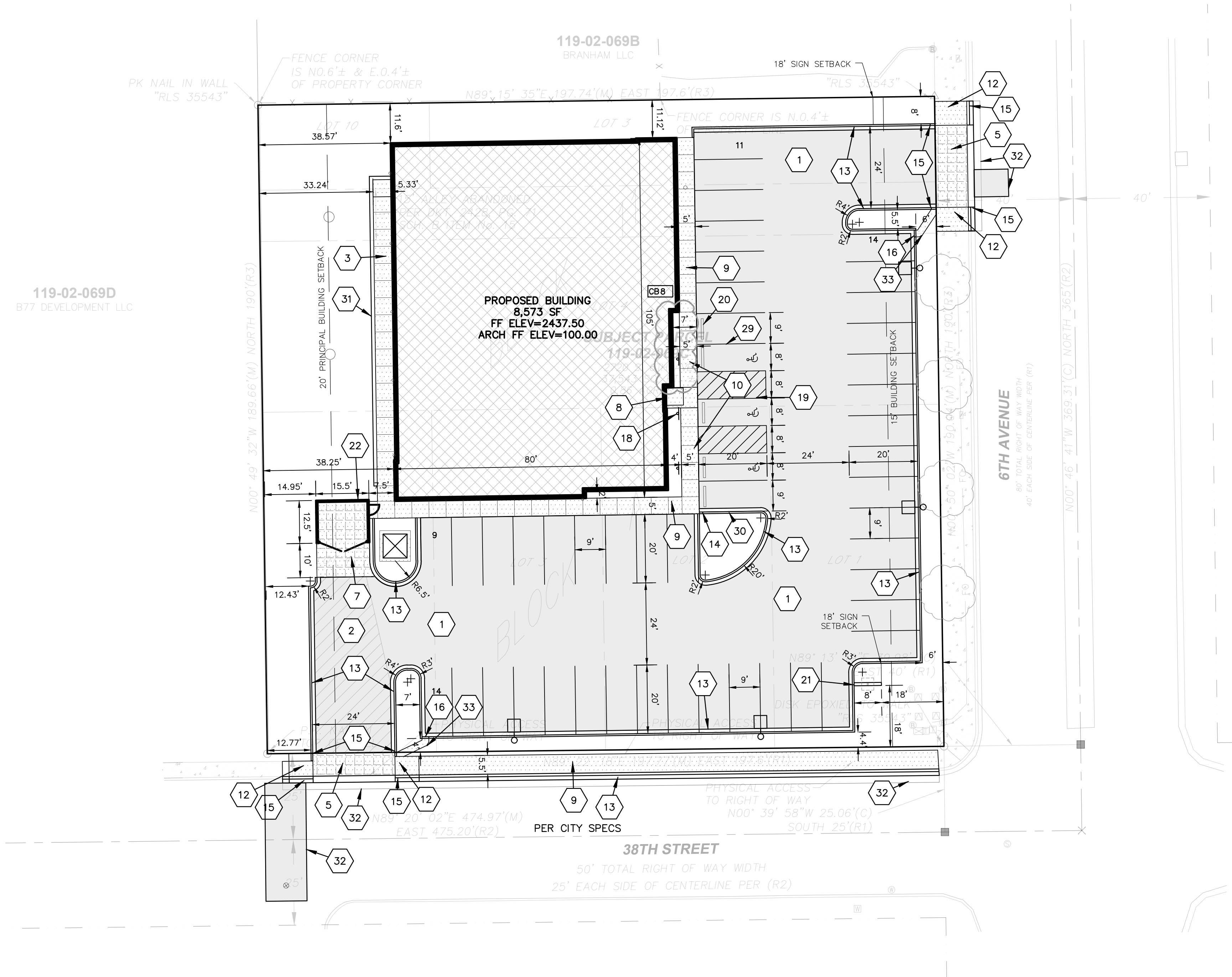
PARKING REQUIRED: 5 SPACES PER DOCTOR (7 PROVIDERS=35 REQ. SPACES)

PARKING PROVIDED: 48 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 3

LANDSCAPE REQUIREMENTS: 5% TOTAL LOT LANDSCAPING

SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY 6" CONCRETE (TYP)
7	DUMPSTER PAD/APRON CONCRETE (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	FLUSH WALK (TYP.)
12	ADA CURB RAMP PER CITY STANDARDS
13	18" CURB & GUTTER (TYP.)
14	18" MOUNTABLE CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
16	CURB CUT (TYP.)
18	HANDICAP SIGN (3 TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
20	PRECAST CONCRETE WHEEL STOP (TYP.)
21	SIGN BY SEPARATE SIGN PERMIT (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
29	WARP ASPHALT TO BE FLUSH WITH SIDEWALK
30	TRANSITION MOUNTABLE TO STANDARD CURB
31	CONCRETE RETAINING WALL WITH RAILING (97± LF) (SEE ARCH. STRUCTURAL PLANS)
32	REPLACE PAVEMENT TO MATCH EXISTING AS NECESSARY FOR UTILITY OR DRIVEWAY/CURB/SIDEWALK CONSTRUCTION.
33	CONCRETE FLUME





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COLLABORATION



PROJECT INFORMATION

PROPOSED OFFICE BUILDING FOR:

QUATTRO DEVELOPMENT

2720 SOUTH 6TH AVENUE • TUCSON, AZ 85713

PROFESSIONAL SEAL



SHEET DATES	
SHEET ISSUE	JAN. 14, 2022
REVISIONS	
CB1	FEB. 23, 2022
CB7	AUG. 9, 2022
CB8	OCT. 21, 2022

JOB NUMBER

2162160

SHEET NUMBER

C1.1