



SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application Application
Permit Activity Number T19CM05843 Case Number DRB-19-12 Date Accepted: 9/3/2019

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): 20 EAST OCHOA

Property Address: 20 EAST OCHOA

Pima County Tax Parcel Number/s: 117-13-0430

Current Zoning: C3

Applicable Overlay/ Special Districts:
 Infill Incentive District Rio Nuevo Area
 Main Gate Overlay District Grant Road Overlay District
 Neighborhood Preservation Zone Historic Preservation Zone

Neighborhood Association (if any): ARMORY PARK (NON-CONTRIBUTING)

PROJECT TYPE (check all that apply):
 New building on vacant land Change of use to existing building
 New addition to existing building New building on developed land
 Other FACADE MODIFICATION

Description of Proposed Use: NO CHANGE - OFFICE AND BARBER SHOP

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

Site Area (sq ft): 6912 Area of Proposed Building (sq ft): NO CHANGE

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: _____
 National Register District Please List: ARMORY PARK
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: BILL MACKEY

ROLE: Property owner Architect Engineer Attorney Developer
Other: _____

EMAIL: bill@workerincorporated.com PHONE: 520-664-4847

ADDRESS: 825 NORTH NORTON AVENUE TUCSON ARIZONA 85719

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): PEACH PROPERTIES

PHONE: 520-884-1076

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

SIGNATURE OF OWNER/APPLICANT* [Signature] 9.27.2019

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



SPECIAL DISTRICTS APPLICATION CHECKLIST REQUIREMENTS

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

✓	1. Application form (signed by the Property Owner or Authorized Agent, include letter of authorization signed by property owner if needed).
✓	2. Project statement outlining project scope which describes how the project meets applicable design guidelines and outlines any requested modifications/exemptions
✓	3. Pima County assessor's record parcel detail and record map
✓	4. Zoning review comments issued by PDS staff on development package or other submittal*
NA	5. Documentation of neighborhood meeting to include invitation, affidavit of mailing, sign-in sheet, agenda/materials and meeting notes (if applicable)*
✓	6. Color aerial photograph of subject property
✓	7. Color, labeled photographs of project site existing conditions (north, south, east and west elevations of all structures on the property)
✓	8. Color, labeled photographs of the surrounding area
✓	9. Color photographs of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable)
✓	10. Site plan (landscape plan and floor plans if applicable) drawn to scale at 11"x17", prepared in accordance to Section 2-06.0.0, in the Administrative Manual
✓	11. Elevations (and contextual elevations if applicable) drawn to scale at 11"x17", with dimensions and proposed materials noted (if applicable) prepared in accordance to Section 2-06.0.0.
✓	12. Shade study (for projects within the Rio Nuevo Area)
NA	13. Renderings depicting various views from the street level and birds eye view (recommended for major projects)
NA	14. Samples of proposed materials , if applicable, to include cut sheets and/or photographs of the type, color and texture of the proposed materials.
✓	15. Applicable fees (confirm with PDS staff)* \$192.50
	IF HISTORIC REVIEW REQUIRED
NA	16. Aerial photograph depicting the property's Development Zone . All building footprints within the development zone must be shown and labeled to indicate contributing/non-contributing status.
NA	17. Arizona Historic Property Inventory form (if available)
	IF REQUESTING INDIVIDUAL PARKING PLAN
NA	18. Parking narrative addressing items listed in UDC 7.4.5.A.4, sealed by a design professional licensed by the State of Arizona.

*Required for final application only

Refer to Supplemental Information for additional instructions for these items. Additional application materials may be required based on scope of project.

Submitting your Application: Once you have completed the Application Form and compiled the Submittal Requirements, submit a pdf of all materials to specialdistricts@tucsonaz.gov. For the final application, two hard copies of the application are also required. Please note, additional hard copies may be required by review bodies.



August 30, 2019

City of Tucson
Planning & Development Services
201 N Stone Avenue
Tucson, AZ 85701

RE: 123 S. Stone Avenue, 18 & 20 E Ochoa Street

To Whom It May Concern:

As the managing member of 123 S Stone, LLC that owns the building at 18 and 20 East Ochoa Street, Pima County Parcel number 117130430, I authorize architect, Bill Mackey, and/or Peach Properties Project Manager, Chris Leighton to represent us for RNA review and any associated City permits or processes regarding this parcel.

Please feel free to contact me with any questions. My phone number is (520) 798-3331 or you can also reach me by email at ron@peachprops.com.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line.

Ron Schwabe
Managing Member
123 S Stone, LLC





SOUTH FACADE: TO BE UPDATED



AERIAL

PROJECT STATEMENT

THE BUILDING NOW HOUSES TWO BUSINESSES , EACH ONE HAS AN ALUMINUM AND GLASS STORE FRONT. THIS PROJECT PROPOSES TO REPLACE THE ALUMINUM AND GLASS ASSEMBLIES WITH STEEL AND GLASS INSET STORE FRONT FACADES THAT INCLUDE A SHADE CANOPY OVER EACH SET OF DOORS AND WINDOWS

SCALE: NO CHANGE IN BUILDING HEIGHT
 SETBACK: NO CHANGE IN SETBACK.

DESIGN STANDARDS PER 5.12.7.C UDC

COMMERCIAL BUILDING FRONTAGE SHALL PROVIDE WINDOWS WITH A MINIMUM OF 50% OF BUILDING FRONTAGE: THE PROPOSED DOOR AND WINDOW ASSEMBLIES ARE PREDOMINENTLY GLASS ALLOWING PASSERSBY TO VIEW INTO THE TENANT SPACE.

SINGLE PLANE OF FACADE AT STREET LEVEL MAY NOT BE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF OR ARTICULATION BY FEATURES SUCH AS WINDOWS, TRELLISES, AND ARCADES: THE ENTIRE LENGTH OF THE FACADE IS 40', AND EACH DOOR AND WINDOW SET WILL BE RECESSED APPROX 4" INTO THE WALL CREATING A SHALLOW ALCOVE.
 BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN SCALED,

DOWN SHIELDED, GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING: LIGHTING WILL REMAIN AS IS. NO CHANGE.

THE FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED BY GRAPHICS, MARQUEES, OR CANOPIES: NEW DOORS WILL BE VISIBLE FROM STREET. THEY ARE PART OF THE ALCOVE. THE PROPOSED DESIGN INCLUDES A STEEL SHADE CANOPY OVER EACH DOOR AND WINDOW SET.

MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF THE DOWNTOWN AND RESPECT THE ARCHITECTURAL INTEGRITY OF THE HISTORIC FACADE: THIS PROJECT MAINTAINS THE EXISTING SCALE AND RHYTHM OF THE FACADE.

BUILDINGS SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHT OF WAY FROM HEAT AND GLARE: THE ADDITION OF SHADE CANOPIES ABOVE THE GLASS FEATURES IN THE FACADE ADDRESS SHIELDING FROM HEAT AND GLARE.

SAFE AND ADEQUATE VEHICULAR PARKING . . . : NOT APPLICABLE.

ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS USING SHADE STRUCTURE OR VEGETATION: NEW SHADE CANOPIES ARE PROPOSED COLORS MAY CONFORM . . . : THE BRICK WILL REMAIN AS IS

NEW BUILDINGS . . . : NOT APPLICABLE.

24 HOUR STREET LEVEL ACTIVITY IS ENCOURAGED: NOT APPLICABLE.

PRIMARY PUBLIC ENTRIES SHALL BE DIRECTLY ACCESSED FROM A SIDEWALK ALONG A STREET . . . : ENTRY IS DIRECTLY ACCESSED FROM A SIDEWALK AT SIDEWALK LEVEL.

SITE VEHICULAR CIRCULATION: NO CHANGE
 SITE PARKING: NO CHANGE
 PLAZAS AND OPEN SPACE: NO CHANGE
 VIEWSHED CORRIDORS: NO CHANGE
 LINKAGES: NO CHANGE
 STREETScape: NO CHANGE
 SHADE: THE EXISTING SIDEWALK DOES NOT PERMIT FOR THE ADDITION OF SHADE TREES, THIS PROJECT PROPOSES TO INCREASE THE EXISTING SHADE FROM 16 SF TO 63 SF A 400% INCREASE.
 DEMOLITION OF HISTORIC STRUCTURES: NOT APPLICABLE

SHEET INDEX

- G01 PROJECT INFO
- G02 ASSESSOR PLAT
- G03 SITE AERIAL
- G04 ENLARGED SITE AERIAL
- G05 SITE PHOTOS: (E) ELEVATIONS
- G06 SITE PHOTOS: SURROUNDING AREA
- G07 PHOTOS: PRECEDENCE
- G08 PHOTO: SAMPLE MATERIALS
- G09 SITE PLAN: CIVIL
- G10 FACADE ELEVATIONS
- G11 PEDESTRIAN ENVIRONMENT



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 workerincorporated.com
 520-664-4847
 BILL MACKEY

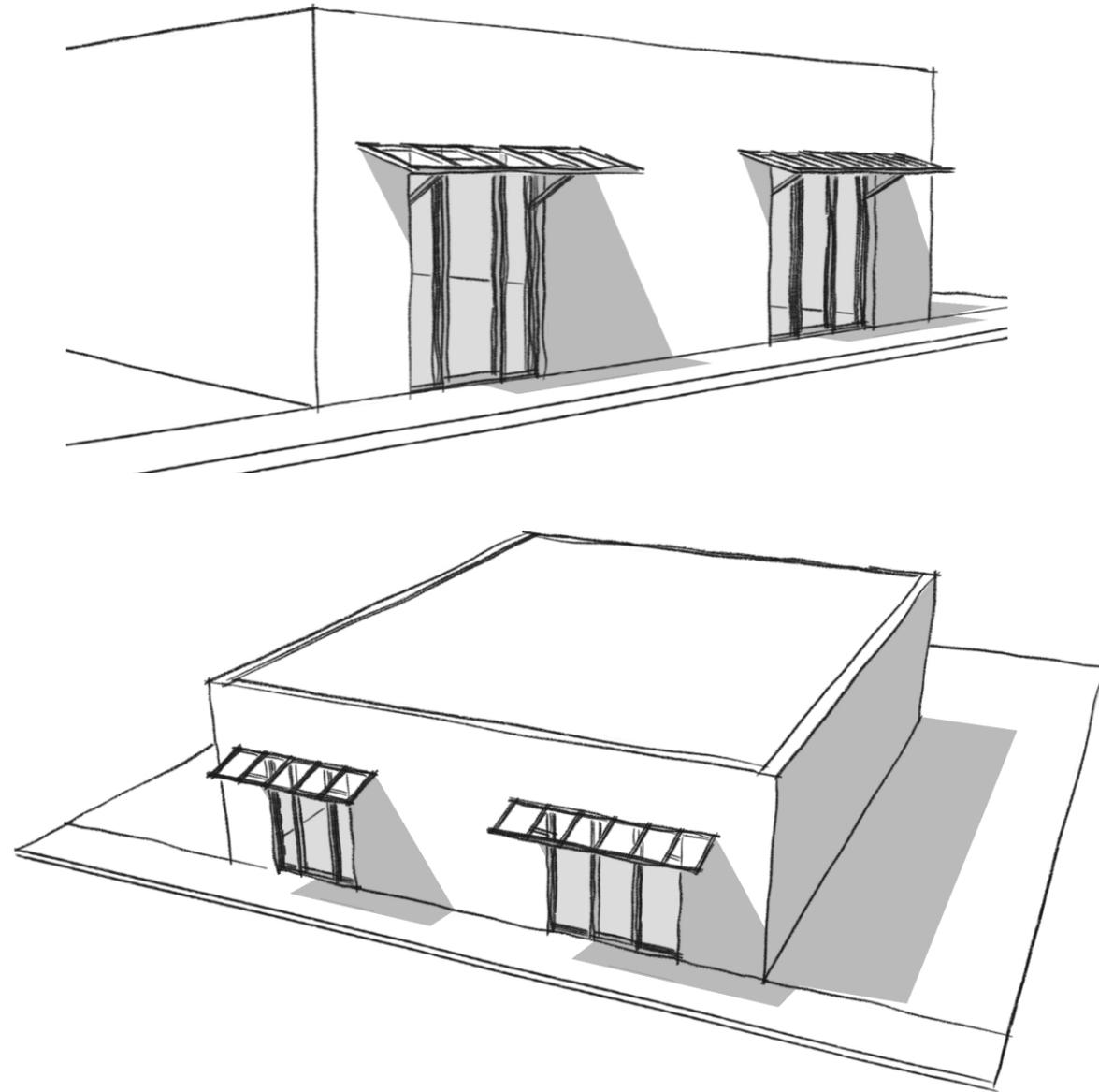


20 EAST OCHOA
 DRB PACKAGE
 PROJECT INFORMATION

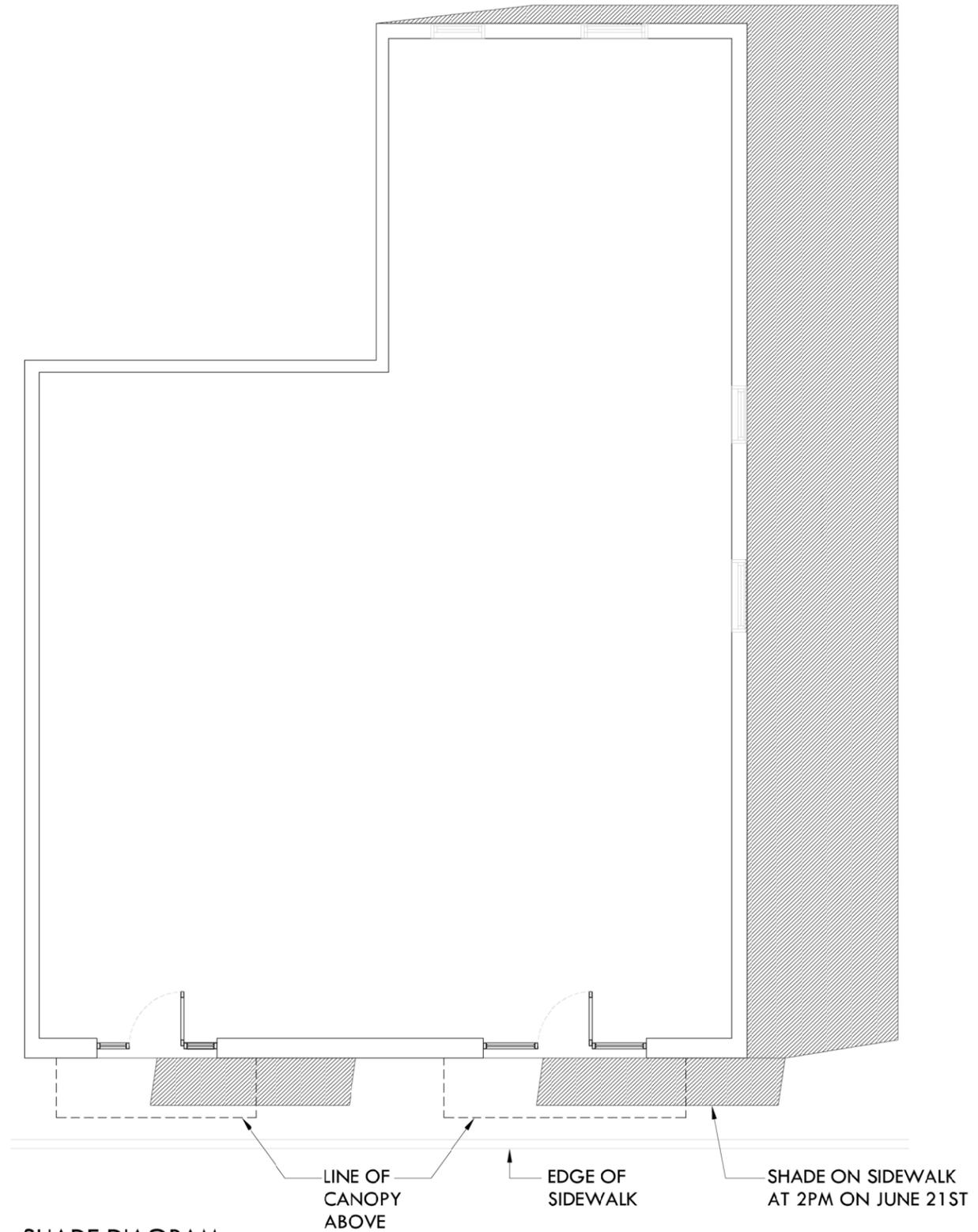
G01



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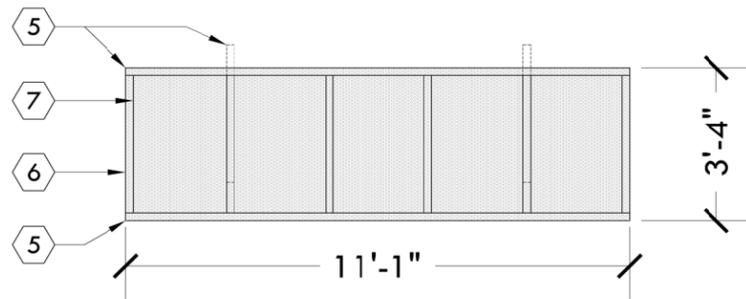
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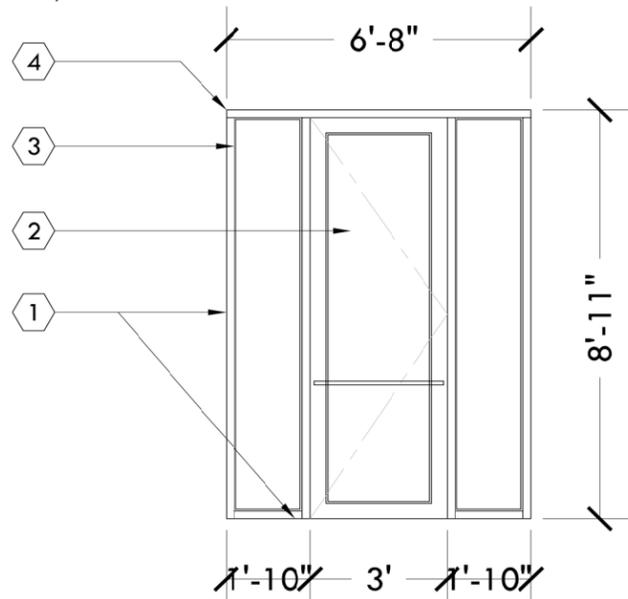
SHADE DIAGRAM
1/8" = 1'

20 EAST OCHOA
DRB PACKAGE
PEDESTRIAN ENVIRONMENT

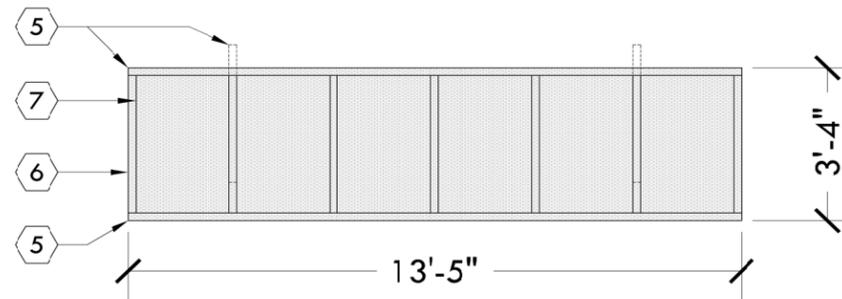
G11



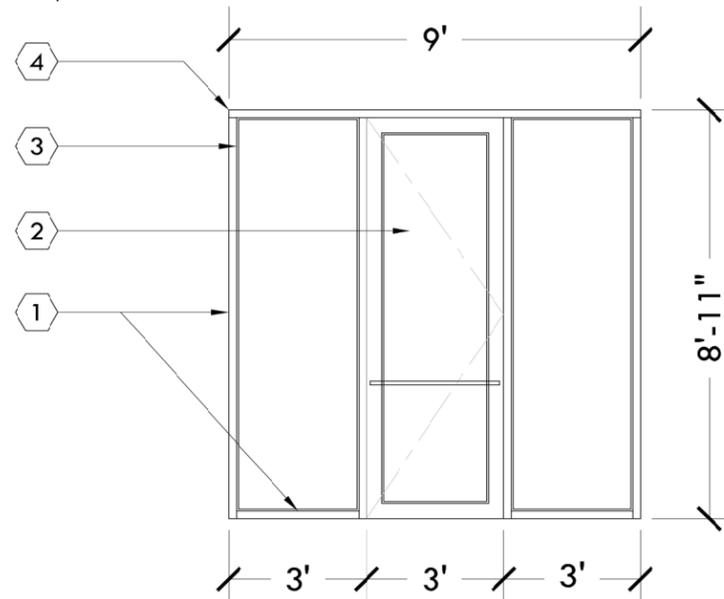
WEST CANOPY ROOF PLAN
1/4" = 1'



WEST STOREFRONT ELEVATION
1/4" = 1'



EAST CANOPY ROOF PLAN
1/4" = 1'



EAST STOREFRONT ELEVATION
1/4" = 1'

STOREFRONT NOTES & KEYNOTES

NEW EXTERIOR STEEL DOORS & WINDOWS W/ 1" INSULATED GLASS & COMPLY W/ C402.4.3

REMOVE EXISTING GLASS AND ALUMINUM STORE FRONT.

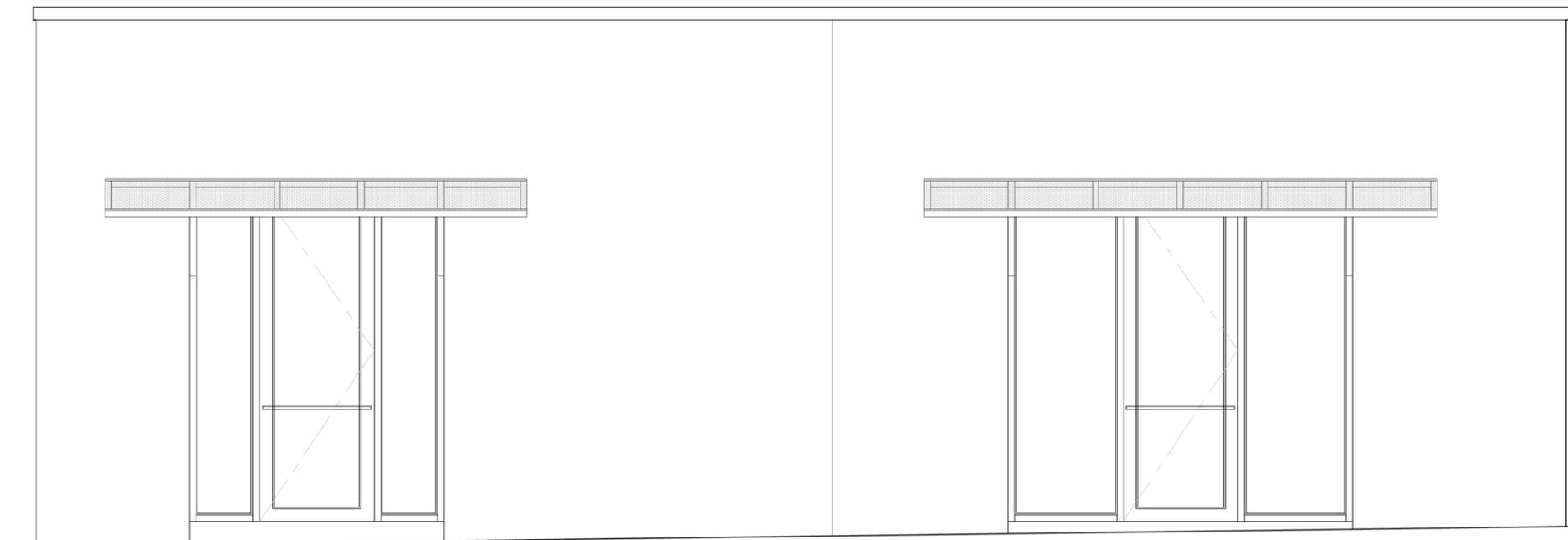
PROVIDE WEATHER SEAL AROUND NEW STEEL AND GLASS INSET FACADE

BLAST MITIGATION WINDOW FILM SHALL BE INSTALLED PER TENANT SPECIFICATIONS @ 20 E OCHOA

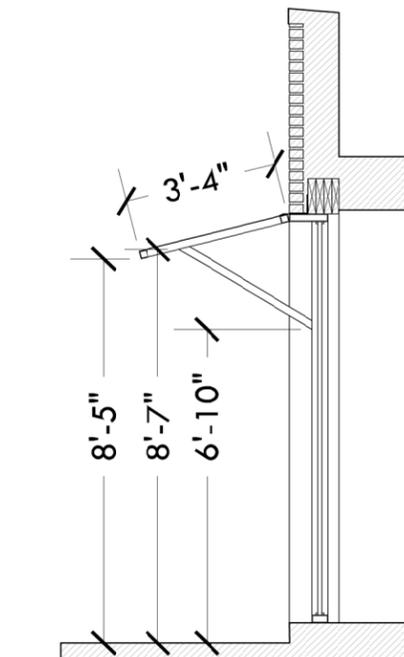
- ① HSS 4X2X3/16 TYP.
- ② 36" DOOR TYP. CENTERED ON OPENING
- ③ 1/2" BAR STOCK STOPS
- ④ HSS 10x2x3/16 HEADER, THREADED RODS WELDED TO (E) 5" ANGLE @ 24" O.C.

CANOPY KEYNOTES

- ⑤ HSS 2X2X3/16 TYP.
- ⑥ HSS 2X2X3/16 @ 2'-3" O.C.
- ⑦ PERFORATED METAL



SOUTH BUILDING ELEVATION
1/4" = 1'



WALL SECTION @ CANOPY
1/4" = 1'



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20 EAST OCHOA
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STOREFRONT & CANOPY ELEVATIONS

G10

THIS PROJECT
20 E OCHOA ST



JACKSON STREET

OCHOA STREET

STONE AVENUE

SCOTT AVENUE



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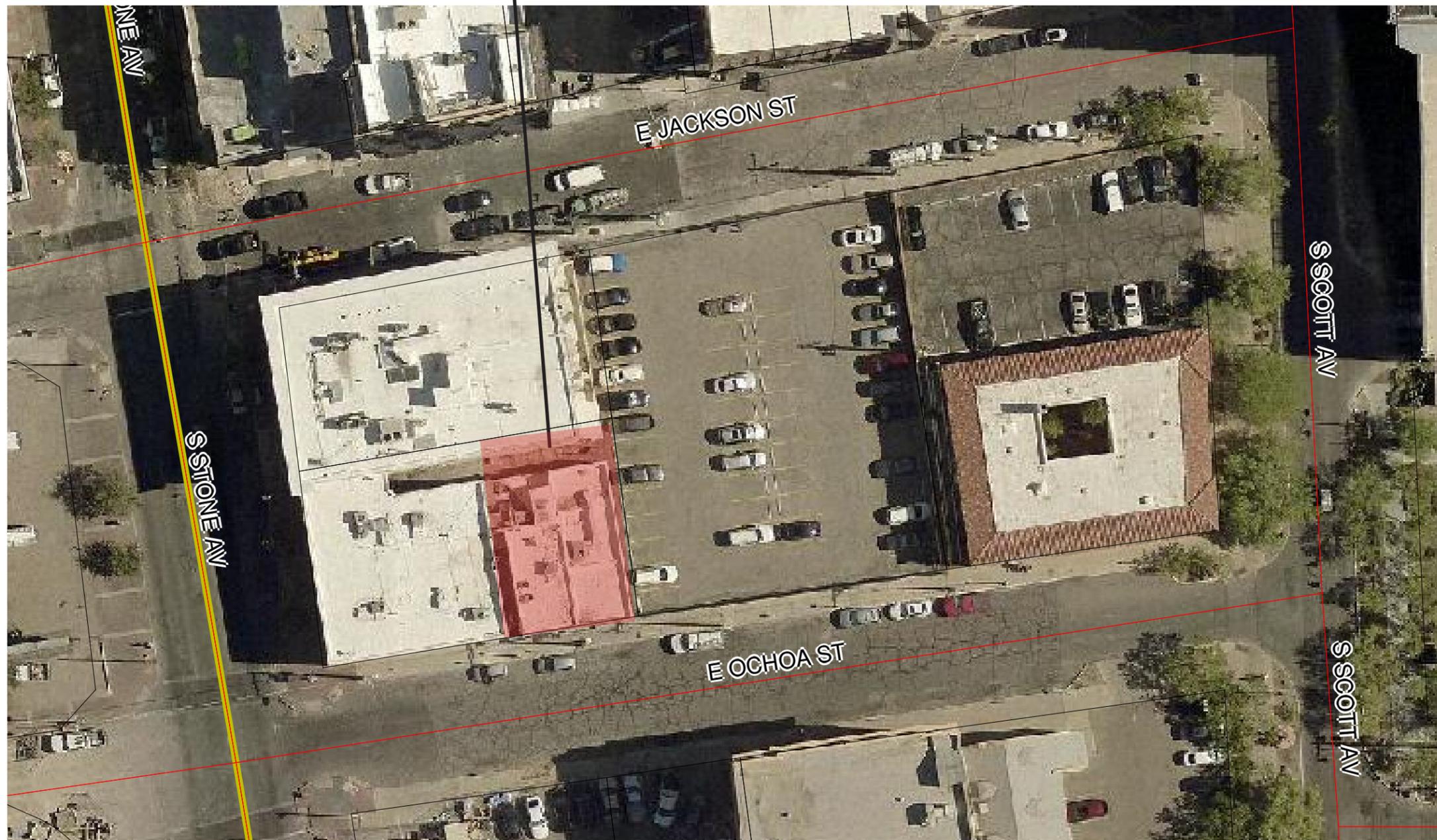


20 EAST OCHOA
DRB PACKAGE
SITE AERIAL
G03

THIS PROJECT
20 E OCHOA ST

JACKSON STREET

OCHOA STREET



STONE AVENUE

SCOTT AVENUE



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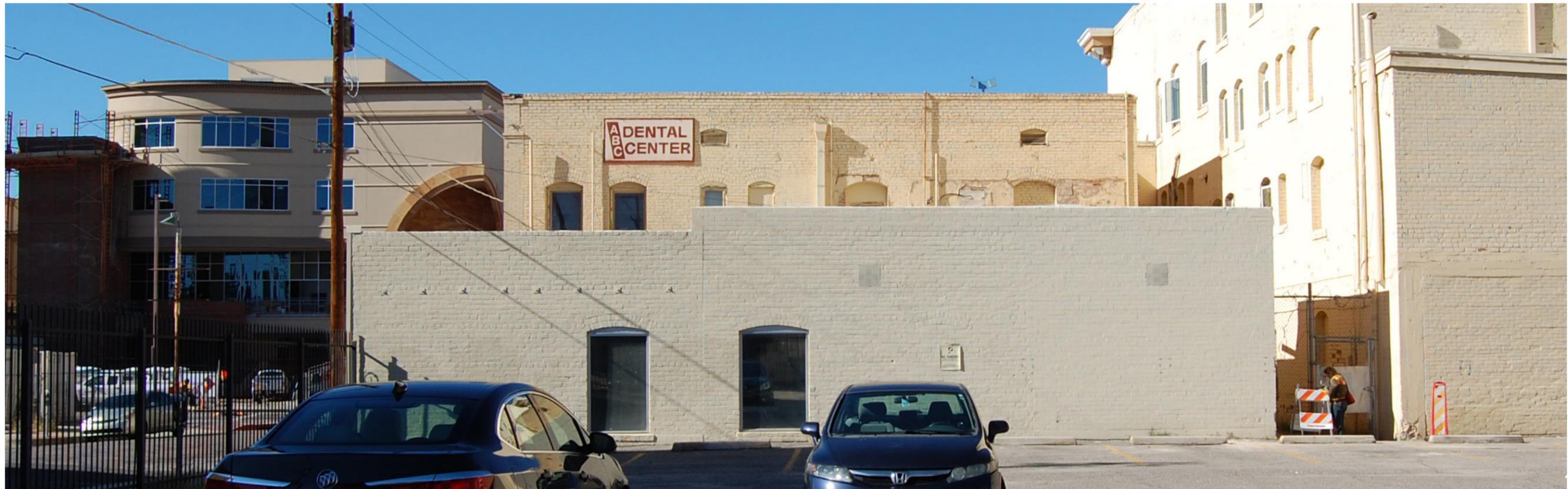


20 EAST OCHOA
DRB PACKAGE
SITE AERIAL

GO4



SOUTH ELEVATION: Replace storefronts



EAST ELEVATION: No change



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20 EAST OCHOA
 DRB PACKAGE
 SITE PHOTOS - EXISTING CONDITIONS

G05



A



B



C

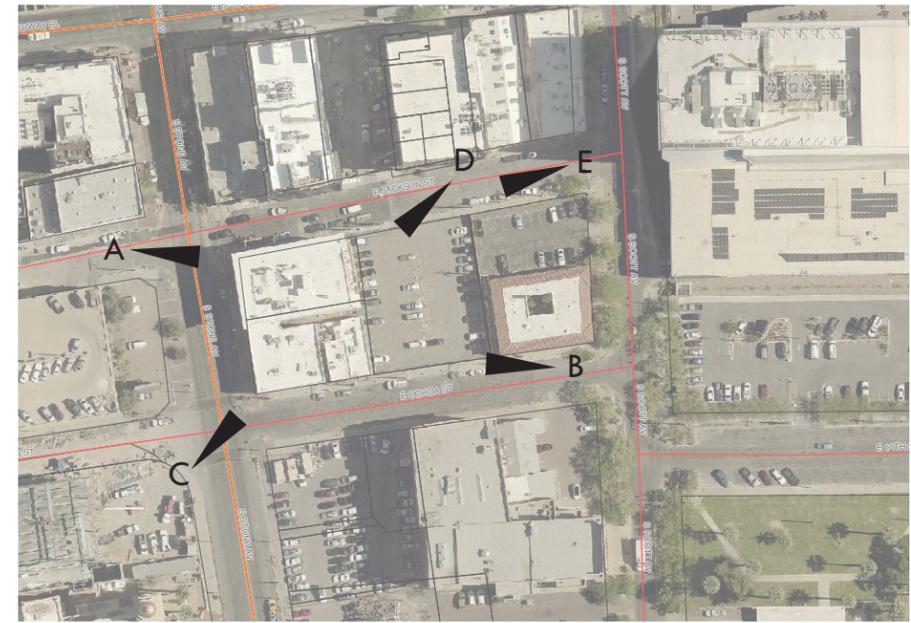
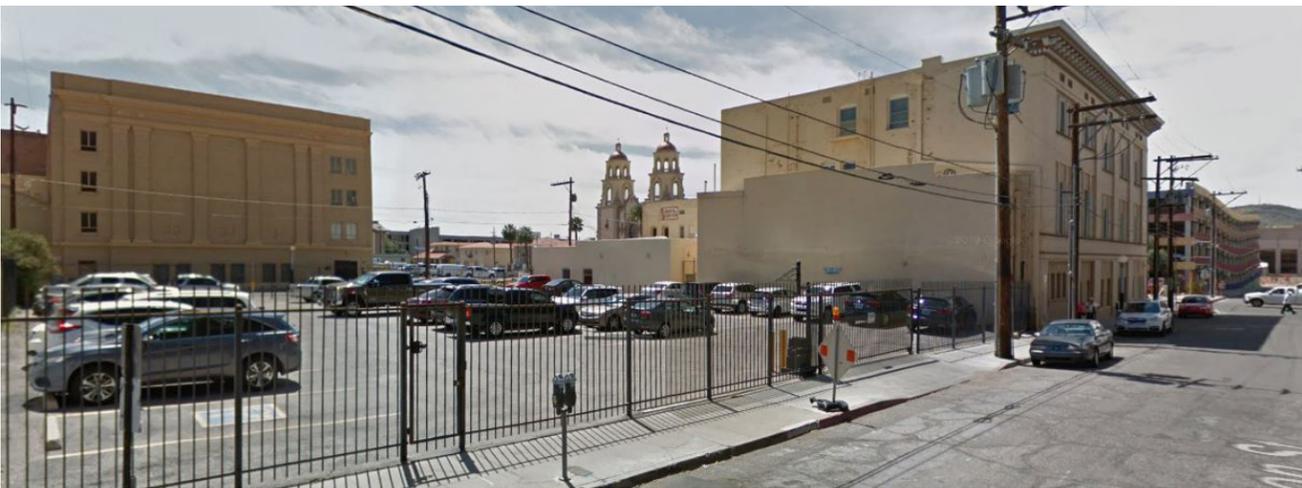


PHOTO KEY



D



E



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403 N 6TH AVE



1 E TOOLE AVE



210 E BROADWAY BLVD



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PHOTOS - PRECEDENCE EXAMPLES

20 EAST OCHOA
DRB PACKAGE

G07



TIME MARKET, 444 E UNIVERSITY BLVD



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20 EAST OCHOA
DRB PACKAGE

PHOTO - SAMPLE MATERIALS

G08



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Pima County Assessor's Office

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Parcel Number: 117-13-0430

Property Address

Street Number	Street Direction	Street Name	Location
123	S	STONE AV	Tucson

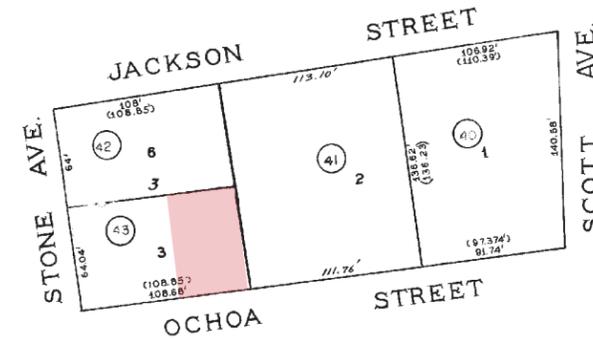
Contact Information

Property Owner Information:	Property Description:
123 S STONE LLC ATTN: RON SCHWABE 44 E BROADWAY BLVD STE 300 TUCSON AZ 85701-1710	TUCSON SLY PTN LOT 3 BLK 217

ASSESSOR'S RECORD MAP

Block 217, CITY OF TUCSON

117-13
 5/15



SCALE--1"=50'
 SEE BOOK 3,PAGE 70,M & P.

ASSESSOR RECORD MAP
 NTS



20 EAST OCHOA
 DRB PACKAGE
 PIMA COUNTY ASSESSOR INFORMATION

G02



ZONING REVIEW TRANSMITTAL

FROM: Andrew Connor
Planner

PROJECT: T19CM05834
20 E Ochoa St.
Description

TRANSMITTAL: August 30, 2019

COMMENTS: the following comments are relative to an application for Historic Review (UDC 5.8.8).

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

This site is located in the C-3 zone (UDC 4.7.22).

The applicant is replacing windows doors and installation of steel awning.

*RNA Req
8-30-19*