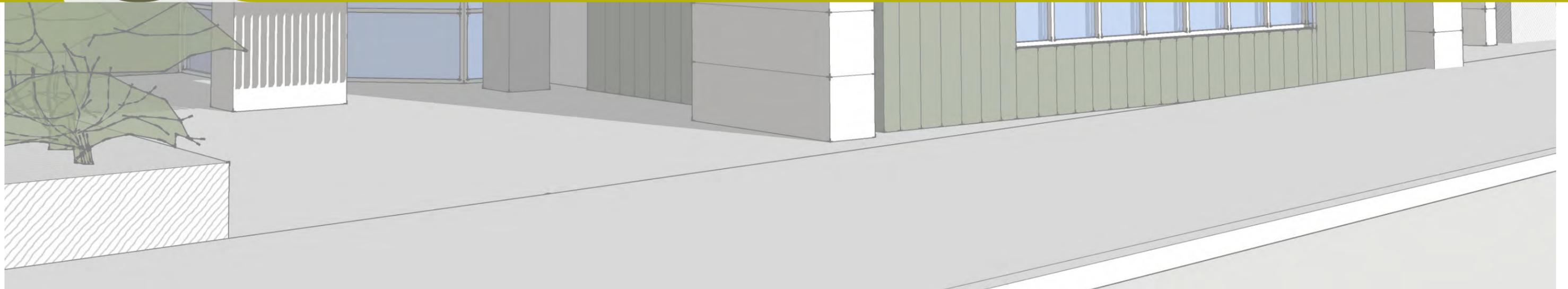




FARHANG AND MEDCOFF | 100 S CHURCH AVE, TUCSON, AZ, 85701 | 09.23.2020



TO WHOM IT MAY CONCERN:

PLEASE SEE THE MARKED UP PRESENTATION AND REVISED DRAWINGS ENCLOSED THAT REFLECT CHANGES MADE PER THE OWNER OF THE ADJACENT PARCEL, HSL PROPERTIES, IN ACCORDANCE WITH THE CC&Rs.

ALL CHANGES HAVE BEEN NOTED ON THE ORIGINAL APPROVED SUBMITTAL SHEETS AND THOSE SHEETS HAVE BEEN INDICATED "PREVIOUS - 05.22.2020"

REVISED PAGES ARE INDICATED "REVISED"

PAGES WITH NO REQUIRED CHANGES PER THESE REVISIONS ARE INDICATED "NO CHANGE"

LIST OF PROPOSED MODIFICATIONS TO THE APPROVED DESIGN

- ① RETAIL SPACE IS REMOVED
 - Ⓐ NO SEPARATE STOREFRONT ENTRANCE AND WINDOWS ON THE SOUTH FACADE
 - Ⓑ NO ACCESSIBLE RAMP AND HANDRAIL
 - Ⓒ REMOVE TWO WINDOWS ON THE EAST FACADE
- ② STEEL FACADE IS TO TERMINATE EVEN WITH THE TOP OF THE PARAPET

T20SA00145 RNA-DRB-20-01

SPECIAL DISTRICTS APPLICATION

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable):

Property Address: 100 South Church Avenue, Tucson, AZ 85701

Pima County Tax Parcel Number/s: 117-20-016H

Current Zoning: OCR-2

Applicable Overlay/ Infill Incentive District Rio Nuevo Area

Special Districts: Main Gate Overlay District Grant Road Overlay District

Neighborhood Preservation Zone Historic Preservation Zone

Neighborhood Association (if any):

PROJECT TYPE (check all that apply): Change of use to existing building

New building on vacant land New building on developed land

New addition to existing building Other

Description of Proposed Use: Law office for Farhang & Medcoff, PLLC ~~and Retail use.~~

Number of Buildings and Stories/Height of Proposed Structure(s): 1 building 3 stories

Site Area (sq ft): 10,632 Area of Proposed Building (sq ft): 22,471

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List:

National Register District Please List:

Site is/includes: A contributing structure Non-contributing structure

Is adjacent to a contributing structure Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: Ali J. Farhang, as manager of the general partner, Gametime Tucson, LLC

ROLE: Property owner Architect Engineer Attorney Developer

Other: _____

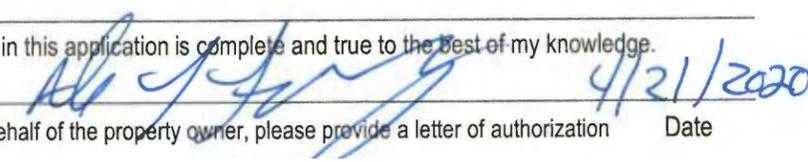
Email: tmedcoff@farhangmedcoff.com PHONE: 520-214-2000

ADDRESS: 4801 East Broadway Boulevard, Suite 311, Tucson AZ 85711

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): 100 South Church, LLP

PHONE: 520-214-2000

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT*  4/21/2020

*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

T20SA00145 RNA-DRB-20-01

SPECIAL DISTRICTS APPLICATION

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable):

Property Address: 100 S CHURCH AVE, TUCSON, AZ 85701

Pima County Tax Parcel Number/s: 117-20-016H

Current Zoning: OCR-2

Applicable Overlay/ Infill Incentive District Rio Nuevo Area

Special Districts: Main Gate Overlay District Grant Road Overlay District

Neighborhood Preservation Zone Historic Preservation Zone

Neighborhood Association (if any):

PROJECT TYPE (check all that apply): Change of use to existing building

New building on vacant land New building on developed land

New addition to existing building Other EXTERIOR AND INTERIOR RENOVATION OF AN EXISTING BUILDING

Description of Proposed Use: LAW OFFICE FOR FARHANG AND MEDCOFF, PLLC

Number of Buildings and Stories/Height of Proposed Structure(s): 1 BUILDING, 3 STORIES

Site Area (sq ft): 10,632 SF Area of Proposed Building (sq ft): 22,471 SF

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List:

National Register District Please List:

Site is/includes: A contributing structure Non-contributing structure

Is adjacent to a contributing structure Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: ALI J FARHANG, AS MANAGER OF THE GENERAL PARTNER, GAMETIME TUCSON, LLC

ROLE: Property owner Architect Engineer Attorney Developer

Other: _____

EMAIL: TMEDCOFF@FARHANGMEDCOFF.COM PHONE: 520.214.2000

ADDRESS: 4801 E BROADWAY BLVD, SUITE 311, TUCSON, AZ, 85711

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): 100 SOUTH CHURCH, LLC

PHONE: 520.214.2000

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT*  09.23.2020

*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

PROPOSED CHANGES

- 1 NEW STUCCO FINISH FLUSH WITH ADJACENT WALL
- 2 SEALED STEEL TUBE FACADE
- 3 STUCCO FINISH WITH JOINTS IN A 24"X48" PATTERN AS SHOWN. ALIGN JOINTS WITH TOP OF COLUMN.
- 4 METAL PANEL ON FIRST FLOOR EAST FACADE
- 5 ~~PERFORATED METAL PANEL AT WINDOWS ON FIRST FLOOR EAST FACADE.~~
- 6 PENETRATION ON FIRST FLOOR EAST FACADE WITH STOREFRONT WINDOW SYSTEM.
- 7 STEEL WALL FURR OUT TO SQUARE OFF CORNER AT NORTH STAIR CORE.
- 8 STEEL WINDOW BOX IN EXISTING OPENINGS ON THIRD FLOOR, REMOVE STUCCO POP OUT SURROUNDS.
- 9 LIGHTING AT STEEL CANOPY ENTRANCE



EXISTING CONDITION: VIEW FROM INTERSECTION OF CHURCH AVE AND BROADWAY BLVD



ARTIST RENDERING : VIEW FROM INTERSECTION OF CHURCH AVE AND BROADWAY BLVD

PROPOSED CHANGES

- 1 NEW STUCCO FINISH FLUSH WITH ADJACENT WALL
- 2 SEALED STEEL TUBE FACADE
- 3 STUCCO FINISH WITH JOINTS IN A 24"X48" PATTERN AS SHOWN. ALIGN JOINTS WITH TOP OF COLUMN.
- 4 METAL PANEL ON FIRST FLOOR EAST FACADE
- 5 NOT USED.
- 6 PENETRATION ON FIRST FLOOR EAST FACADE WITH STOREFRONT WINDOW SYSTEM.
- 7 STEEL WALL FURR OUT TO SQUARE OFF CORNER AT NORTH STAIR CORE.
- 8 STEEL WINDOW BOX IN EXISTING OPENINGS ON THIRD FLOOR, REMOVE STUCCO POP OUT SURROUNDS.
- 9 LIGHTING AT STEEL CANOPY ENTRANCE



EXISTING CONDITION: VIEW FROM INTERSECTION OF CHURCH AVE AND BROADWAY BLVD



ARTIST RENDERING : VIEW FROM INTERSECTION OF CHURCH AVE AND BROADWAY BLVD

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

A | APPLICABILITY

B | PERMITTED USES AND BUILDING HEIGHTS

C | BUILDING DESIGN STANDARDS

- 1 BUILDING HEIGHT SHALL RESPECT THE SCALE OF THE BUILDINGS IN THE DEVELOPMENT ZONE.
- 2 NEW CONSTRUCTION SHALL BE CONSISTENT WITH THE PREVAILING SETBACK
- 3 ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS.
- 4 A MINIMUM OF 50% OF THE GROUND FLOOR LEVEL SHALL PROVIDE VISIBLE ACTIVITY.
- 5 THERE SHOULD BE NO PLANE OF A FACADE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF.
- 6 BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED AND GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING.
- 7 FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED.
- 8 MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF DOWNTOWN.
- 9 BUILDING SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS OF WAY FROM REFLECTED HEAT AND GLARE.
- 10 VEHICULAR PARKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS WITH PEDESTRIANS AND BICYCLES.
- 11 ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS.
- 12 COLORS SHALL CONFORM WITH THE OVERALL COLOR PALETTE AND CONTEXT OF DOWNTOWN.
- 13 NEW BUILDINGS SHALL USE MATERIALS THAT RELATE TO THE TRADITIONAL CONTEXT OF DOWNTOWN.
- 14 PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING. PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.

D | SITE DESIGN STANDARDS

- 1 VEHICULAR CIRCULATION
- 2 PARKING
- 3 PLAZAS AND OPEN SPACE
 - A PLAZAS AND PEDESTRIAN NODES
 - B VIEW SHED CORRIDORS
 - C LINKAGES (PHYSICAL AND VISUAL)



5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

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5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

A | APPLICABILITY

PROVISIONS ARE MANDATORY FOR PROPOSED DEVELOPMENT IN THE RNA
THIS PROJECT IS IN THE RIO NUEVO AREA.

B | PERMITTED USES AND BUILDING HEIGHTS

UNDERLYING ZONING STANDARDS APPLY INCLUDING PERMITTED LAND USE AND
BUILDING HEIGHTS
NOT APPLICABLE. THE PROJECT IS AN EXISTING BUILDING, NO CHANGE WILL BE
MADE TO THE PARAPET HEIGHT OR USE.



5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

C | BUILDING DESIGN STANDARDS

- 1 BUILDING HEIGHT SHALL RESPECT THE SCALE OF THE BUILDINGS IN THE DEVELOPMENT ZONE.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING, THERE WILL BE NO CHANGE TO THE PARAPET HEIGHT.
- 2 NEW CONSTRUCTION SHALL BE CONSISTENT WITH THE PREVAILING SETBACK
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING, THERE WILL BE NO CHANGE TO THE BUILDING FOOTPRINT.
- 3 ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS.
THIS PROJECT PROPOSES PEDESTRIAN SCALE WINDOWS AND CANOPY ON THE FIRST FLOOR
- 4 A MINIMUM OF 50% OF THE GROUND FLOOR LEVEL SHALL PROVIDE VISIBLE ACTIVITY.
THIS PROJECT PROPOSES NEW WINDOWS ON THE FIRST FLOOR THAT WILL ALLOW FOR VISIBLE ACTIVITY WITHIN THE BUILDING.
- 5 THERE SHOULD BE NO PLANE OF A FACADE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF.
THIS PROJECT IS AN EXISTING BUILDING THAT DOES NOT HAVE AN UNINTERRUPTED 50' FACADE.
- 6 BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED AND GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING.
EXTERIOR LIGHTING IS PROPOSED ON THE EXTERIOR OF THE BUILDING.
- 7 FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED.
THIS PROJECT HAS AN EXISTING FRONT DOOR THAT IS NOT VISIBLE FROM THE STREET, HOWEVER, A CANOPY IS PROPOSED TO HIGHLIGHT THE ENTRANCE AND PROVIDE SIGNAGE OPPORTUNITIES.
- 8 MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF DOWNTOWN.
NOT APPLICABLE. THIS PROJECT IS NOT AN HISTORIC BUILDING.
- 9 BUILDING SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS OF WAY FROM REFLECTED HEAT AND GLARE.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.
- 10 VEHICULAR PARKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS WITH PEDESTRIANS AND BICYCLES.
NOT APPLICABLE. THIS PROJECT DOES NOT HAVE ON SITE PARKING.
- 11 ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS.
THIS PROJECT PROPOSES A STEEL CANOPY THAT WILL SHADE THE BUILDING ENTRANCE AND ADJACENT SIDEWALK.
- 12 COLORS SHALL CONFORM WITH THE OVERALL COLOR PALETTE AND CONTEXT OF DOWNTOWN.
THIS PROJECT PROPOSES A PAINT AND TILE IMPROVEMENT TO THE BUILDING FACADE.
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NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.
- 14 PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING.
THIS PROJECT PROPOSES ~~AN ADDITIONAL RETAIL USE TO THE EXISTING~~ NO CHANGE OF USE
- 15 PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.
THIS PROJECT IS AN EXISTING BUILDING WHICH HAS A PUBLIC ENTRANCE FROM A SIDEWALK ALONG THE STREET.



ARTIST'S RENDERING : VIEW FROM CHURCH



RETAIL SPACE WILL BECOME A CONFERENCE ROOM AND STORAGE FOR OFFICE USE. NO SEPARATE ENTRANCE REQUIRED.

ARTIST RENDERING : VIEW FROM SOUTH CHURCH

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

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- 14 PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING.
THIS PROJECT PROPOSES NO CHANGE OF USE.
- 15 PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.
THIS PROJECT IS AN EXISTING BUILDING WHICH HAS A PUBLIC ENTRANCE FROM A SIDEWALK ALONG THE STREET.



5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

D | SITE DESIGN STANDARDS

- 1 VEHICULAR CIRCULATION
THIS PROJECT HAS NO ON SITE PARKING.
- 2 PARKING
THIS PROJECT HAS NO ON SITE PARKING.
- 3 PLAZAS AND OPEN SPACE
- 3A PLAZAS AND PEDESTRIAN NODES
THIS PROJECT IS NOT NEW CONSTRUCTION.
- 3B VIEW SHED CORRIDORS
THIS PROJECT DOES NOT PROPOSE TO CHANGE THE VIEW SHED.
- 3C LINKAGES (PHYSICAL AND VISUAL)
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO NEIGHBORHOOD LINKAGES
- 4 STREETScape
- 4A STREETScape DESIGN POLICY
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO THE STREETScape
- 4B 50% OF ALL SIDEWALKS AND PEDESTRIAN PATHWAYS SHALL BE SHADED AT 2:00 PM ON JUNE 21
THIS PROJECT PROPOSES SHADE FOR 50% OF SIDEWALKS.
THE RIGHT OF WAY ADJACENT TO THIS PARCEL IS ~3,430 SF.
THE SHADED PORTION OF THE RIGHT OF WAY WILL BE ~1,726 SF.



5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

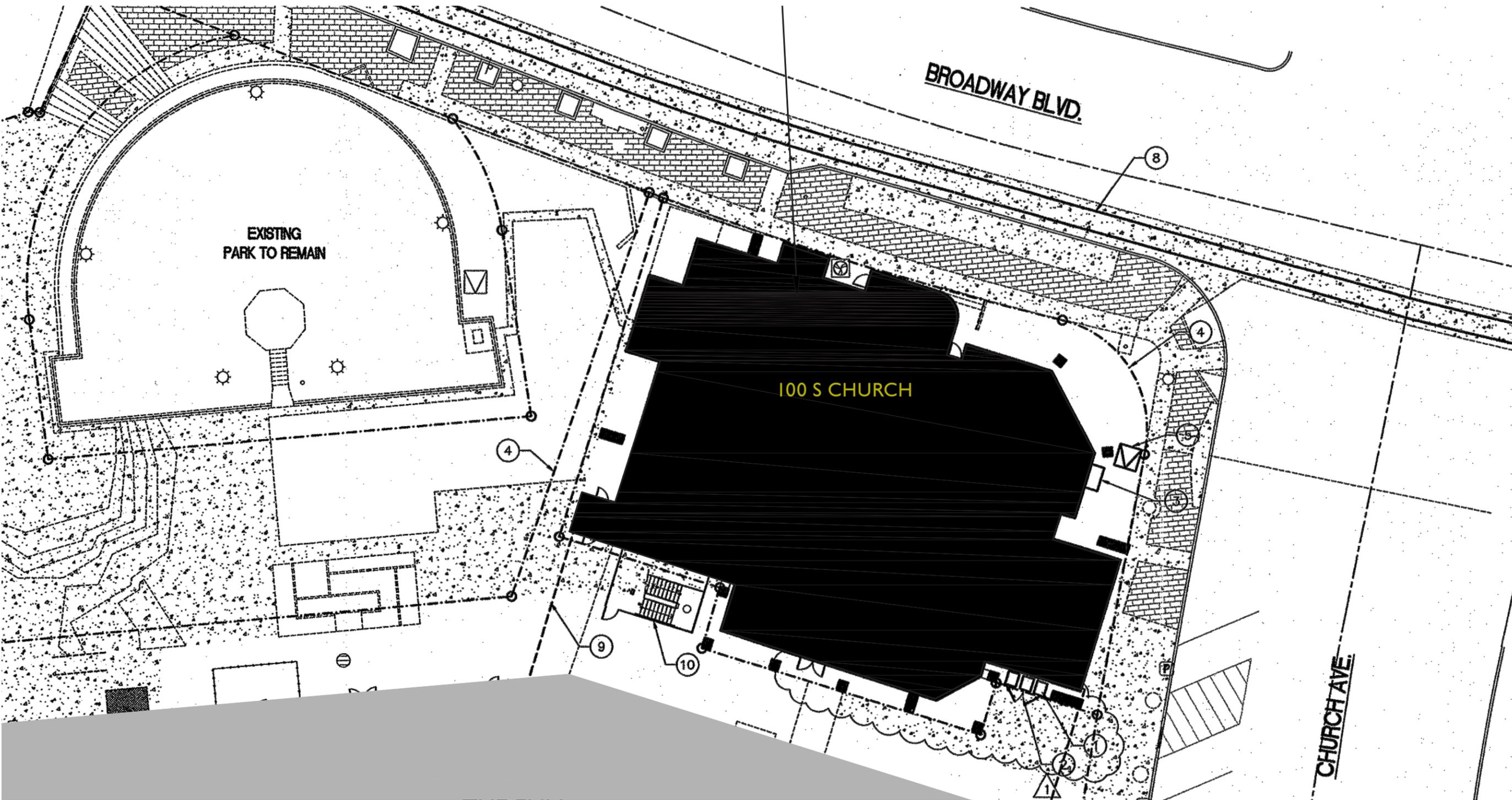
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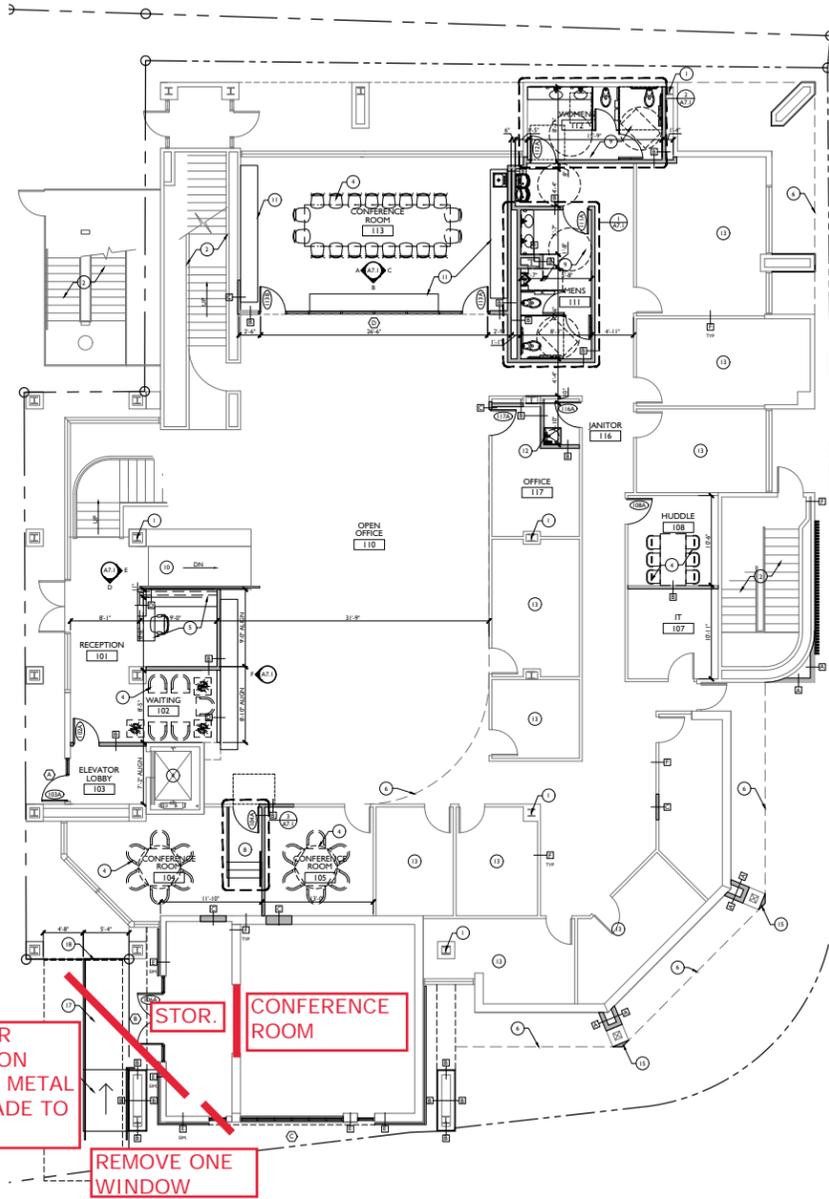
NO CHANGE

SITE PLAN | NOT TO SCALE



FIRST FLOOR PLAN | SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN | SCALE: 3/32" = 1'-0"



NO RAMP OR ENTRANCE ON THIS WALL. METAL PANEL FACADE TO CONTINUE

REMOVE ONE WINDOW

STOR. CONFERENCE ROOM

FLOOR PLAN KEYNOTES:

- EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
- EXISTING EGRESS STAIR TO REMAIN.
- EXISTING ELEVATOR TO REMAIN.
- OFFICE FURNITURE. TYP. BY TENANT.
- BUILT IN RECEPTION DESK. REF. INTERIOR ELEVATIONS AS NOTED.
- LINE OF SOFFIT ABOVE. SEE RCP.
- BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
- LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
- ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
- EXISTING RAMP TO REMAIN.
- HILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
- HOP SINK AND WATER HEATER. REF. PLUMBING SHEETS.
- NO WORK, THIS ROOM.
- STEEL TUBE CANOPY. REF. ELEVATION.
- FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
- RAMP WITH MAX. SLOPE 1:12. REF. DETAIL SHEET A9.2.
- LANDING WITH GUARD RAIL. REF. DETAIL SHEET A9.2.
- STEP DOWN TO ADJACENT GRADE. MAX. HEIGHT 7" V.I.F.
- LINE OF CANOPY ABOVE. REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

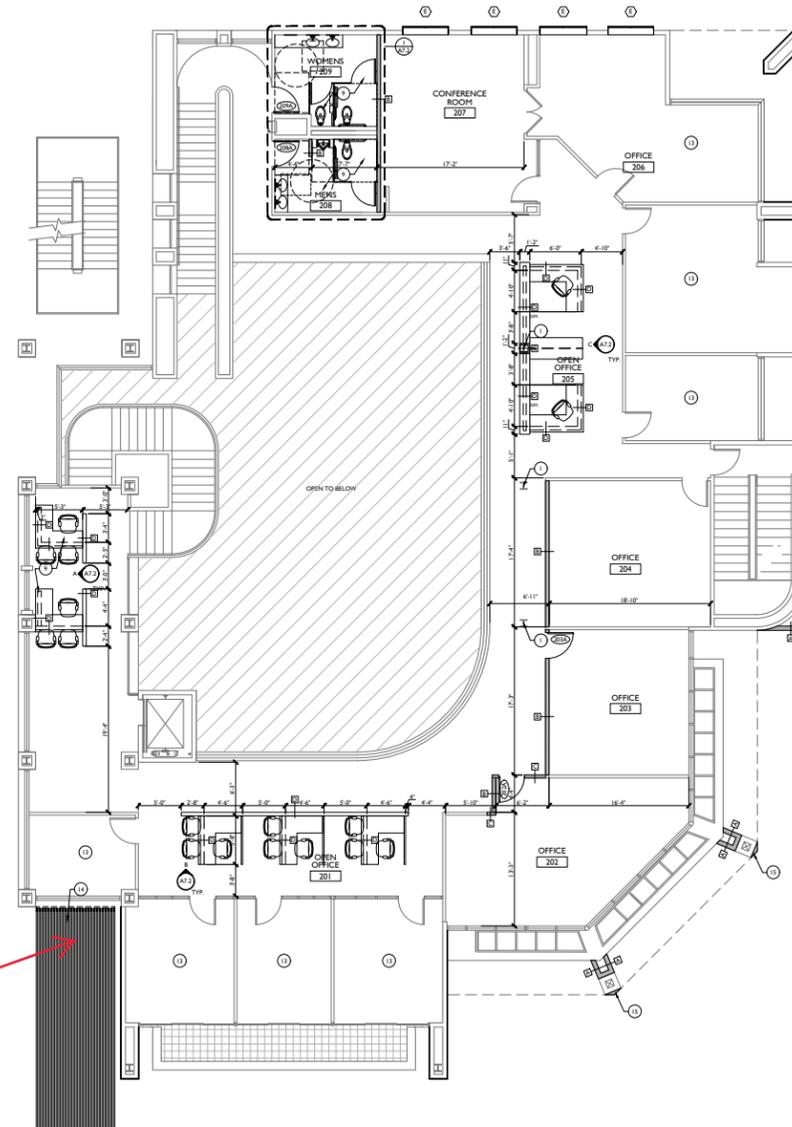
WALL TYPE NOTES:

- USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
- USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
- PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
- SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
- G.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
- ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID. U.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDDED. COORDINATE GWB INSTALLATION WITH TENANTS WALL ROUGHING.
- WALL BACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 6" METAL STUDS @ 16" O.C. REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.N.O. REF. DTL. 2.3 & 9A8.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FACADE PER ELEVATIONS.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

NO CHANGE TO PROPOSED CANOPY, STILL TO BE BUILT PER PLAN



FLOOR PLAN KEYNOTES:

- EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
- EXISTING EGRESS STAIR TO REMAIN.
- EXISTING ELEVATOR TO REMAIN.
- OFFICE FURNITURE. TYP. BY TENANT.
- BUILT IN RECEPTION DESK. REF. INTERIOR ELEVATIONS AS NOTED.
- LINE OF SOFFIT ABOVE. SEE RCP.
- BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
- LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
- ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
- EXISTING RAMP TO REMAIN.
- HILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
- HOP SINK AND WATER HEATER. REF. PLUMBING SHEETS.
- NO WORK, THIS ROOM.
- STEEL TUBE CANOPY. REF. ELEVATION.
- FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
- RAMP WITH MAX. SLOPE 1:12. REF. DETAIL SHEET A9.2.
- LANDING WITH GUARD RAIL. REF. DETAIL SHEET A9.2.
- STEP DOWN TO ADJACENT GRADE. MAX. HEIGHT 7" V.I.F.
- LINE OF CANOPY ABOVE. REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

WALL TYPE NOTES:

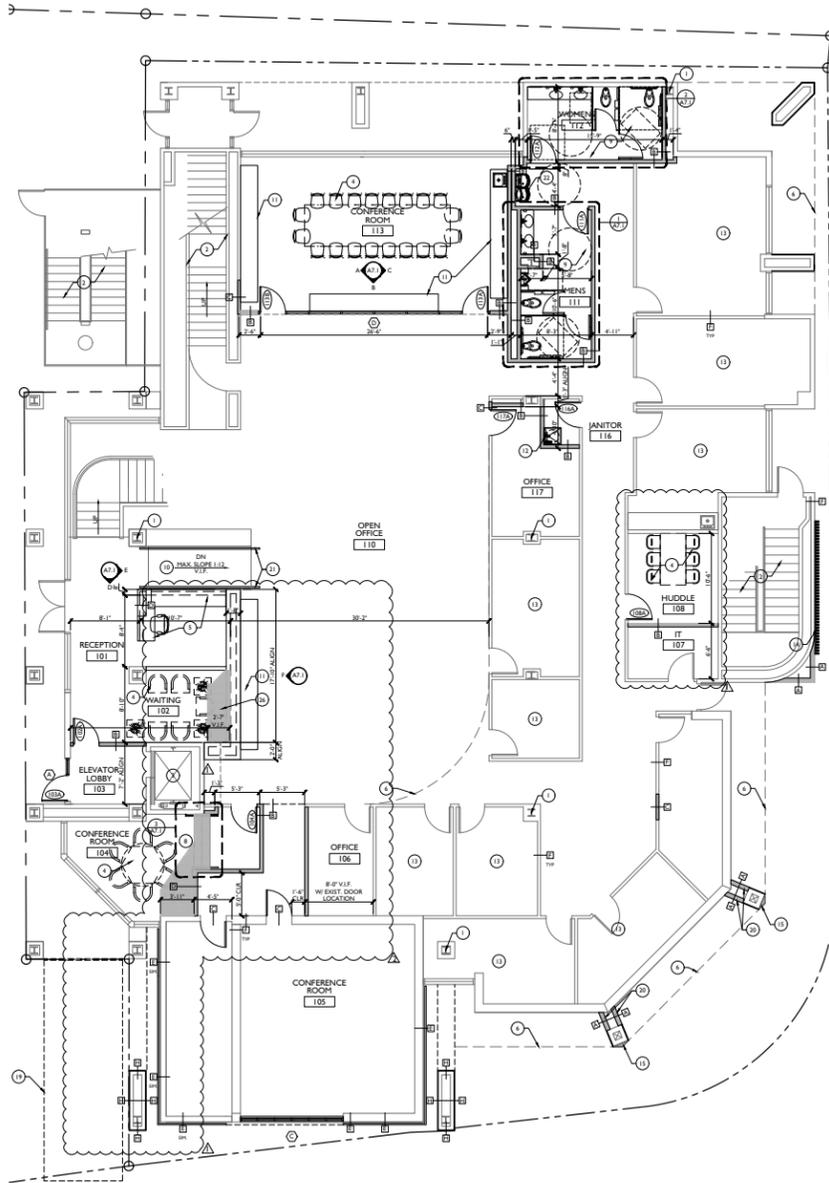
- USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
- USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
- PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
- SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
- G.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
- ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID. U.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDDED. COORDINATE GWB INSTALLATION WITH TENANTS WALL ROUGHING.
- WALL BACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 6" METAL STUDS @ 16" O.C. REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.N.O. REF. DTL. 2.3 & 9A8.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FACADE PER ELEVATIONS.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

FIRST FLOOR PLAN | SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN | SCALE: 3/32" = 1'-0"



FLOOR PLAN KEYNOTES:

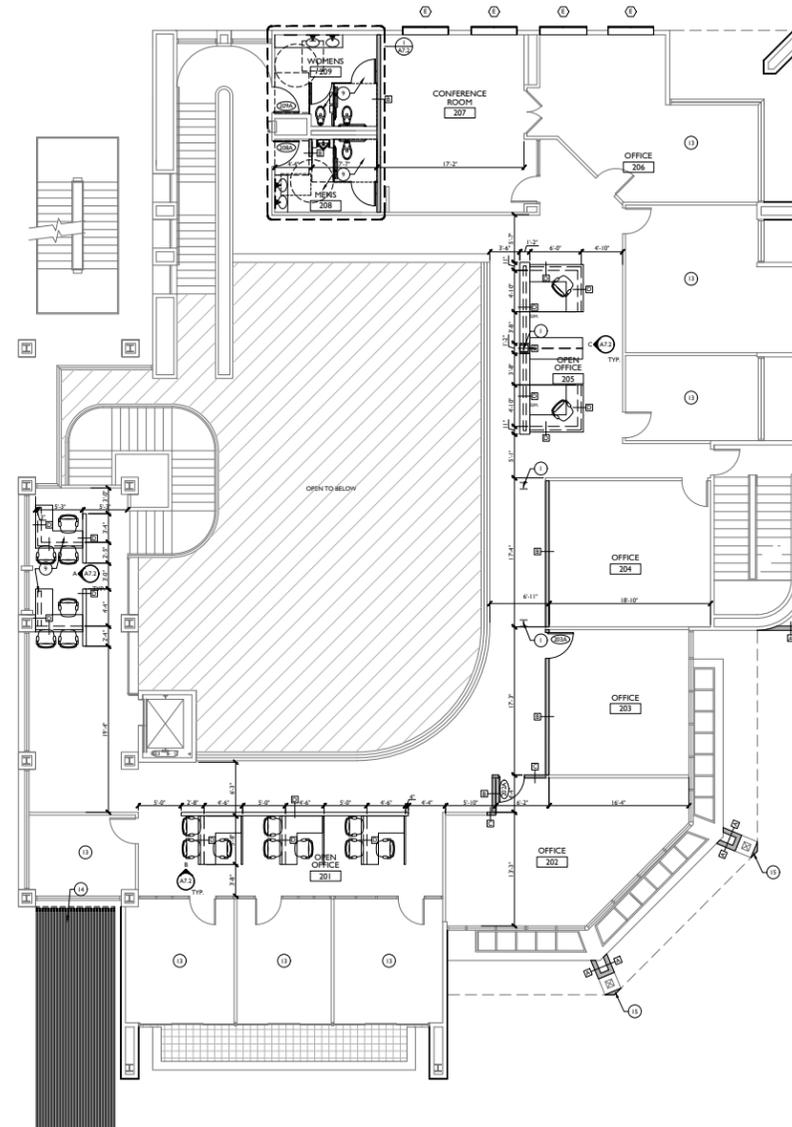
1. EXISTING COLUMN TO REMAIN, TYP. ALL STRUCTURAL COLUMNS.
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING ELEVATOR TO REMAIN.
4. OFFICE FURNITURE, TYP. BY TENANT.
5. BUILT IN RECEPTION DESK, REF. INTERIOR ELEVATIONS AS NOTED.
6. LINE OF SOFFIT ABOVE, SEE RCP.
7. BUILT IN WORK STATION, REF. INTERIOR ELEVATIONS AS NOTED.
8. LANDING AND STAIR, REF. ENLARGED PLAN AS NOTED.
9. ACCESSIBLE RESTROOM, REF. ENLARGED PLAN AS NOTED.
10. EXISTING RAMP TO REMAIN.
11. MILLWORK, REF. INTERIOR ELEVATIONS AS NOTED.
12. HOP SINK AND WATER HEATER, REF. PLUMBING SHEETS.
13. NO WORK, THIS ROOM.
14. STEEL TUBE CANOPY, REF. ELEVATION.
15. FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
16. RAMP WITH MAX. SLOPE 1:12, REF. DETAIL SHEET A9.2.
17. LANDING WITH GUARD RAIL, REF. DETAIL SHEET A9.2.
18. STEP DOWN TO ADJACENT GRADE, MAX. HEIGHT 7" V.I.F.
19. LINE OF CANOPY ABOVE, REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

WALL TYPE NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
2. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE, FRP IF OCCURS.
3. PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
4. SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
5. C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
6. ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID, U.I.N.O. WITH 5/8" TYPE 'X' GWB, FIRE TAPED BEDDED, COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHING.
7. WALL BACKING PER DETAILS 3 & 4A9.0.

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- A. NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 6" METAL STUDS @ 16" O.C., REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING, MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION, PROVIDE STUCCO EXPANSION JOINT AT EXTENTS, REF. ELEVATION FOR TILE EXTENTS.
- B. NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH, TYP. U.I.N.O. REF. DTL. 2, 3 & 9A8.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
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- G. COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH, 5/8" GYP BD BOTH SIDES, TAPE AND TEXTURE TO MATCH EXISTING.



FLOOR PLAN KEYNOTES:

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19. LINE OF CANOPY ABOVE, REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

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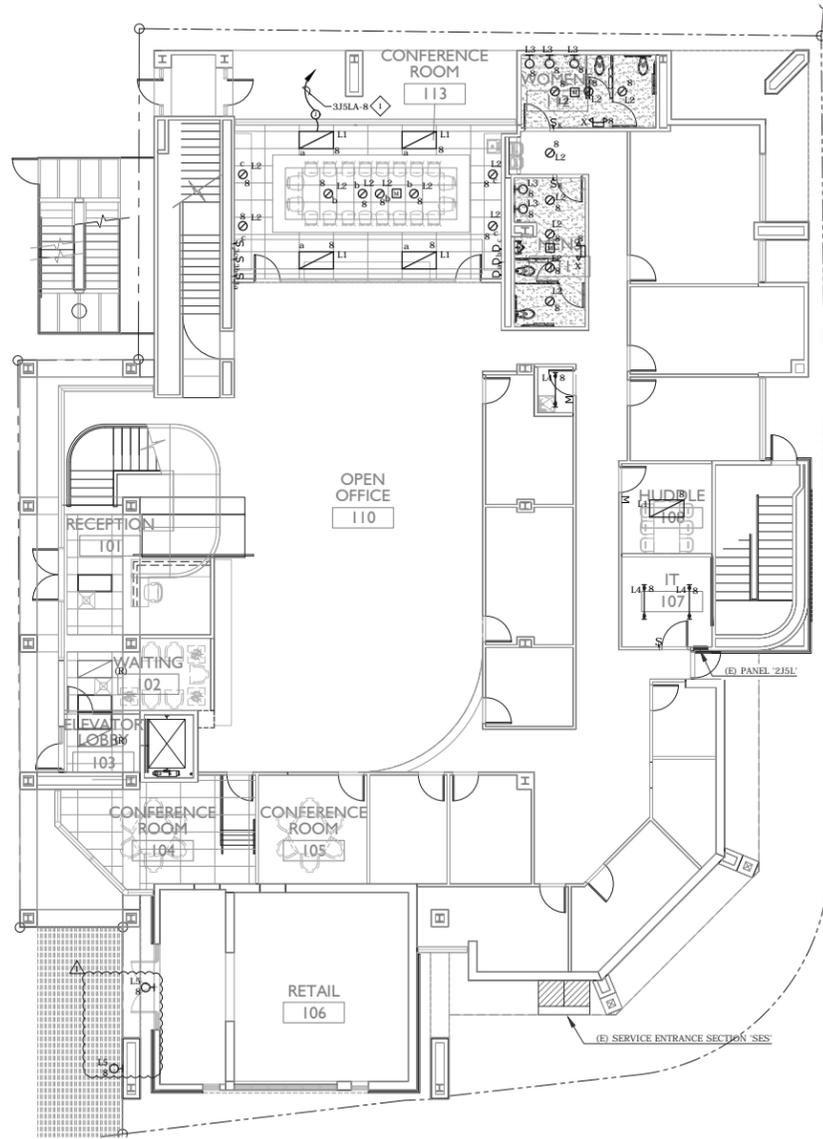
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- B. NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH, TYP. U.I.N.O. REF. DTL. 2, 3 & 9A8.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
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- D. PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES, DOUBLE WALL W/ WIDTH AS NOTED AT SIM, TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
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FIRST FLOOR LIGHTING PLAN | SCALE: 3/32" = 1'-0"

LIGHTING FIXTURE SCHEDULE



FLOOR PLAN KEYNOTES:

- EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
- EXISTING EGRESS STAIR TO REMAIN.
- EXISTING ELEVATOR TO REMAIN.
- OFFICE FURNITURE, TYP. BY TENANT.
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- USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE, FRP IF OCCURS.
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- ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 4" ABOVE CLG. GRID. U.N.O. WITH 5/8" TYPE 'X' GWB, FIRE TAPED BEDED. COORDINATE GWB INSTALLATION WITH TENANTS WALL ROUGHINS.
- WALLBACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 4" METAL STUDS @ 16" O.C., REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING, MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS, REF. ELEVATION FOR TILE EXTENTS.
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- COLUMN FURR OUT (TO 4" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

LIGHTING FIXTURE SCHEDULE

FIXTURE SCHEDULE GENERAL NOTES:

- FIXTURES SHALL HAVE APPROPRIATE U.L. LABEL (i.e., DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES.
- FIXTURES SHALL INCLUDE ALL ACCESSORIES NECESSARY FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND AS REQUIRED BY CODES AND LOCAL ORDINANCES.
- PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.
- ALL LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXTURE SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMPS AND BALLAST(S). (OSRAM SYLVANIA SERIES)
- CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
- PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE RATED CEILING.
- LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION.
- ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS, ESPECIALLY DIMMED SYSTEMS. FIXTURES, LED DRIVERS, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS SHALL BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
- PROVIDE CLEARANCES FROM COMBUSTIBLES: A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH ARE NON-IC RATED.
- FOR FIXTURES INSTALLED IN SUSPENDED T-BAR CEILING, PROVIDE A MINIMUM OF TWO (2) #12 SUPPORT WIRES ATTACHED TO BUILDING FRAME IN ADDITION TO T-BAR CLIPS.
- FIXTURES WITH EMERGENCY BATTERY BACKUP SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING IN COMPLIANCE WITH NEC ARTICLE 700.
- EMERGENCY LIGHTING UNITS SHALL BE EQUIPPED WITH FACTORY-INSTALLED INTEGRAL TEST SWITCHES.
- FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS, PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR CASING/IN. INVERTED LENS, AND FOOD SERVICE RATING.
- LED FIXTURES SHALL EQUAL OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS:
 - 18-92: 80% OF LUMEN OUTPUT AT 50,000 HOURS
 - CRI GREATER THAN OR EQUAL TO 80.
 - LUMENS PER WATT: DOWNLIGHTS - GREATER THAN 60, OTHERWISE GREATER THAN 90.
 - UNIFORMITY: (3) MACADAMS ELLIPSES.
 - FUNCTIONAL LIFE: GREATER THAN 60,000 HOURS
 - INTERIOR AMBIENT: GREATER THAN 40°C, 104°F
 - EXTERIOR AMBIENT: GREATER THAN 50°C, 122°F
 - SEAL AGAINST DUST AND INSECT ENTRY.
 - POWER FACTOR: 0.9 OR BETTER.
 - MANUFACTURER'S GUARANTEE: 5 YEARS.
- FOR LED DETROIT LAMPS, PROVIDE SELF-BALLASTED LED LAMPS WITH THESE CHARACTERISTICS:
 - CRI GREATER THAN OR EQUAL TO 80.
 - COLOR = 2700K OR 3000K
 - LIFE - GREATER THAN OR EQUAL 25,000 HOURS
 - MANUFACTURER'S GUARANTEE - 5 YEARS.
 - DIMMABLE AS NOTED.
 - MANUFACTURER'S GUARANTEE - 5 YEARS.
- WHERE FIXTURE AND/OR LAMP IS SPECIFIED BY MANUFACTURER AND CATALOG NUMBER, PERFORMANCE OF PROPOSED SUBSTITUTE SHALL EQUAL OR EXCEED PUBLISHED DATA OF THE SPECIFIED FIXTURE.

TYPE	DESCRIPTION	LAMP	CONTROL	VOLTAGE	LOAD	MANUFACTURER	SERIES	NOTES
L1	2X4 TROFFER	4000 LUMEN 3000K	0-10V	277	30	LITHONIA	SRE74-40L-ADP-EZ1-LP930 SERIES	
L2	4" DOWNLIGHT	1500 LUMEN 3000K	0-10V	277	15	LITHONIA	LE24-3015-154-LENS-MVOLT SERIES	
L3	DECORATIVE SCENCE	800 LUMEN 3000K	ON/OFF	277	17	WAC	WS-6718-3000K-16-5W-850-BL SERIES	
L4	4" STRIP LIGHT	4000 LUMEN 3000K	ON/OFF	277	22	LITHONIA	CSS148-4000LM-MVOLT-30K SERIES	
L5	EXTERIOR WALL SCENE WITH INTEGRAL PHOTOCELL	1000 LUMEN 3000K	ON/OFF	277	10	LITHONIA	WDC1-LED-F1-30K-80CRI-VW-MVOLT-PE SERIES	
X	EMERGENCY BULB WITH 90 MINUTE BATTERY BACKUP	600 LUMEN	NONE	277	5	LITHONIA	EMERGENCY SERIES	

WDG1 LED Architectural Wall Sconce

DLG DLC IES

Catalog Number: _____
Notes: _____
Type: _____

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The WDG1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDG1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDG1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)

WDG1 LED Family Overview

Luminaire	Standard/40M, °C	Cold EM, °C	Series	Lumens (1000K)					
				P1	P2	P3	PA	P5	P6
WDG1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDG2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDG3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDG4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE: WDG1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD**

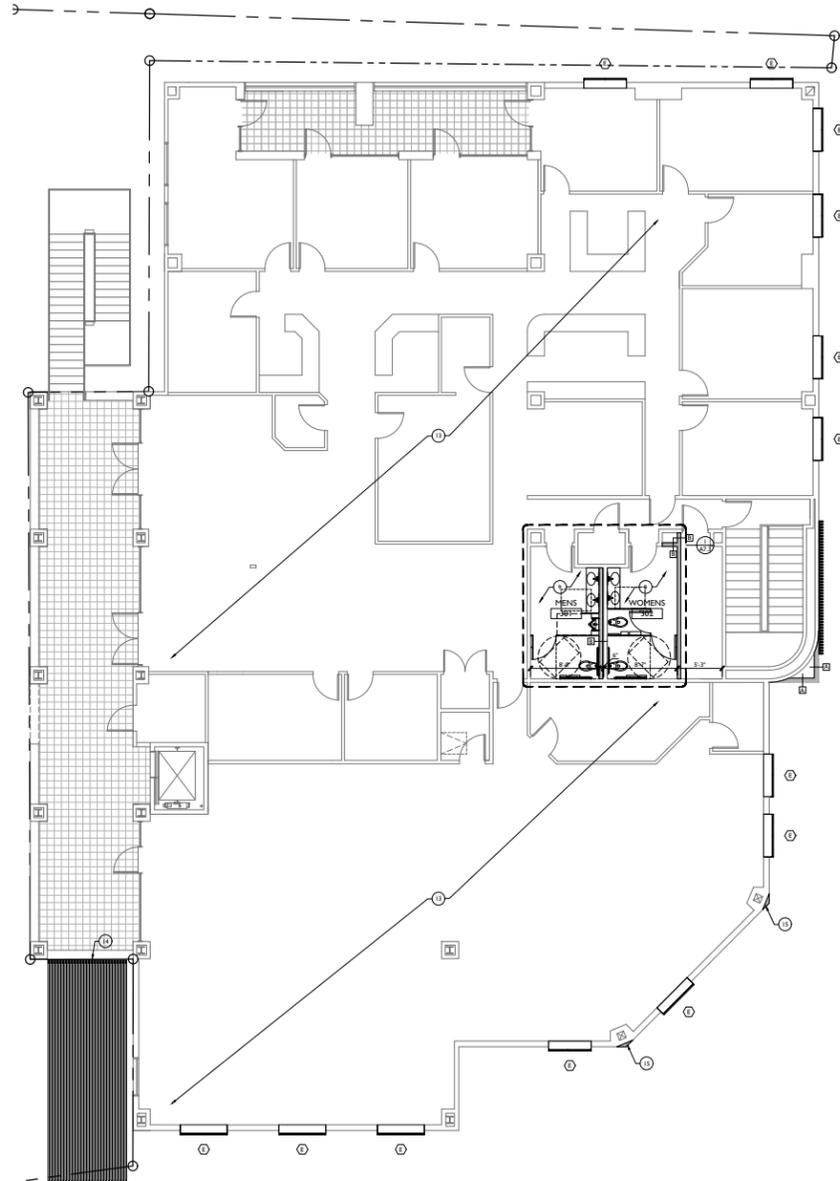
Series	Package	Color Temperature	CRI	Direction	Voltage	Mounting
WDG1 LED	P1	27K 2700K	80CRI	VF	Visual comfort forward throw	MVOLT
		30K 3000K	90CRI	VW	Visual comfort wide	347*
	P2	35K 3500K				
		40K 4000K				
		50K* 5000K				

Shipped included: SRM Surface mounting bracket, ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)

Shipped separately: AWS 3/8inch Architectural wall spacer, BBW Surface-mounted back box, P8BW Premium surface-mounted back box (top, left, right conduit entry)

Options	Finish
E4WH ³ Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for premium back box (P8BW). Total of 4 entry points.	DSSXD Sandstone
	DOBXD Textured dark bronze
	DBLXD Textured black
	DNAXD Textured natural aluminum
	DWHXD Textured white
	DSSXD Textured sandstone

THIRD FLOOR PLAN | SCALE: 3/32" = 1'-0"



FLOOR PLAN KEYNOTES:

1. EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING ELEVATOR TO REMAIN.
4. OFFICE FURNITURE. TYP. BY TENANT.
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7. BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
8. LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
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10. EXISTING RAMP TO REMAIN.
11. MILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
12. POP SINK AND WATER HEATER. REF. PLUMBING SHEETS.
13. NO WORK THIS ROOM.
14. STEEL TUBE CANOPY. REF. ELEVATION.
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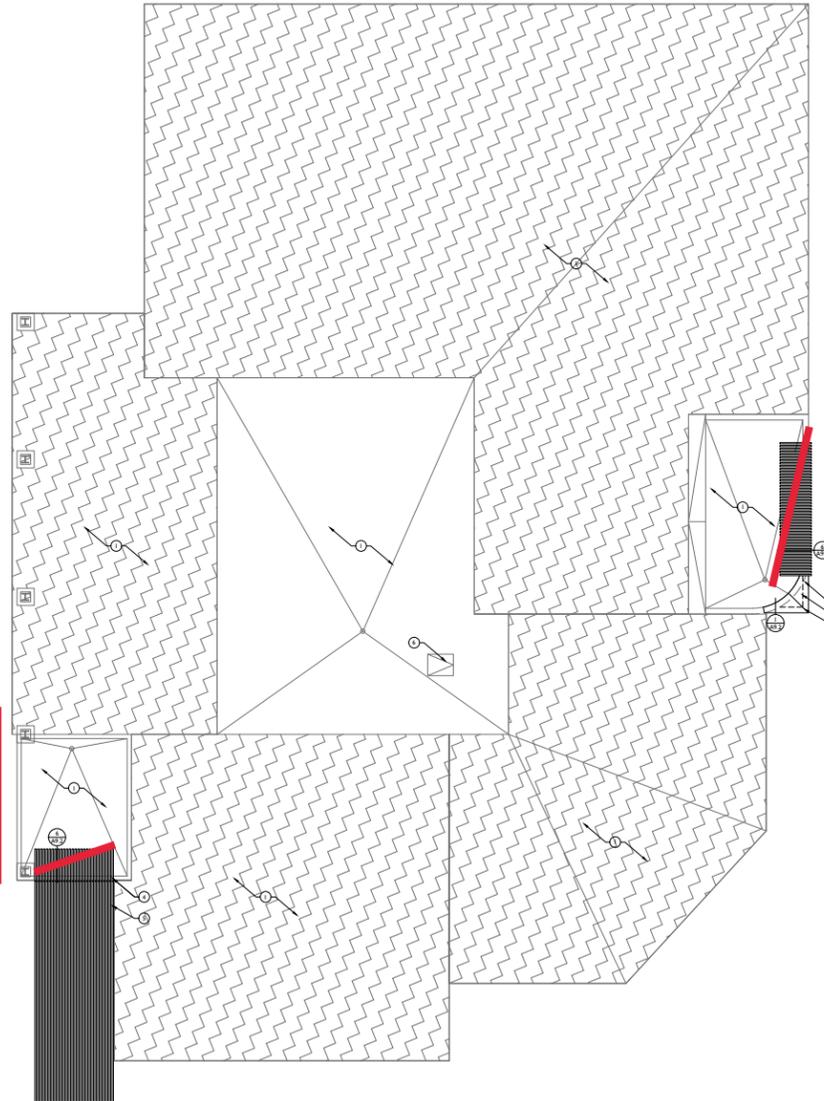
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1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
2. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
3. PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
4. SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
5. C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY CONDITIONS, DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
6. ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID. U.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDED. COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHING.
7. WALL BACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- A. NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 4" METAL STUDS @ 16" O.C. REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- B. NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.N.O. REF. DTL. 2, 3 & 4A9.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- C. INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- D. PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA. METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- E. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FACADE PER ELEVATIONS.
- F. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- G. COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

ROOF PLAN | SCALE: 3/32" = 1'-0"



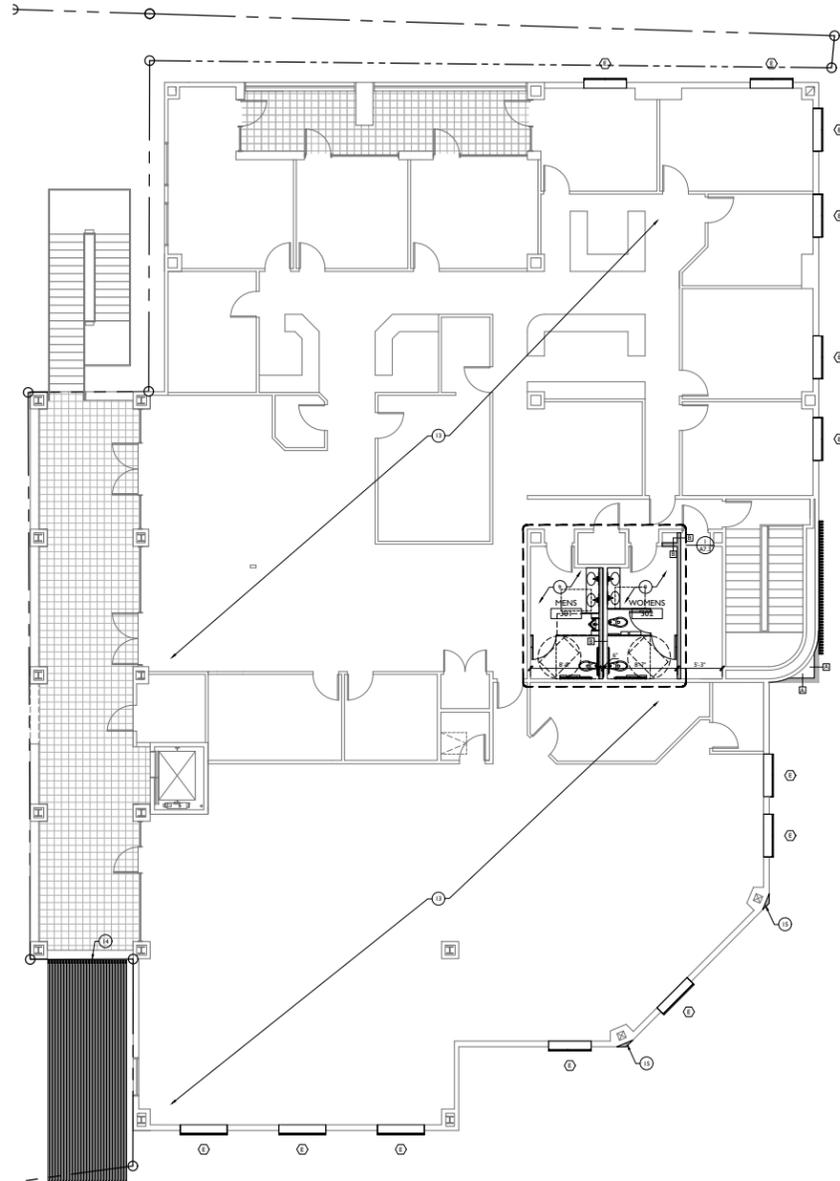
ROOF PLAN KEYNOTES: ②

1. EXISTING ROOF TO REMAIN.
2. PARAPET CAP EXTEND TO EXISTING PARAPET WALL AS REQUIRED. REF. NOTED DETAIL.
3. METAL STUD WALL BELOW. REF. FLOOR PLAN.
4. STEEL FACADE ELEMENT. REF. ELEVATION, STRUCTURAL SHEETS AND NOTED DETAIL.
5. STEEL CANOPY ELEMENT BELOW. REF. ELEVATION AND STRUCTURAL SHEETS.
6. EXISTING ROOF HATCH TO REMAIN.

NO RETURN ON CANOPY ABOVE PARAPET LEVEL

NO RETURN ON CANOPY ABOVE PARAPET LEVEL

THIRD FLOOR PLAN | SCALE: 3/32" = 1'-0"



FLOOR PLAN KEYNOTES:

1. EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING ELEVATOR TO REMAIN.
4. OFFICE FURNITURE. TYP. BY TENANT.
5. BUILT IN RECEPTION DESK. REF. INTERIOR ELEVATIONS AS NOTED.
6. LINE OF SOFFIT ABOVE. SEE RCP.
7. BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
8. LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
9. ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
10. EXISTING RAMP TO REMAIN.
11. MILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
12. POP SINK AND WATER HEATER. REF. PLUMBING SHEETS.
13. NO WORK THIS ROOM.
14. STEEL TUBE CANOPY. REF. ELEVATION.
15. FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
16. RAMP WITH MAX. SLOPE 1:12. REF. DETAIL SHEET A9.2.
17. LANDING WITH GUARD RAIL. REF. DETAIL SHEET A9.2.
18. STEP DOWN TO ADJACENT GRADE. MAX. HEIGHT 7" V.I.F.
19. LINE OF CANOPY ABOVE. REF. ELEVATIONS AND STRUCTURAL SHEETS.

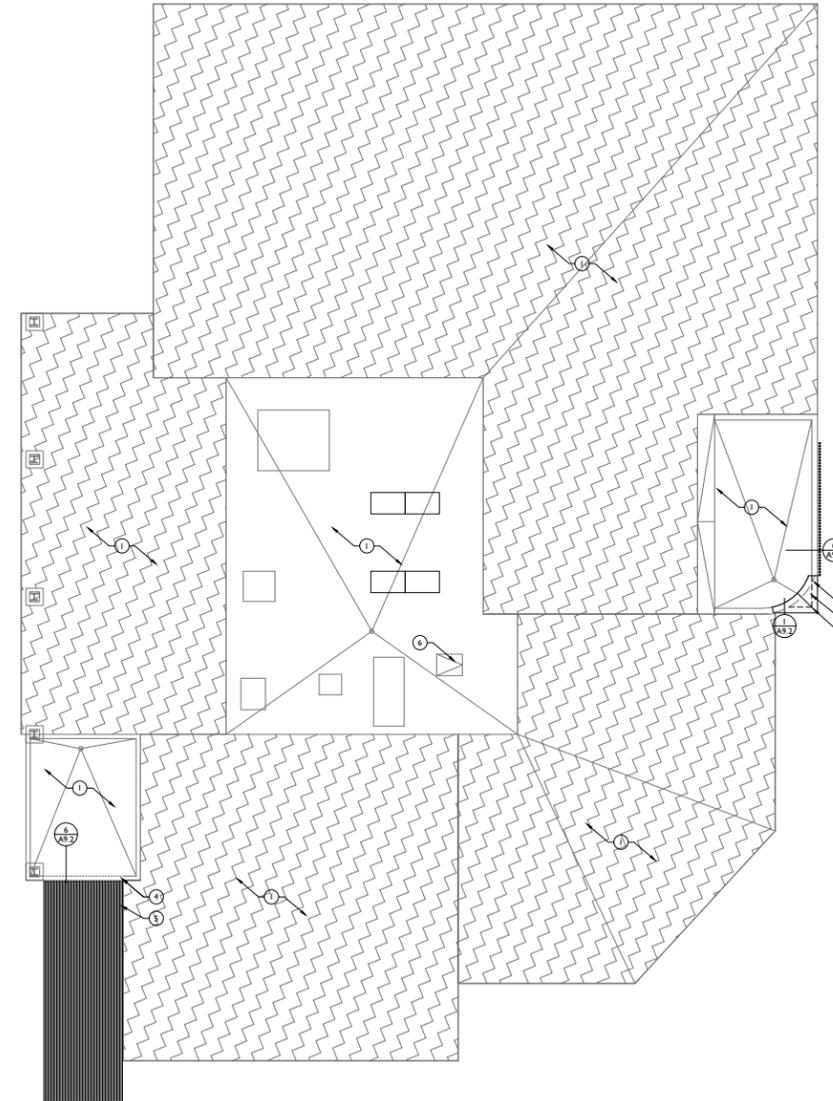
WALL TYPE NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
2. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
3. PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
4. SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
5. C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY CONDITIONS, DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
6. ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID. U.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDED. COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHING.
7. WALL BACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- A. NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 4" METAL STUDS @ 16" O.C. REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- B. NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.N.O. REF. DTL. 2, 3 & 4A9.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- C. INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- D. PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA. METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- E. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FINISHE PER ELEVATIONS.
- F. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- G. COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

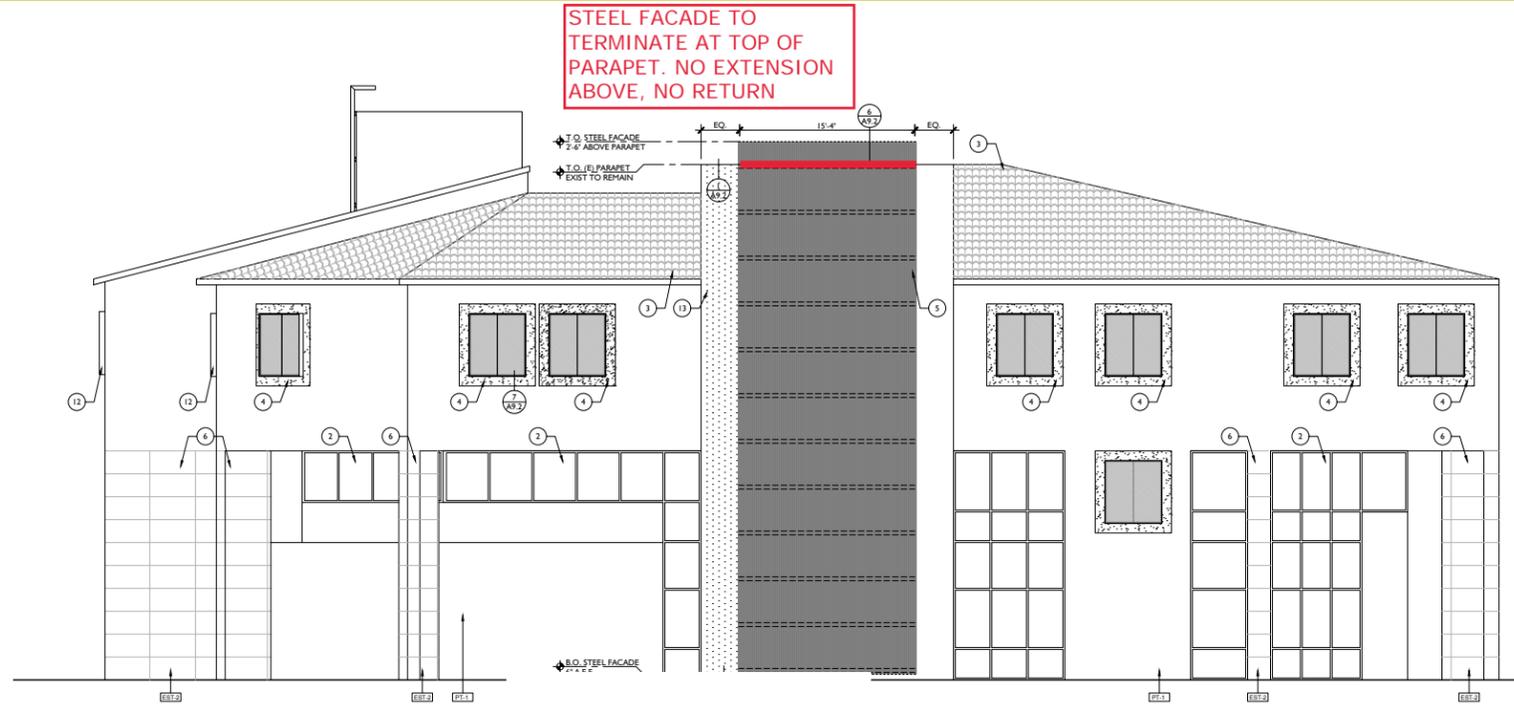
ROOF PLAN | SCALE: 3/32" = 1'-0"



ROOF PLAN KEYNOTES: (E)

1. EXISTING ROOF TO REMAIN.
2. PARAPET CAP EXTEND TO EXISTING PARAPET WALL AS REQUIRED. REF. NOTED DETAIL.
3. METAL STUD WALL BELOW. REF. FLOOR PLAN.
4. STEEL FACADE ELEMENT. REF. ELEVATION, STRUCTURAL SHEETS AND NOTED DETAIL.
5. STEEL CANOPY ELEMENT BELOW. REF. ELEVATION AND STRUCTURAL SHEETS.
6. EXISTING ROOF HATCH TO REMAIN.

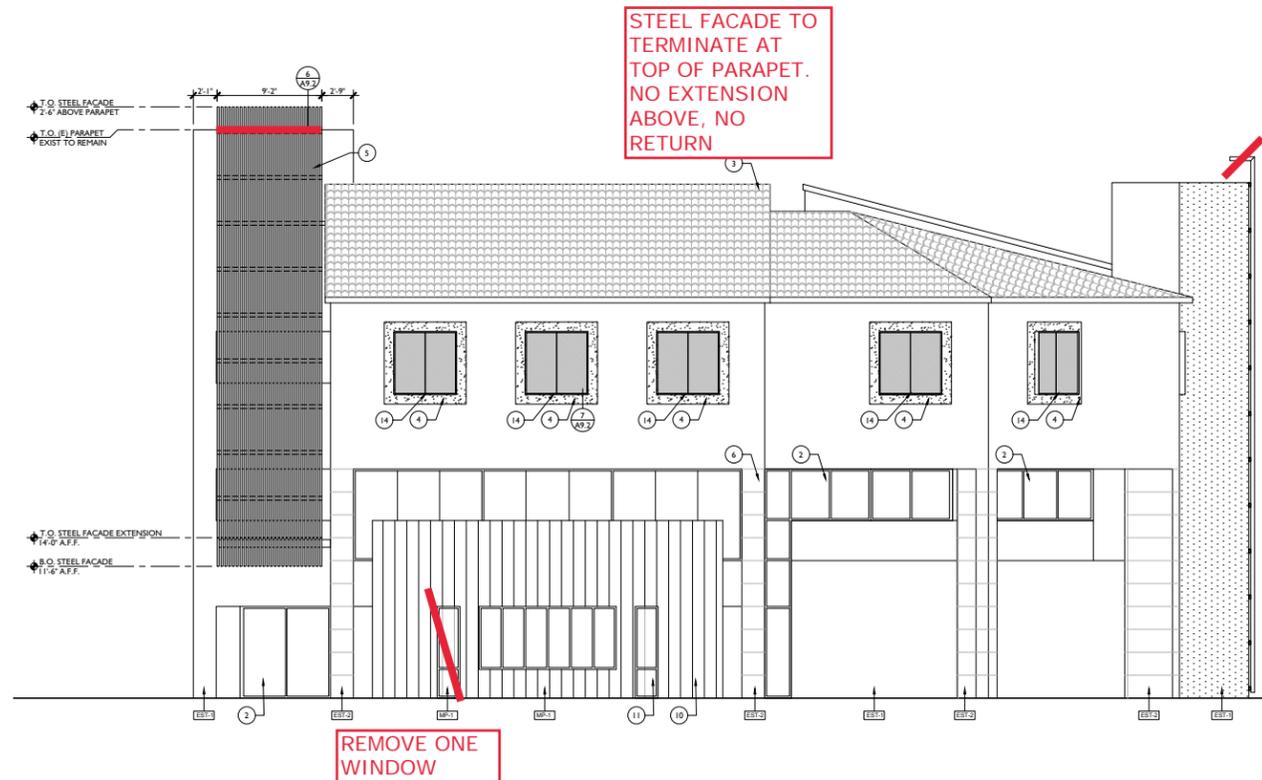
NORTH ELEVATION | SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES:

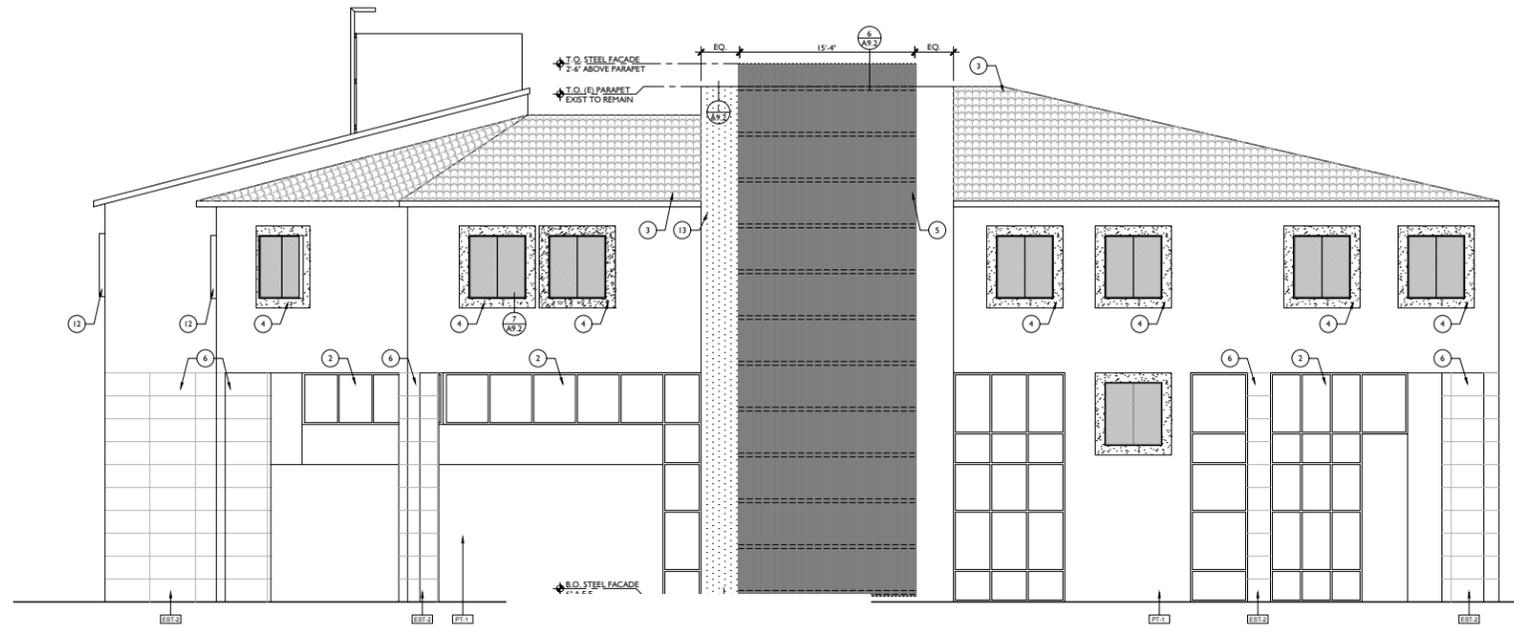
1. EXISTING STUCCO FINISH TO REMAIN. PAINT AS NOTED. REF. FINISH SCHEDULE.
 2. EXISTING WINDOW SYSTEM TO REMAIN. CLEAN, PATCH AND REPAIR AS REQUIRED.
 3. EXISTING ROOF TO REMAIN. PATCH AND REPAIR AS REQUIRED.
 4. REMOVE STUCCO POP OUT AND PROVIDE NEW STUCCO FINISH FLUSH WITH ADJACENT WALL. MATCH ADJACENT TEXTURE AND FINISH. PAINT PER FINISH SCHEDULE.
 5. SEALED STEEL TUBE FACADE. REF. NOTED DETAIL AND FINISH SCHEDULE. TUBE STEEL SUPPORTS BEHIND AT 4'-0" O.C. MAX. COORDINATE WITH EXISTING OPENINGS AS REQUIRED.
 6. EST-2. PROVIDE JOINTS IN A 24"X48" PATTERN AS SHOWN. ALIGN JOINTS WITH TOP OF COLUMN.
 7. BUILDING SIGNAGE APPROX. LOCATION. VERIFY LOCATION WITH OWNER PRIOR TO ROUGH-IN. SIGNAGE BY SEPARATE PERMIT.
 8. EXTERIOR LIGHT FIXTURE. REF. ELECTRICAL PLANS.
 9. PAINTED SHEET METAL PARAPET CAP. PAINT TO MATCH EXTERIOR WALL.
 10. METAL PANEL FACADE. REF. NOTED DETAILS AND FINISH SCHEDULE.
 11. PERFORATED METAL PANEL FACADE AT WINDOW. REF. NOTED DETAILS AND FINISH SCHEDULE.
 12. PROVIDE WINDOW SYSTEM. REF. FLOOR PLAN AND WINDOW SCHEDULE.
 13. STEEL WALL FURR OUT. REF. STRUCTURAL PLAN. PROVIDE STUCCO FINISH TO MATCH EXISTING ADJACENT STUCCO.
 14. NEW WINDOW IN EXISTING OPENING. REF. FLOOR PLAN AND WINDOW SCHEDULE.
- NOTE:
1. REFERENCE MATERIAL FINISHES KEY ON SHEET A8.0. VERIFY ALL FINISHES AND LOCATIONS WITH OWNER PRIOR TO ORDER OR INSTALLATION.

EAST ELEVATION | SCALE: 1/8" = 1'-0"



REVISED

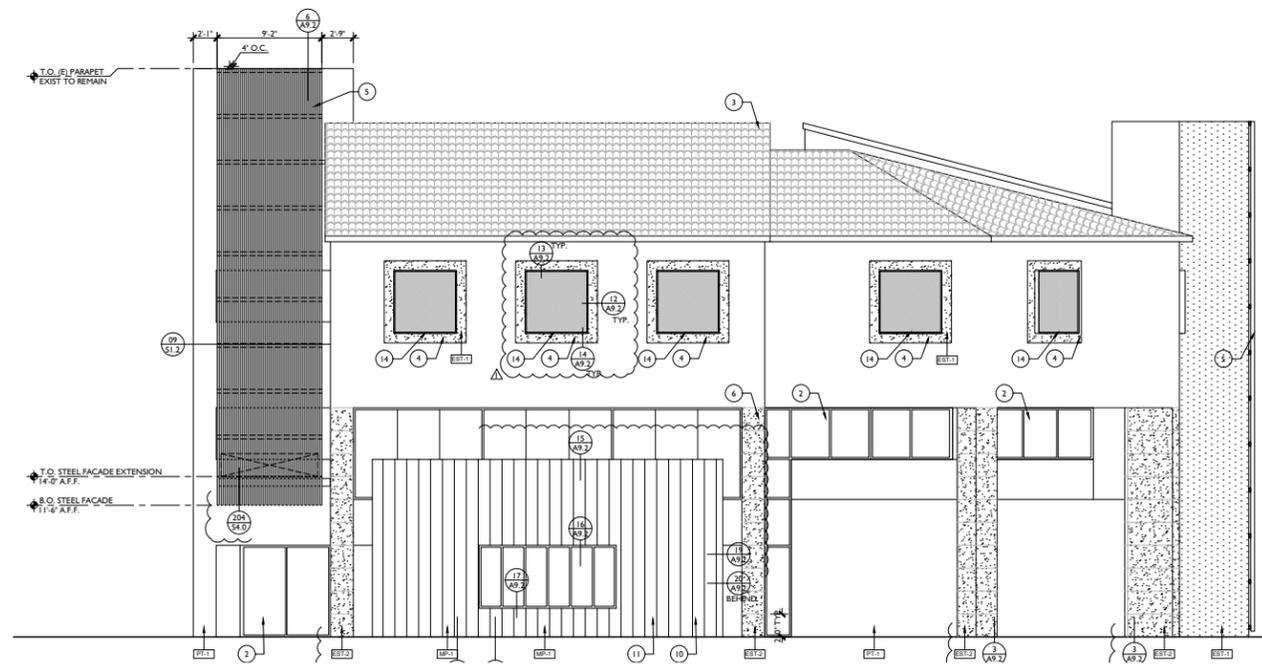
NORTH ELEVATION | SCALE: 1/8" = 1'-0"

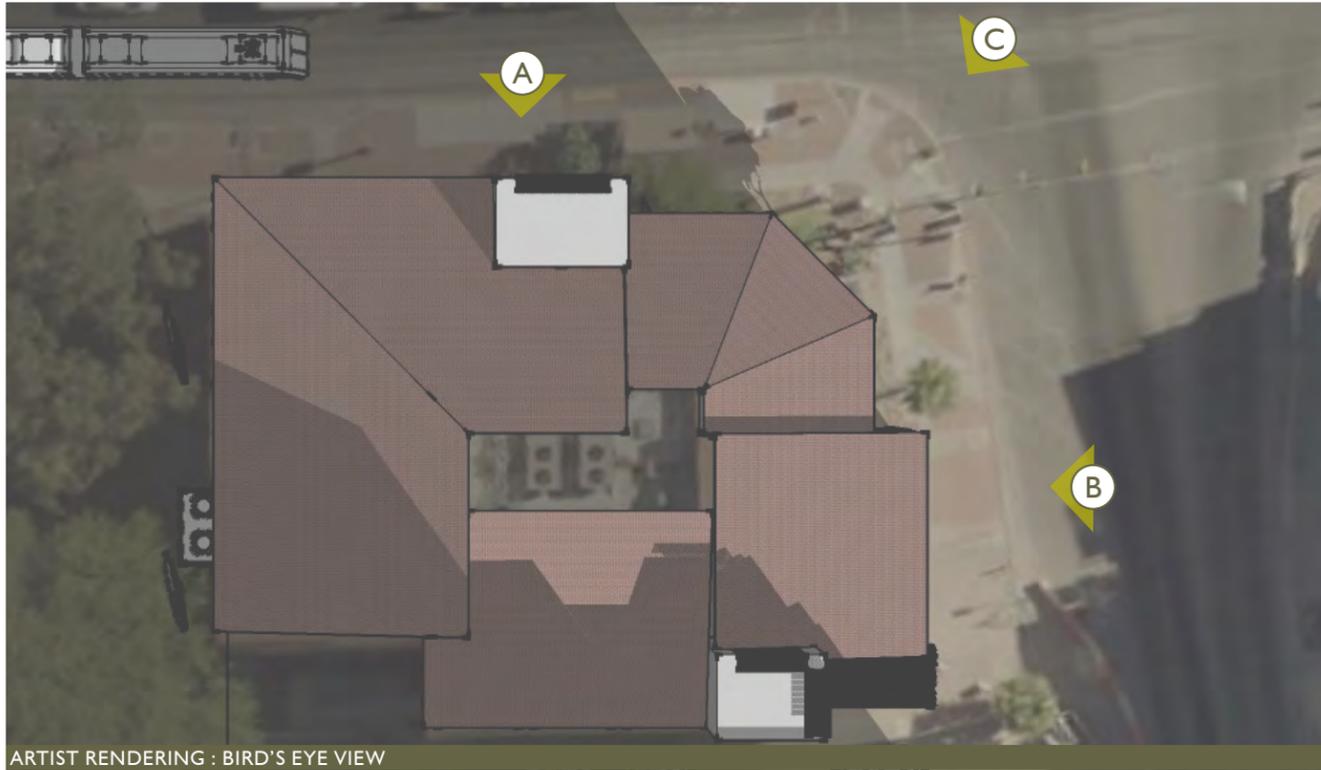


ELEVATION KEYNOTES:

1. EXISTING STUCCO FINISH TO REMAIN. PAINT AS NOTED. REF. FINISH SCHEDULE.
 2. EXISTING WINDOW SYSTEM TO REMAIN. CLEAN, PATCH AND REPAIR AS REQUIRED.
 3. EXISTING ROOF TO REMAIN. PATCH AND REPAIR AS REQUIRED.
 4. REMOVE STUCCO POP OUT AND PROVIDE NEW STUCCO FINISH FLUSH WITH ADJACENT WALL. MATCH ADJACENT TEXTURE AND FINISH. PAINT PER FINISH SCHEDULE.
 5. SEALED STEEL TUBE FACADE. REF. NOTED DETAIL AND FINISH SCHEDULE. TUBE STEEL SUPPORTS BEHIND AT 4'-0" O.C. MAX. COORDINATE WITH EXISTING OPENINGS AS REQUIRED. REF. DTL. 1 (A9.2).
 6. STUCCO FINISH WITH JOINT PATTERN AS INDICATED. ALIGN WITH EDGE OF SOFFIT.
 7. BUILDING SIGNAGE APPROX. LOCATION. VERIFY LOCATION WITH OWNER PRIOR TO ROUGH-IN. SIGNAGE BY SEPARATE PERMIT.
 8. EXTERIOR LIGHT FIXTURE. REF. ELECTRICAL PLANS.
 9. PAINTED SHEET METAL PARAPET CAP. PAINT TO MATCH EXTERIOR WALL.
 10. METAL PANEL FACADE. REF. NOTED DETAILS AND FINISH SCHEDULE.
 11. PERFORATED METAL PANEL FACADE AT WINDOW. REF. NOTED DETAILS AND FINISH SCHEDULE.
 12. PROVIDE WINDOW SYSTEM. REF. FLOOR PLAN AND WINDOW SCHEDULE.
 13. STEEL WALL FURR OUT. REF. STRUCTURAL PLAN. PROVIDE STUCCO BRUSH UP MATCH EXISTING ADJACENT STUCCO.
 14. NEW STEEL WINDOW BOX WITH STOREFRONT SYSTEM IN EXISTING OPENING. REF. FLOOR PLAN AND WINDOW SCHEDULE.
 15. EXISTING EGRESS STAIR TO REMAIN.
 16. NEW SOLID DOOR. REF. TO DOOR SCHEDULE.
- NOTE: _____

EAST ELEVATION | SCALE: 1/8" = 1'-0"





ARTIST RENDERING : BIRD'S EYE VIEW



A | ARTIST'S RENDERING : VIEW FROM BROADWAY

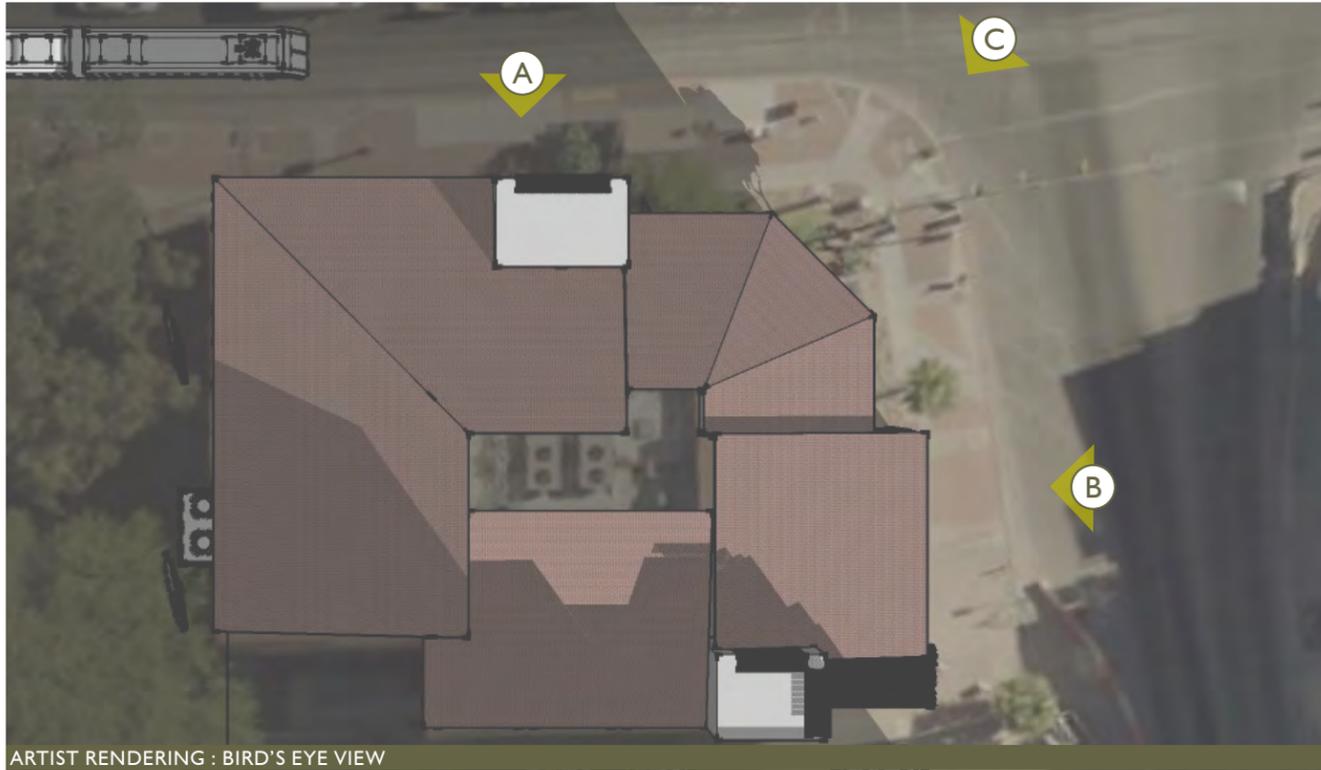


B | ARTIST'S RENDERING : VIEW FROM CHURCH



C | ARTIST RENDERING : VIEW FROM INTERSECTION OF CHURCH AND BROADWAY

REVISED



MATERIAL FINISH KEY

MARK	MATERIAL	MANUFACT.	DESCRIPTION	PROVIDED BY	INSTALLED BY
EST-1	PAINTED STUCCO FINISH	DUNN EDWARDS OR EQUAL	REFINISH STUCCO FOR SMOOTH FINISH AS REQUIRED. PAINT COLOR: MILK GLASS - EXTERIOR PAINT COLOR	GC	GC
EST-2	PAINTED STUCCO FINISH	DUNN EDWARDS OR EQUAL	SAND STUCCO FINISH WITH JOINT REVEAL PER ELEVATIONS. PAINT COLOR: MILK GLASS - EXTERIOR PAINT COLOR	GC	GC
STL-1	STEEL	--	CLEAR SEAL STEEL MEMBERS, REF. STRUCTURAL PLANS. PROVIDE US COATING MULTIGRIP7000XP VOC PER MANUFACTURER RECOMMENDATIONS	GC	GC
MP-1	METAL PANEL	AEP SPAN OR APPROVED EQ.	SAGE GREEN PRESTIGE SERIES 12" NO REVEAL FLUSH PANEL. PROVIDE PERFORATED PANELS WITH PATTERN #6 AT WINDOWS. REF. BUIDLING ELEVATION	GC	GC

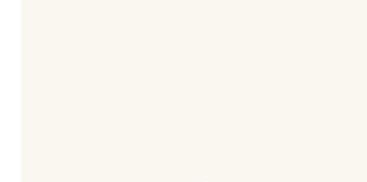
NOTE: VERIFY ALL FINISHES, LOCATIONS AND QUANTITIES WITH OWNER PRIOR TO ORDERING. T = TENANT; GC = GENERAL CONTRACTOR

KEY TO ABBREVIATIONS

ME = MATCH EXISTING	AL = ALUMINUM	PM = PRESSED METAL	WD = SOLID CORE WOOD
STL = STEEL	FR = FRAME	WG = WIRE GLASS	ST = STAIN WOOD FINISH
SS = STAINLESS STEEL	GL = GLASS	G = GALVANIZED	CRI = CARPET
HM = HOLLOW METAL	P = PAINT	MG = MIRROR GLASS	WLD = WELDED HOLLOW METAL
SC = SOLID CORE	T = TEMPERED GLASS	NR = NOT RATED	PLY = PLYWOOD
FL = FULL LOUVER	SG = SAFETY GLASS	BK = BLACK	V.I.F. = VERIFY IN FIELD
HC = HOLLOW CORE	KD = KNOCK DOWN	E = EXISTING	T.B.D. = TO BE DETERMINED
SHT. LINUM. = SHEET LINOLEUM	FRL = FRAMELESS	CLG = CLEAR GLASS	O.T.S. = OPEN TO STRUCTURE
A.F.F. = ABOVE FINISH FLOOR	N.I.C. = NOT IN CONTRACT	REF. = REFERENCE	TYP. = TYPICAL

PROPOSED MATERIAL IMAGES

EST-2 :
SAND STUCCO FINISH
W/ DUNN EDWARDS PAINT
DEW358 MILK GLASS



EST-1 :
SMOOTH STUCCO FINISH
W/ DUNN EDWARDS PAINT
DEW358 MILK GLASS



STL-1 :
2"X4" HSS
WITH CLEAR COAT



MP-1 :
AEP SPAN 12" FLUSH PANEL
SAGE GREEN



4 | ARTIST RENDERING : VIEW FROM SOUTH CHURCH

MATERIAL FINISH KEY

MARK	MATERIAL	MANUFACT.	DESCRIPTION	PROVIDED BY	INSTALLED BY
EST-1	PAINTED STUCCO FINISH	DUNN EDWARDS OR EQUAL	REFINISH STUCCO FOR SMOOTH FINISH AS REQUIRED. PAINT COLOR: MILK GLASS - EXTERIOR PAINT COLOR	GC	GC
EST-2	PAINTED STUCCO FINISH	DUNN EDWARDS OR EQUAL	SAND STUCCO FINISH WITH JOINT REVEAL PER ELEVATIONS. PAINT COLOR: MILK GLASS - EXTERIOR PAINT COLOR	GC	GC
STL-1	STEEL	--	CLEAR SEAL STEEL MEMBERS, REF. STRUCTURAL PLANS. PROVIDE US COATING MULTIGRIP7000XP VOC PER MANUFACTURER RECOMMENDATIONS	GC	GC
MP-1	METAL PANEL	AEP SPAN OR APPROVED EQ.	SAGE GREEN PRESTIGE SERIES 12" NO REVEAL FLUSH PANEL. PROVIDE PERFORATED PANELS WITH PATTERN #6 AT WINDOWS. REF. BUIDLING ELEVATION	GC	GC

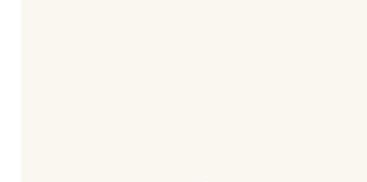
NOTE: VERIFY ALL FINISHES, LOCATIONS AND QUANTITIES WITH OWNER PRIOR TO ORDERING. T = TENANT; GC = GENERAL CONTRACTOR

KEY TO ABBREVIATIONS

ME = MATCH EXISTING	AL = ALUMINUM	PM = PRESSED METAL	WD = SOLID CORE WOOD
STL = STEEL	FR = FRAME	WG = WIRE GLASS	ST = STAIN WOOD FINISH
SS = STAINLESS STEEL	GL = GLASS	G = GALVANIZED	CRI = CARPET
HM = HOLLOW METAL	P = PAINT	MG = MIRROR GLASS	WLD = WELDED HOLLOW METAL
SC = SOLID CORE	T = TEMPERED GLASS	NR = NOT RATED	PLY = PLYWOOD
FL = FULL LOUVER	SG = SAFETY GLASS	BK = BLACK	V.I.F. = VERIFY IN FIELD
HC = HOLLOW CORE	KD = KNOCK DOWN	E = EXISTING	T.B.D. = TO BE DETERMINED
SHT. LINUM. = SHEET LINOLEUM	FRL = FRAMELESS	CLG = CLEAR GLASS	O.T.S. = OPEN TO STRUCTURE
A.F.F. = ABOVE FINISH FLOOR	N.I.C. = NOT IN CONTRACT	REF. = REFERENCE	TYP. = TYPICAL

PROPOSED MATERIAL IMAGES

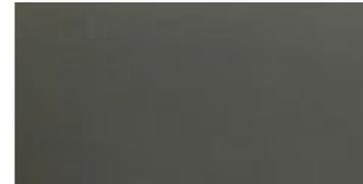
EST-2 :
SAND STUCCO FINISH
W/ DUNN EDWARDS PAINT
DEW358 MILK GLASS



EST-1 :
SMOOTH STUCCO FINISH
W/ DUNN EDWARDS PAINT
DEW358 MILK GLASS



STL-1 :
2"X4" HSS
WITH CLEAR COAT



MP-1 :
AEP SPAN 12" FLUSH PANEL
SAGE GREEN



4 | ARTIST RENDERING : VIEW FROM SOUTH CHURCH

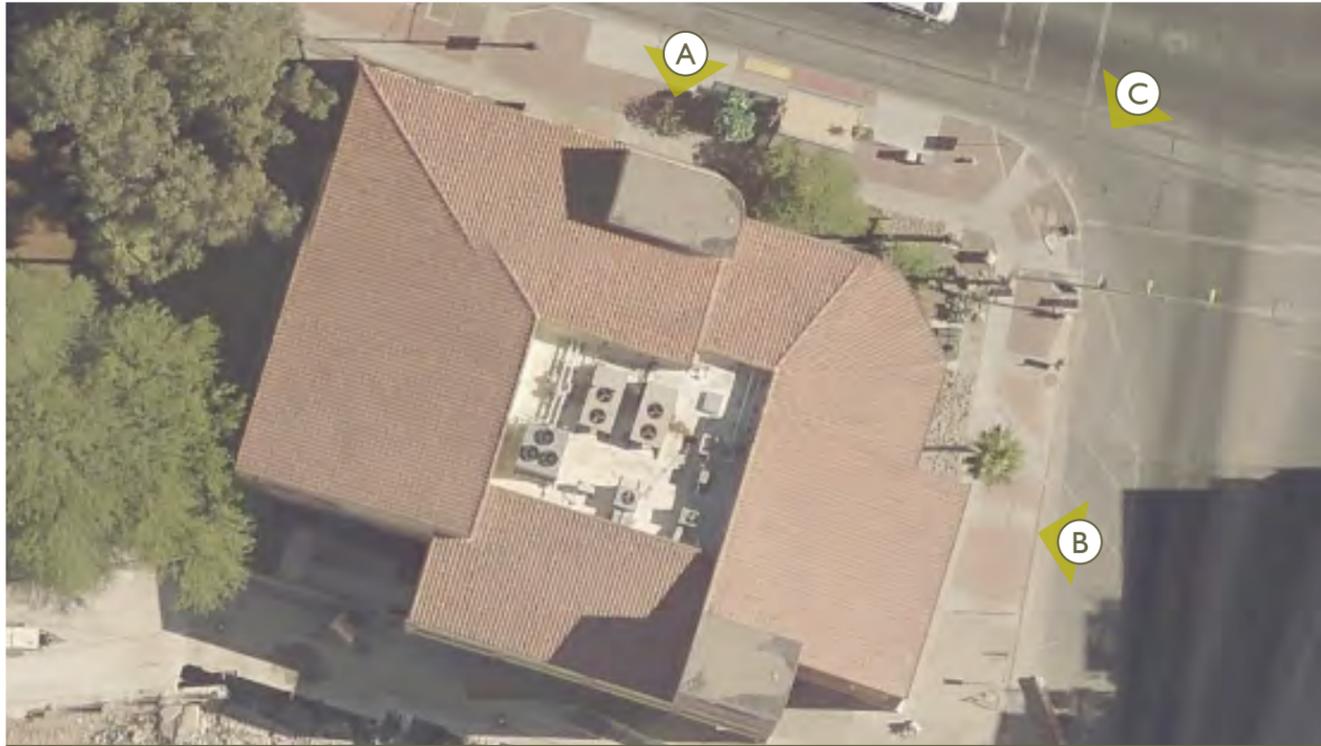
ZONING REVIEW COMMENTS

RNA REVIEW REQUIRED FOR EXTERIOR FACADE WORK. WHEN COMPLETE, CONTACT ME FOR AN "OVER-THE-COUNTER" REVIEW OR SIGN INTO OUR VIRTUAL SERVICE COUNTER ONLINE.
ELISA HAMBLIN
ELISA.HAMBLIN@TUCSONAZ.GOV

DOCUMENTATION OF NEIGHBORHOOD MEETING

NOT APPLICABLE. A NEIGHBORHOOD MEETING WAS NOT REQUIRED AT FOR THIS REVIEW.





AERIAL PHOTOGRAPH



A | PHOTOGRAPH : EXISTING VIEW FROM BROADWAY



B | PHOTOGRAPH : EXISTING VIEW FROM CHURCH



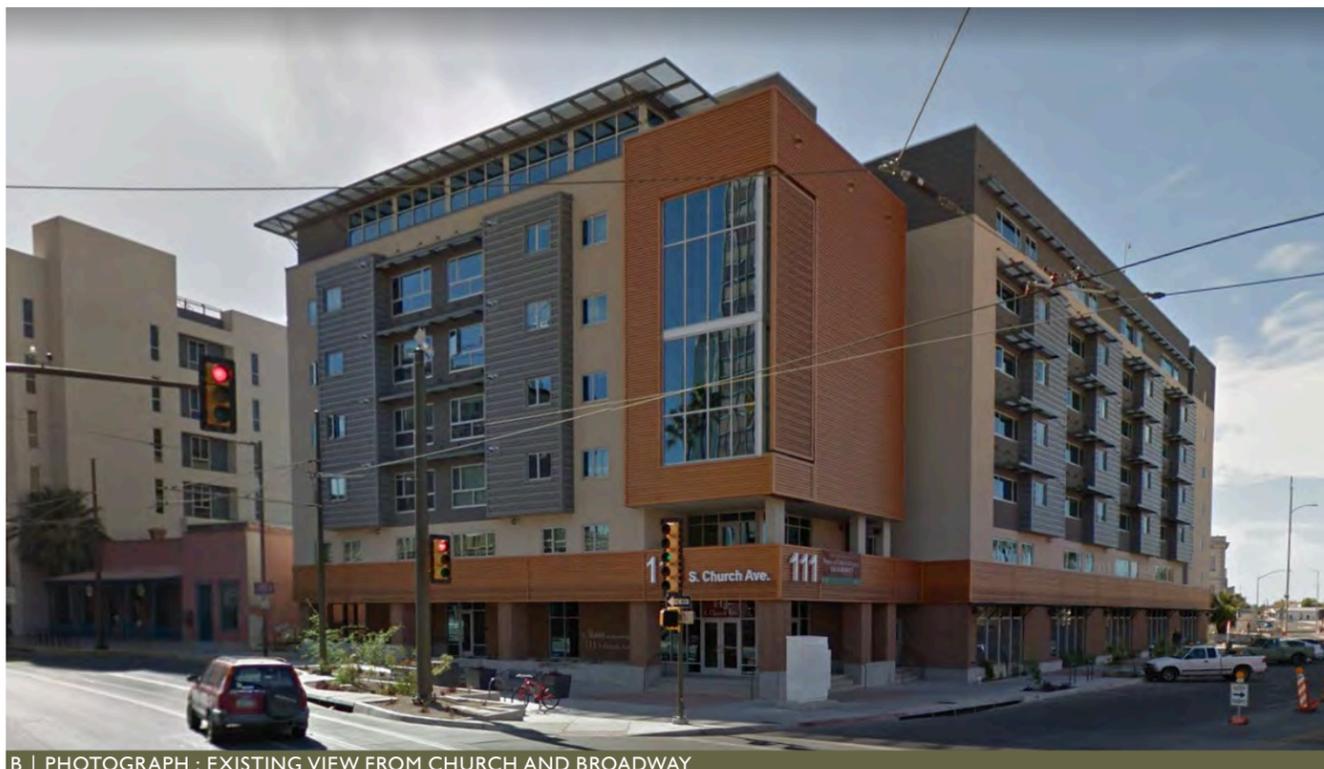
C | PHOTOGRAPH : EXISTING VIEW FROM INTERSECTION OF CHURCH AND BROADWAY



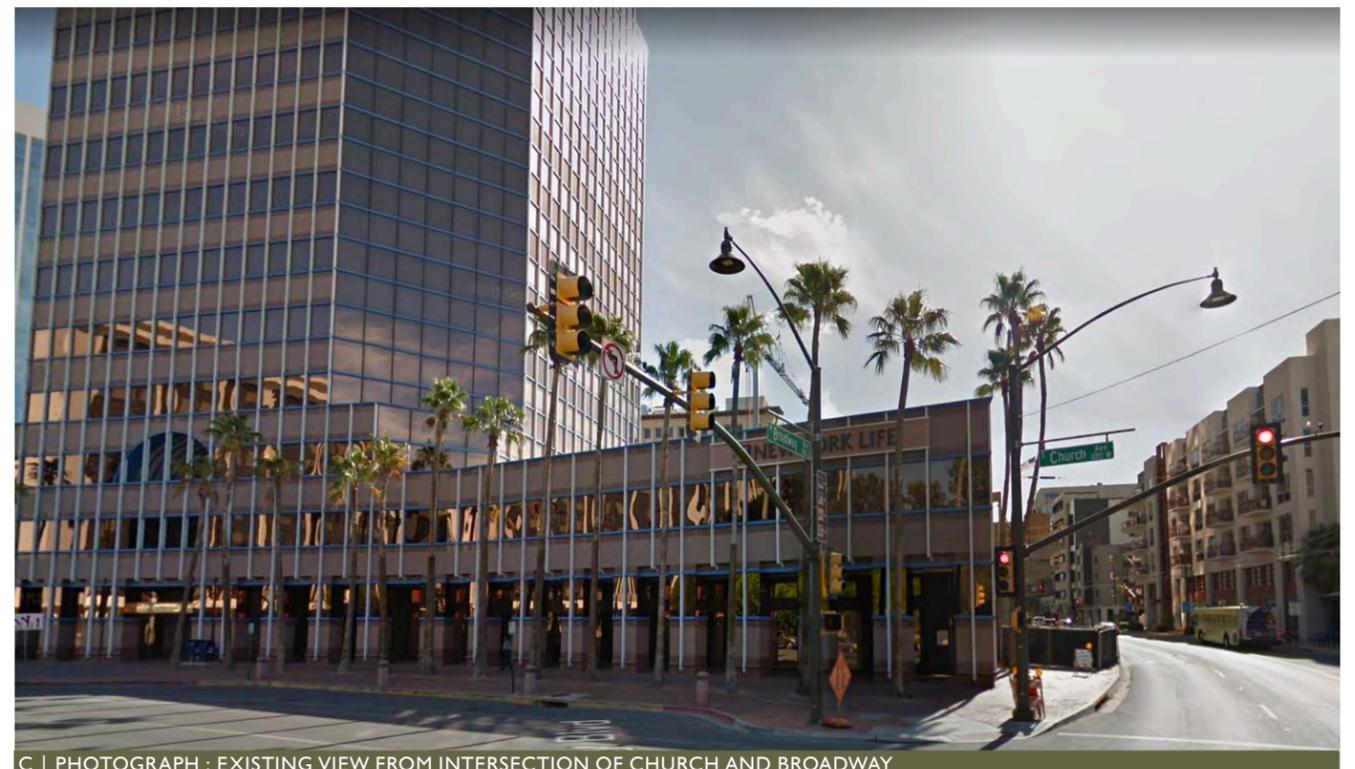
AERIAL PHOTOGRAPH



A | PHOTOGRAPH : EXISTING VIEW FROM BROADWAY OF ADJACENT PARK



B | PHOTOGRAPH : EXISTING VIEW FROM CHURCH AND BROADWAY



C | PHOTOGRAPH : EXISTING VIEW FROM INTERSECTION OF CHURCH AND BROADWAY

PHOTOGRAPHS OF PRECEDENT EXAMPLES

NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.

PIMA COUNTY ASSESSOR'S DETAIL

Property Address							
Street Number	Street Direction	Street Name	Location				
100	S	CHURCH AV	Tucson				

Contact Information	
Property Owner Information:	Property Description:
100 SOUTH CHURCH LLP ATTN: BRENT DE RAD 115 N CHURCH AVE STE 200 TUCSON AZ 85701-1318	PUEBLO CENTER REDEVELOPMENT PROJECT ARIZONA R-8 NELY PTN LOT 5 & SELY PTN LOT 6 BLK 510

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	COMMERCIAL (1)	18.0	\$265,350	\$1,973,120	\$2,238,470	\$1,468,383	\$264,309
2021	COMMERCIAL (1)	18.0	\$265,350	\$1,930,259	\$2,195,609	\$1,541,802	\$277,524

Property Information	
Section:	13
Town:	14.0
Range:	13.0E
Map & Plat:	20/83
Block:	510
Tract:	
Lot:	00005
Land Measure:	10,614.00F
Group Code:	000
Census Tract:	100
Use Code:	1514 (OFFICE BUILDING 4 OR MORE STORY)
File Id:	1
Date of Last Change:	9/16/2019

Sales Information 2							
Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20200310230	1	12/2018	Commercial/Industrial	\$1,350,000	\$1,390,991	N	X MB
20001920379	1	8/1999	Commercial/Industrial	\$1,770,000	\$1,770,000	N	X JAC DEED: Special Warranty Deed

Valuation Area	
District Supervisor: RAMON VALADEZ District No: 2	
DOR Market	Land Subarea
31	1111044
Neighborhood	Sub ID
01020201	20083
Economic District	
	30

PIMA COUNTY ASSESSOR'S DETAIL CONTINUED

Recording Information 2				
Sequence No.	Docket	Page	Date Recorded	Type
20200310230	0	0	1/31/2020	WTDEED
20001920379	11396	1080	10/3/2000	

Commercial Characteristics				
Property Appraiser: Mark Baudendistel Phone: (520) 724-7458				
Commercial Summary				
Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	23,680	\$2,582,867	\$0	\$1,930,259

Commercial Detail							
SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1973	161/3	0000000	23,680	\$4,718,532	\$2,420,607	CENTRAL BANK
001-002	1973	161/3	0000000	0	\$323,098	\$162,260	CENTRAL BANK

Petition Information 9					
Tax Year	Notice of Value			Notice of Change	
	Owner's Estimate	Petition	Work Up	Owner's Estimate	Work up
2018	\$799,120	pdf	pdf		
2015	\$238				
2014	\$1,200,000				
2010	\$1,500,000				
2008	\$1,398,460				
2006	\$1,198,680				
2005	\$900,000				
2003	\$1,000,000				
2002				\$700,000	

Permits 3											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T00CM05044	CALT ~ FINAL	10/13/2000	12/15/2000	TUC	\$7,500	14,480		09/14/2017	09/22/2017		100
Description: TI:OFFICE											
T16CM07316	CADD ~ FINAL	06/21/2017	02/22/2018	TUC	\$248,700	23,590	*/*	09/14/2017	09/24/2017		100
Description: OFFICE											
T08CM00301	CALT ~ FINAL	01/30/2008	03/11/2008	TUC	\$35,000	8,500	*/*	09/14/2017	09/24/2017		100
Description: TI: OFFICE											