

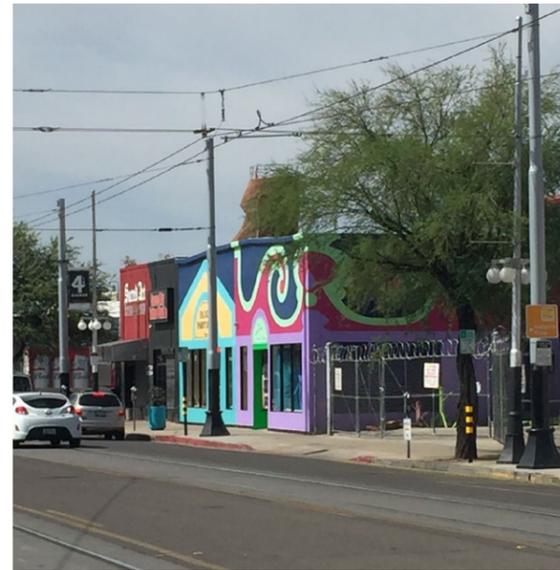
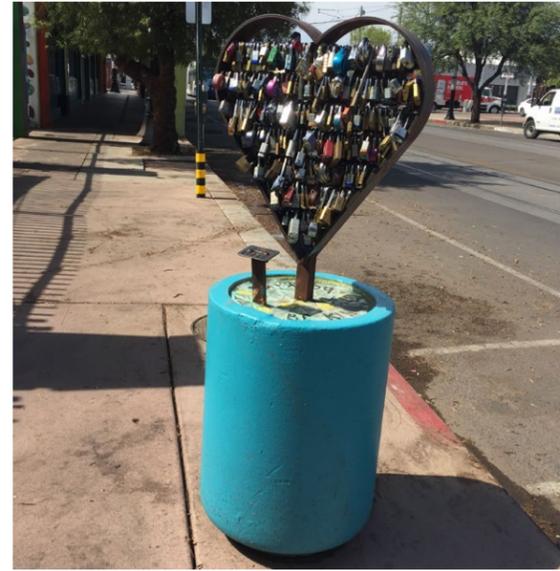


OPUS / 4TH AVENUE MIXED-USE



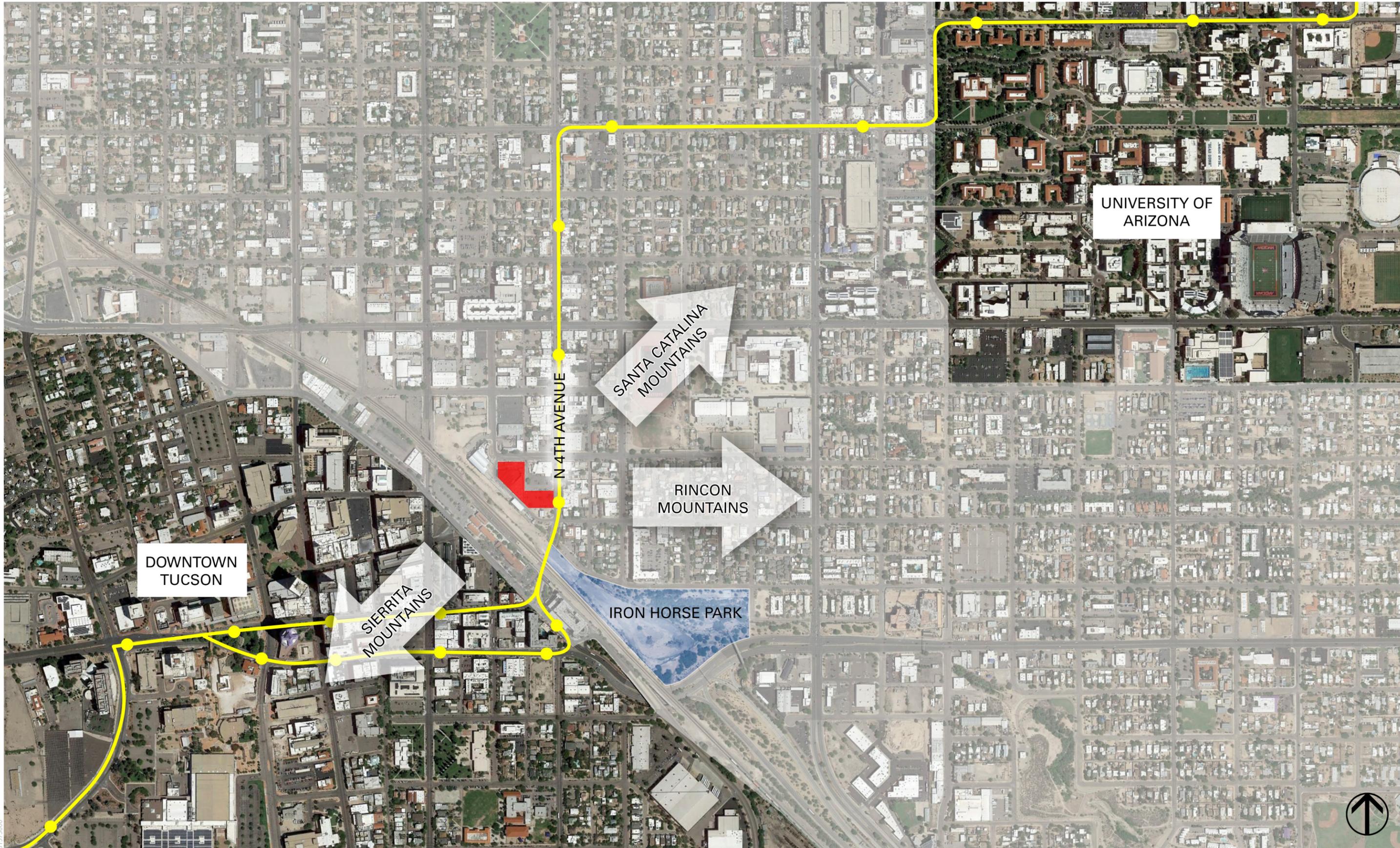
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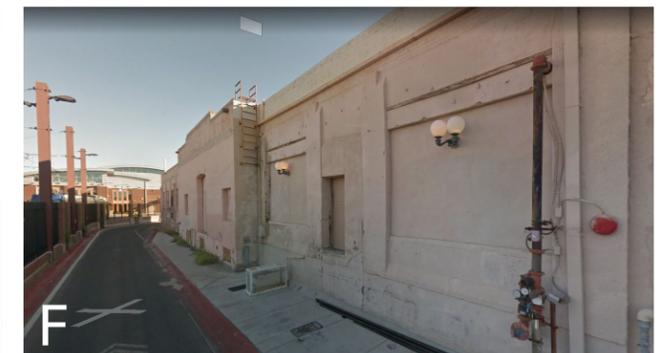
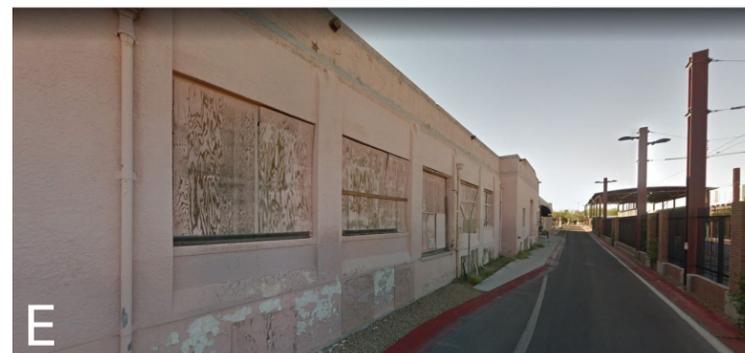


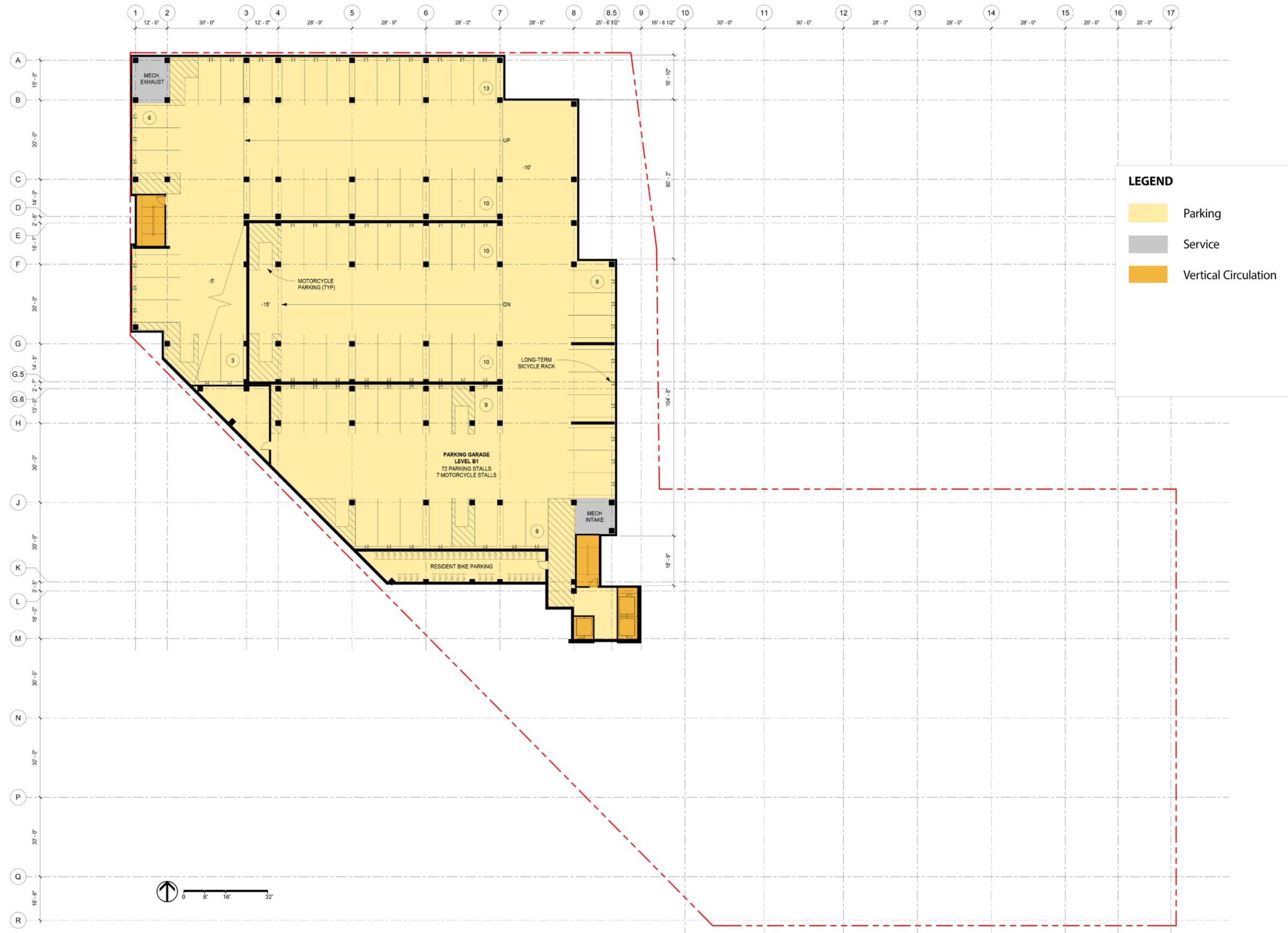
MINOR AMENDMENTS TO PARTNERS ON FOURTH PAD-33

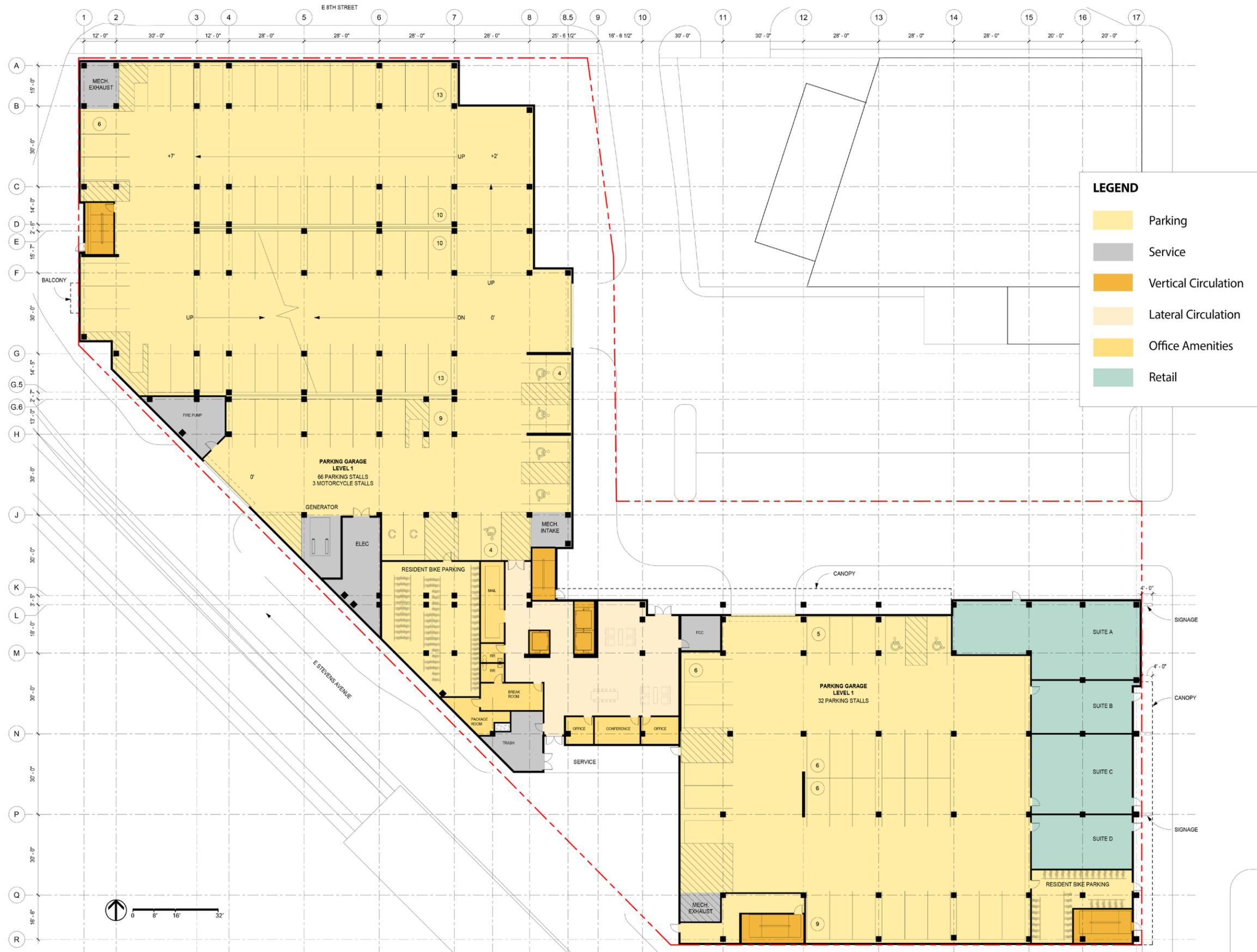
MINOR AMENDMENTS	PAD REFERENCE
PARKING & ACCESS	
1. COMPACT PARKING SPACES	VEHICLE PARKING, PG. 25
2. PARKING REQUIREMENT	VEHICLE PARKING, PG. 25
3. CIRCULATION PLAN	EXIHIBIT 10, PG. 34
PEDESTRIAN CIRCULATION	
1. SIDEWALK WIDTHS	EXHIBIT 9, PG. 18
2. ACCESS FROM STEVENS TO HERBERT	PEDESTRIAN ACCESS, PG. 27
PROPOSED USES	
1. GROUND FLOOR USES IN SECTION D	SECTION D, PG. 23
DESIGN STANDARDS	
1. BUILDING ARTICULATION	SECTION A, PG. 40 - 41

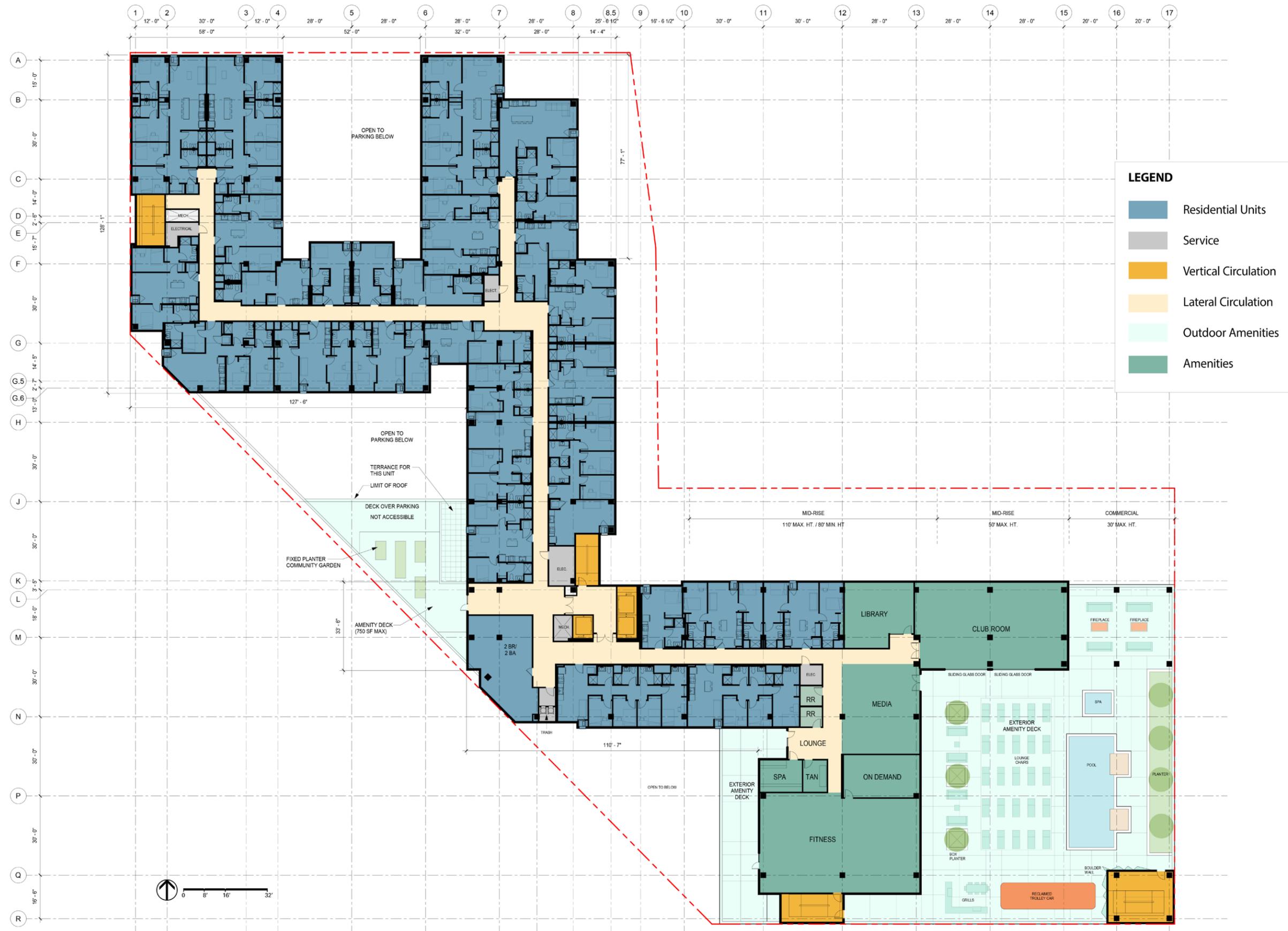


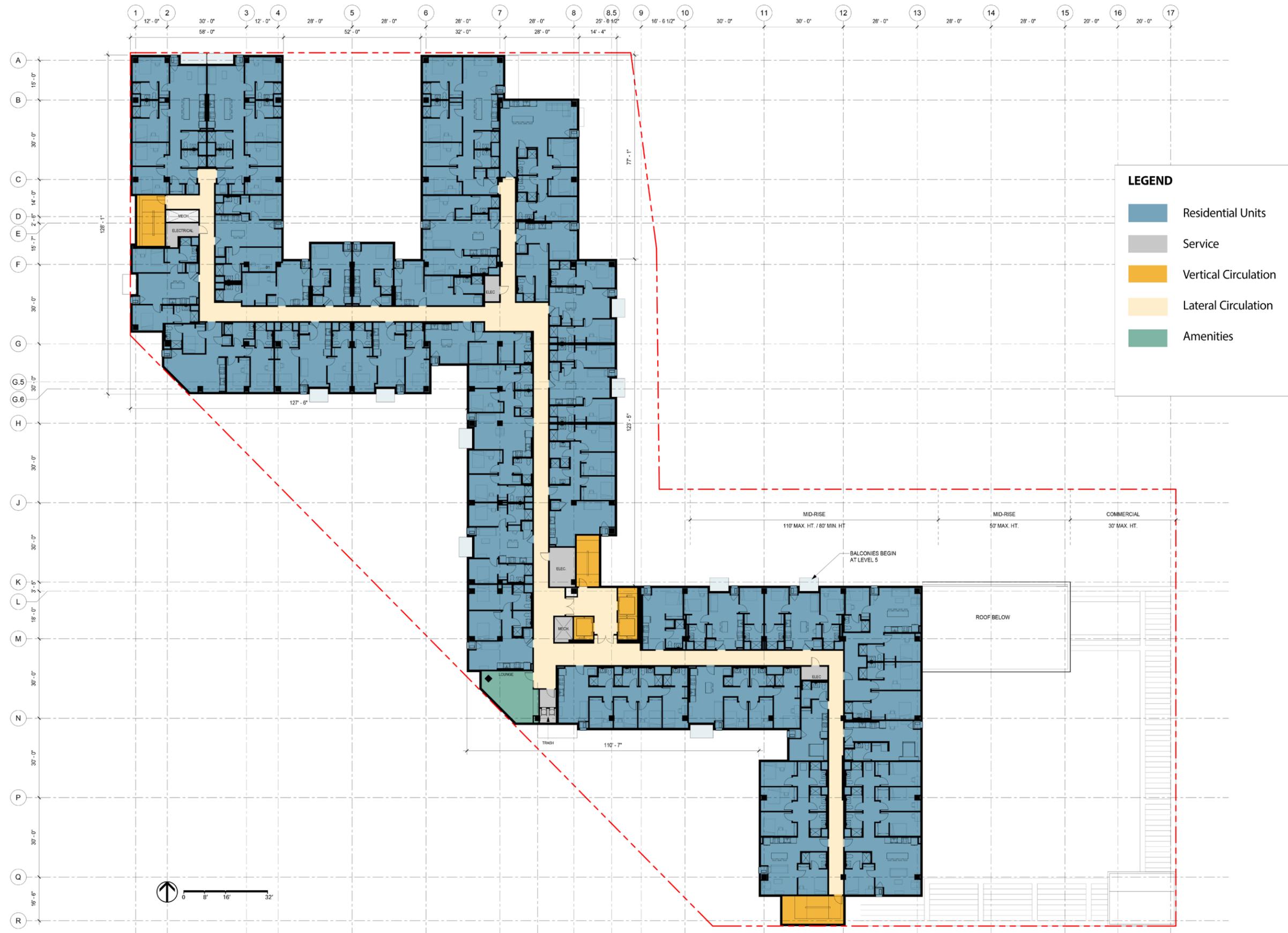






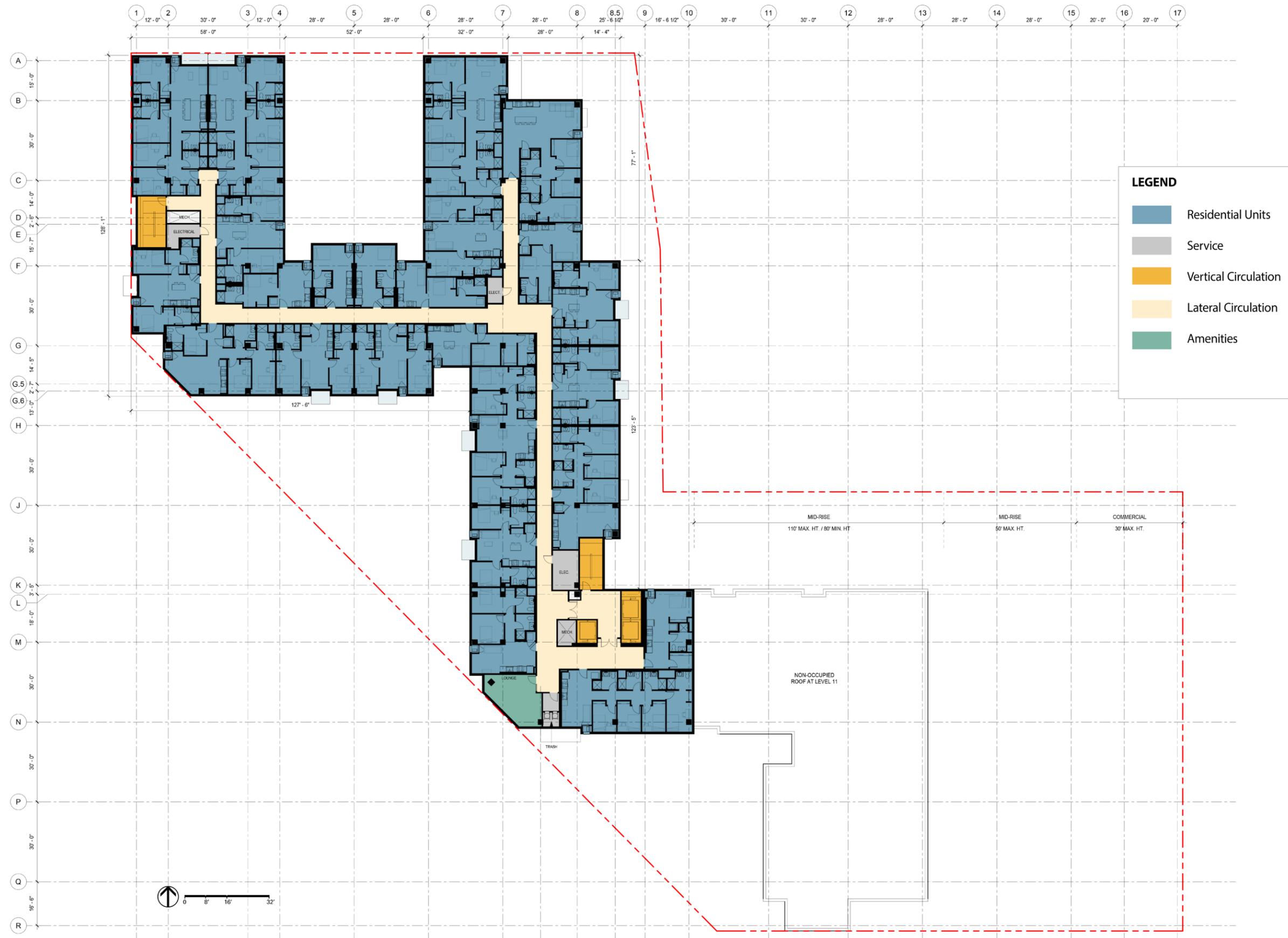


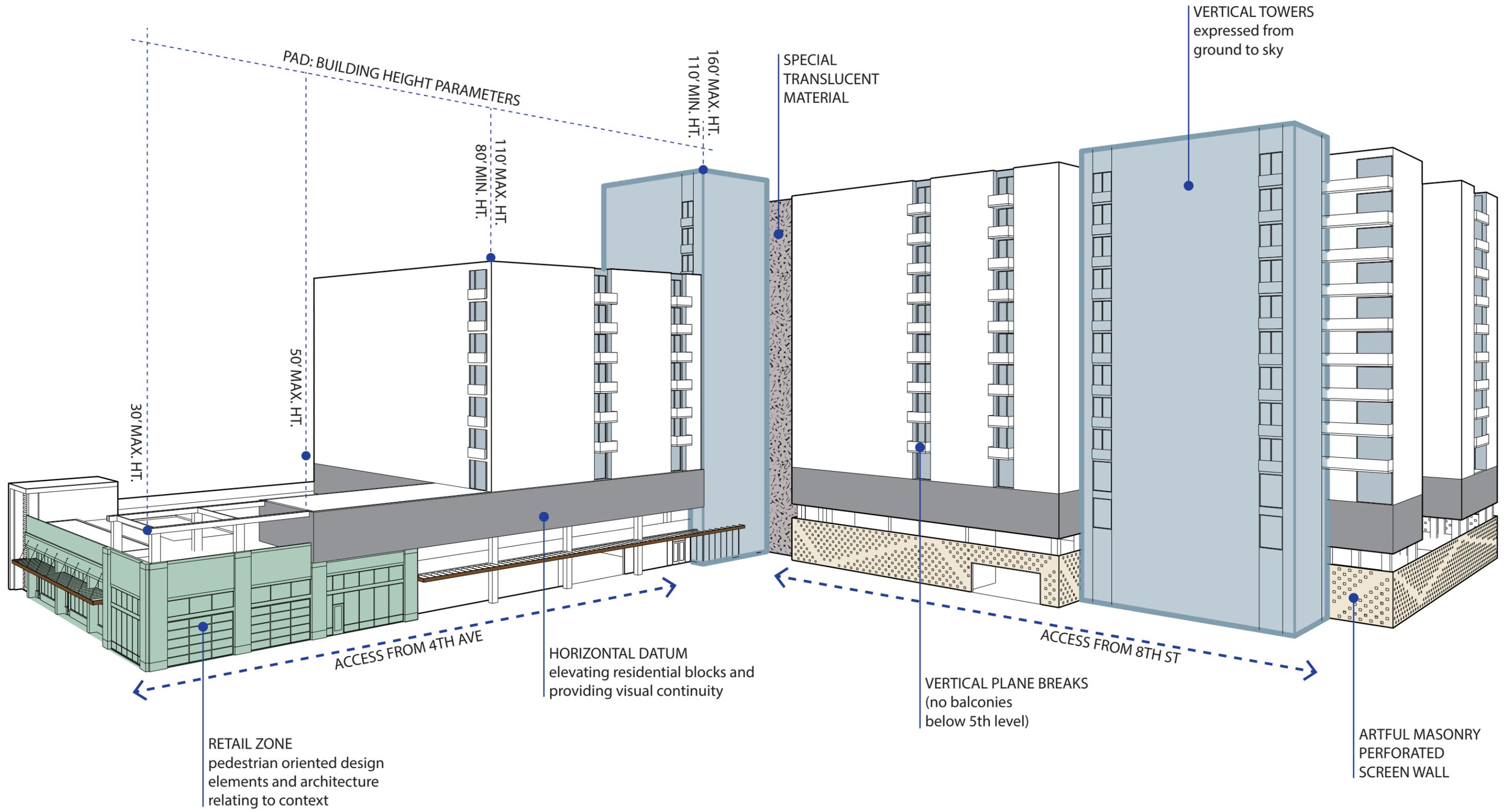




LEGEND

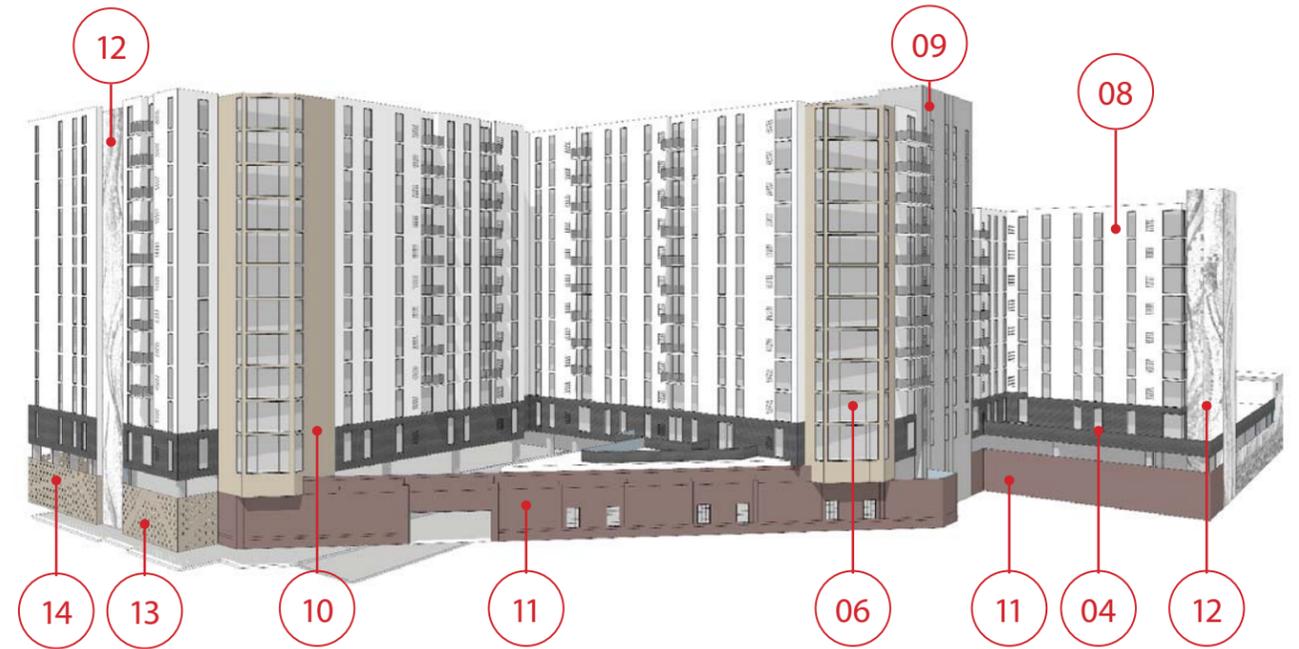
- Residential Units
- Service
- Vertical Circulation
- Lateral Circulation
- Amenities







Perspective
not to scale



01 FACE BRICK (MODULE SIZE)
LIGHT RED COLOR BLEND



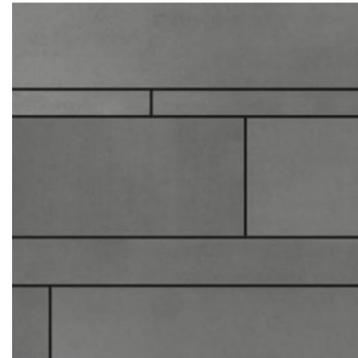
02 EXPOSED CONCRETE COLUMNS



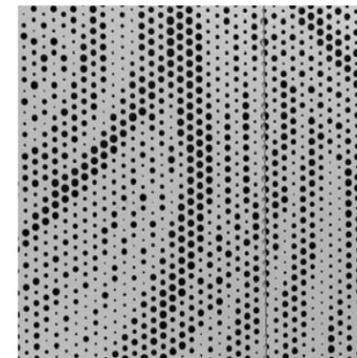
03 WOOD COLOR CANOPY



04 METAL PANEL



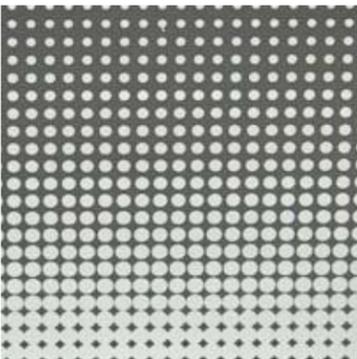
05 PERFORATED METAL SCREEN
WEATHERING STEEL



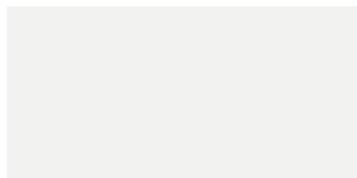
06 VISION GLASS (CLEAR OR TINT)



07 SPECIAL TRANSLUCENT MATERIAL



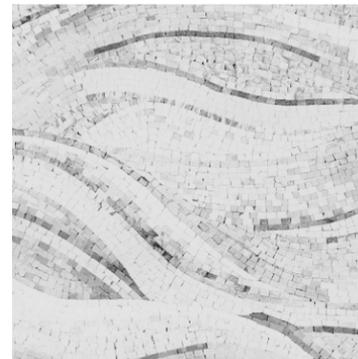
08 E.I.F.S. COLOR #1



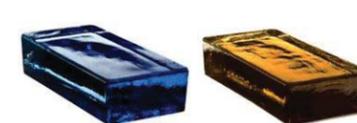
10 E.I.F.S. COLOR #3



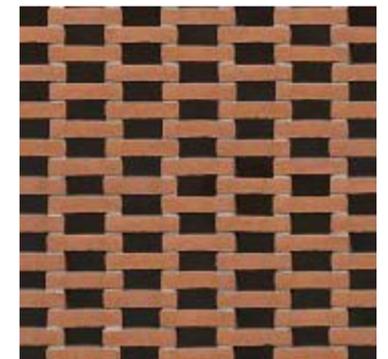
12 E.I.F.S. PATTERN



13 COLORED LENS GLASS



15 BRICK OR BLOCK



09 E.I.F.S. COLOR #2



11 STUCCO COLOR #4



14 ENHANCED FINISHED CMU







RETAIL

FOURTH AVENUE

FOURTH AVENUE

FOURTH AVENUE













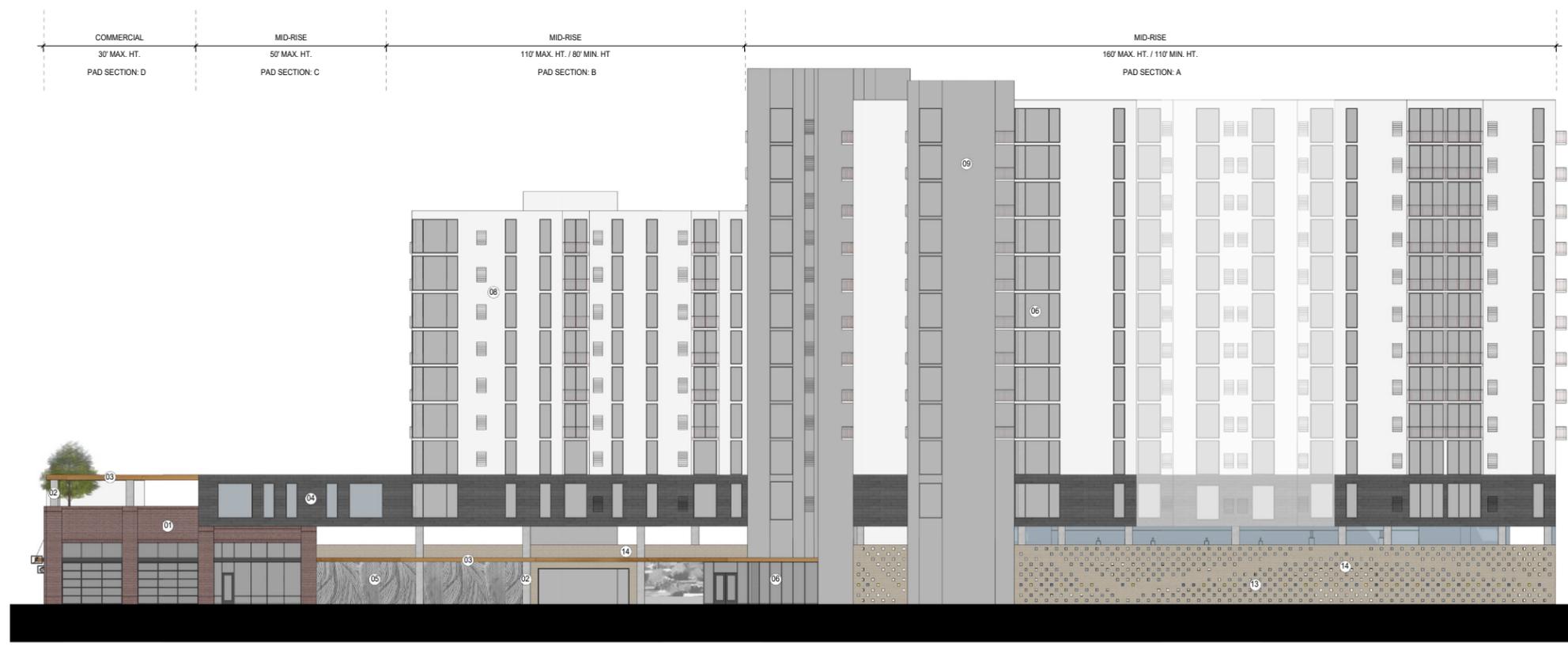




ELEVATOR PENTHOUSE	240'-0"
ROOF	230'-4"
LEVEL 13	220'-8"
LEVEL 12	211'-0"
LEVEL 11	201'-4"
LEVEL 10	191'-8"
LEVEL 9	182'-0"
LEVEL 8	172'-4"
LEVEL 7	162'-8"
LEVEL 6	153'-0"
LEVEL 5	143'-4"
LEVEL 4	133'-8"
LEVEL 3	122'-0"
LEVEL 2	112'-0"
LEVEL 1	100'-0"
LEVEL B1	90'-0"

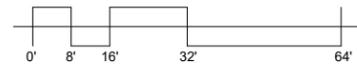
- GENERAL NOTES**
- ALL MECHANICAL GRILLES & VENTS ARE TO BE PAINTED TO MATCH ADJACENT MATERIAL.
 - ALL LIVING AREAS TO HAVE OPERABLE SLIDING DOOR AT BALCONY. IF NO BALCONY, PROVIDE OPERABLE WINDOW.
 - PROVIDE ALTERNATE FOR OPERABLE WINDOW IN EACH BEDROOM.
 - PROVIDE CLERESTORY GLAZING IN ONE BEDROOM UNITS. (IN BOARD BEDROOM, 4 PER FLOOR).
- MATERIAL LEGEND**
- LIGHT RED BRICK BLEND
 - EXPOSED CONCRETE COLUMNS
 - WOOD COLOR CANOPY
 - METAL PANEL
 - PERFORATED METAL SCREEN - WEATHERING STEEL
 - VISION GLASS
 - SPECIAL TRANSLUCENT MATERIAL
 - E.I.F.S. COLOR #1
 - E.I.F.S. COLOR #2
 - E.I.F.S. COLOR #3
 - STUCCO COLOR #4
 - E.I.F.S. PATTERN
 - COLOR LENS GLASS
 - ENHANCED FINISH CMU
 - BRICK OR BLOCK SOLAR SCREEN
 - PAINTED WALL GRAPHIC

1 Concept East Elevation
1/16" = 1'-0"



ELEVATOR PENTHOUSE	240'-0"
ROOF	230'-4"
LEVEL 13	220'-8"
LEVEL 12	211'-0"
LEVEL 11	201'-4"
LEVEL 10	191'-8"
LEVEL 9	182'-0"
LEVEL 8	172'-4"
LEVEL 7	162'-8"
LEVEL 6	153'-0"
LEVEL 5	143'-4"
LEVEL 4	133'-8"
LEVEL 3	122'-0"
LEVEL 2	112'-0"
LEVEL 1	100'-0"
LEVEL B1	90'-0"

2 Concept North Elevation
1/16" = 1'-0"





ELEVATOR PENTHOUSE	240' - 0"
ROOF	230' - 4"
LEVEL 13	220' - 8"
LEVEL 12	211' - 0"
LEVEL 11	201' - 4"
LEVEL 10	191' - 8"
LEVEL 9	182' - 0"
LEVEL 8	172' - 4"
LEVEL 7	162' - 8"
LEVEL 6	153' - 0"
LEVEL 5	143' - 4"
LEVEL 4	133' - 8"
LEVEL 3	122' - 0"
LEVEL 2	112' - 0"
LEVEL 1	100' - 0"
LEVEL B1	90' - 0"

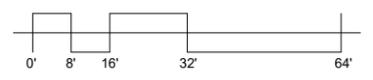
- GENERAL NOTES**
- ALL MECHANICAL GRILLES & VENTS ARE TO BE PAINTED TO MATCH ADJACENT MATERIAL.
 - ALL LIVING AREAS TO HAVE OPERABLE SLIDING DOOR AT BALCONY. IF NO BALCONY, PROVIDE OPERABLE WINDOW.
 - PROVIDE ALTERNATE FOR OPERABLE WINDOW IN EACH BEDROOM.
 - PROVIDE CLEARESTORY GLAZING IN ONE BEDROOM UNITS. (IN BOARD BEDROOM, 4 PER FLOOR).
- MATERIAL LEGEND**
- LIGHT RED BRICK BLEND
 - EXPOSED CONCRETE COLUMNS
 - WOOD COLOR CANOPY
 - METAL PANEL
 - PERFORATED METAL SCREEN - WEATHERING STEEL
 - VISION GLASS
 - SPECIAL TRANSLUCENT MATERIAL
 - E.I.F.S. COLOR #1
 - E.I.F.S. COLOR #2
 - E.I.F.S. COLOR #3
 - STUCCO COLOR #4
 - E.I.F.S. PATTERN
 - COLORLED LENS GLASS
 - ENHANCED FINISH CMU
 - BRICK OR BLOCK SOLAR SCREEN
 - PAINTED WALL GRAPHIC

1 Concept West Elevation
1/16" = 1'-0"

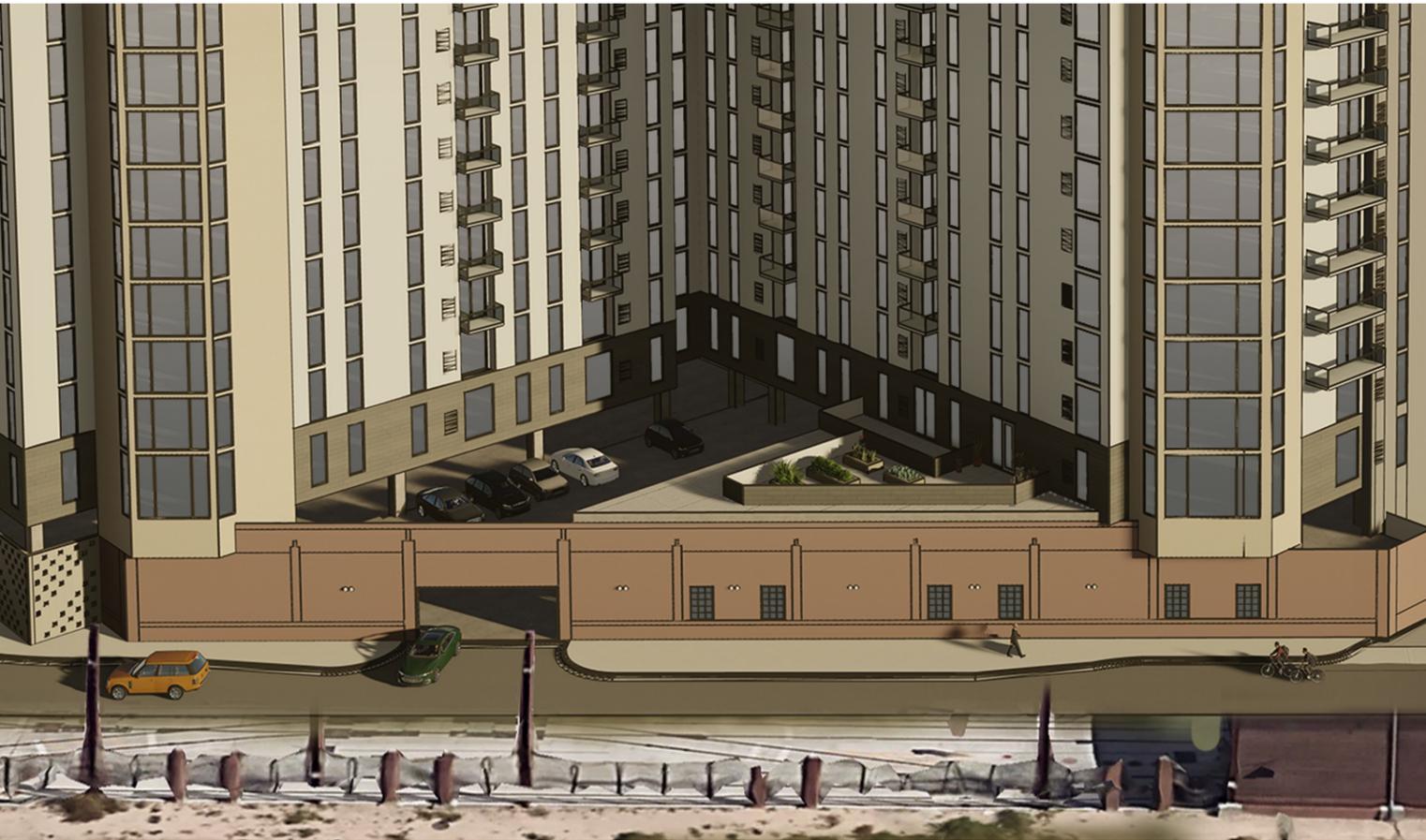


ELEVATOR PENTHOUSE	240' - 0"
ROOF	230' - 4"
LEVEL 13	220' - 8"
LEVEL 12	211' - 0"
LEVEL 11	201' - 4"
LEVEL 10	191' - 8"
LEVEL 9	182' - 0"
LEVEL 8	172' - 4"
LEVEL 7	162' - 8"
LEVEL 6	153' - 0"
LEVEL 5	143' - 4"
LEVEL 4	133' - 8"
LEVEL 3	122' - 0"
LEVEL 2	112' - 0"
LEVEL 1	100' - 0"
LEVEL B1	90' - 0"

2 Concept South Elevation
1/16" = 1'-0"







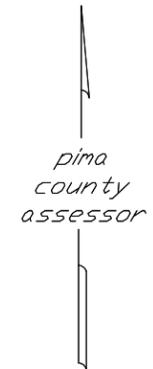
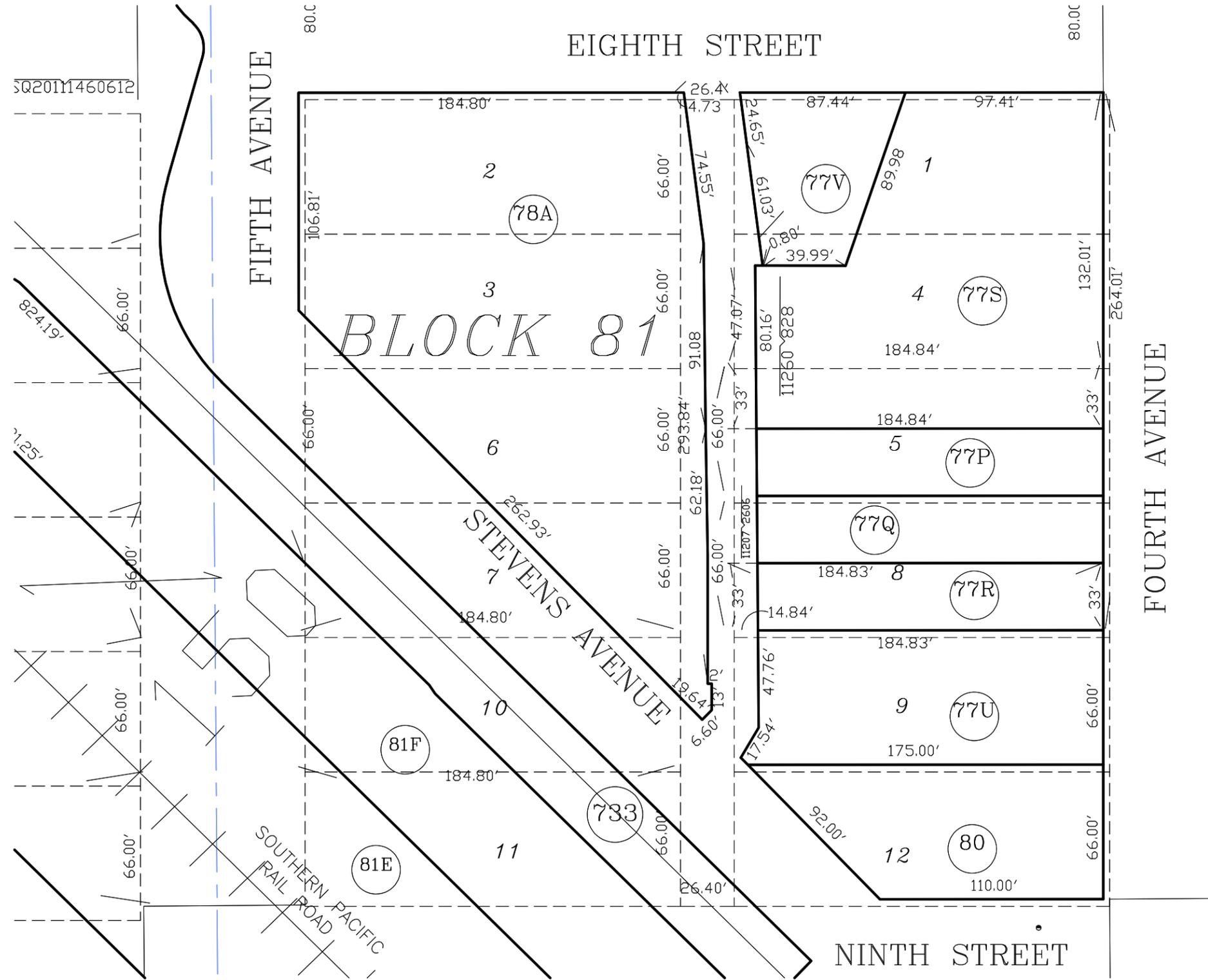


ASSESSOR'S RECORD MAP

CITY OF TUCSON BLOCK 081

(COTALL)

117-06



SEE BOOK 03 PAGE 071 M&P
2016-2

S12,T14S,R13E

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