

INFILL INCENTIVE DISTRICT DESIGN PACKAGE for 140 EAST BROADWAY BOULEVARD

26 July, 2019

Owner

Julian Drew Lofts, LLC
P.O. Box 43426
Tucson, Arizona 85733



Prepared by

Engberg Anderson Architects

Architecture | Interior Design | Planning

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APPLICATION

Case Number IID-19-05

Date Accepted:

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): Lewis Hotel Lofts (aka Julian Drew Lofts, LLC)

Property Address: 188/140 E Broadway Blvd

Applicable Area/Neighborhood/Overlay: Downtown Core, Downtown IID, Rio Nuevo

Zoning: OCR-2

Historic Status: Individually Listed

Legal Description: Tucson Lots 1 & 2, Blk 256

Pima County Tax Parcel Number/s: 117170010 & 117170020

Site and Building Area (sq ft): Lot 1 Area = 10,780 SF; Lot 2 Area = 7,350 SF

Lot 1 Building (remodel area) = 8,425 SF; Lot 2 Building = 33,500 SF

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

APPLICANT NAME: William Williams

EMAIL: billw@engberganderson.com

PHONE: (520) 882-6900

FAX: ()

ADDRESS: 2 E Congress Street, Suite 900, Tucson, AZ 85701

PROPERTY OWNER NAME (If ownership in escrow, please note): Lewis Hotel, LLC (c/o Scotia Group Mgmt, LLC)

PHONE: (520) 323-6515

FAX: ()

PROJECT TYPE (check all that apply):

- () New building on vacant land
- () New addition to existing building

() Change of use to existing building

(X) New building on developed land

(X) Other: Interior remodel of existing building

Related Permitted Activity Number(s): T19SA00161, DP19-0152

DESCRIPTION OF USE: Mixed use: retail and market rate apartments

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

SIGNATURE OF OWNER/APPLICANT

July 12, 2019

Date

NEIGHBORHOOD MEETING DOCUMENTATION

Notice of Neighborhood Meeting

Date: June 6, 2019

Time: 6:00 PM

Location: The Carriage House (entry off parking lot)
125 South Arizona Avenue, Tucson, AZ 85701

Proposal: New mixed-use development, southeast corner of Broadway Blvd. and Arizona Ave.

You are cordially invited to attend a presentation for a proposed mixed-use project to be constructed at the southeast corner of Broadway Boulevard and Arizona Avenue. In the continuing effort to improve the quality of urban life and increase housing and retail opportunities in downtown Tucson, plans are currently being developed to transform the existing surface parking lot into a five story, mixed-use building featuring ground floor retail and 44 market-rate studio rental apartments. Additionally, the second floor of the existing Julian Drew building will be renovated into an additional 13 studio and 1-BR apartments.

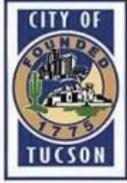
Development team members will provide a brief overview of the project with floor plans, schematic building elevations and images available for your viewing. Your questions and comments are welcome during the meeting but may also be submitted in writing to the City of Tucson Planning & Development Services Director.

For additional information you may contact the project applicant, William Williams, project principal for Engberg Anderson Architects, at (520) 882-6900.

We're looking forward to your participation in assisting us in creating a livable, vibrant, downtown Tucson.



Proposed Redevelopment site



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
IID - LABELS AND MAP REQUEST

Case Number: IID-19-05
Case Name: Lewis Hotel Lofts
Property Address: 140/188 E Broadway Blvd
Parcel Number: 117170010 & 117170020

Applicant's Name: William Williams
Applicant's Phone: 520-882-6900
Applicant's Email: billw@engberganderson.com
Applicant's Signature: _____

APPLICANT TO ATTACH THE FOLLOWING WITH THIS REQUEST:

- Check for \$220.00 addressed to the City of Tucson
- Assessor's Property or Properties Inquiry Printout
- Assessor's Block & Lot Map

REQUESTED LABELS ARE FOR THE FOLLOWING PROCESS:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> B/A | <input type="checkbox"/> FLD | <input type="checkbox"/> IPP | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> DDO | <input checked="" type="checkbox"/> IID Major | <input type="checkbox"/> NPZ | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Differential Grading | <input type="checkbox"/> IID Minor | <input type="checkbox"/> Original City Zoning | <input type="checkbox"/> Special Exception |

FOR STAFF USE

LABELS NEED TO INCLUDE THE FOLLOWING:

- | | |
|--|--|
| <input type="checkbox"/> Aerial Map | <input type="checkbox"/> Property Owners adjacent to fill site |
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Council Office for the site |
| <input type="checkbox"/> Newspaper Map | <input type="checkbox"/> Mayor's Office |
| <input type="checkbox"/> Sign Map | <input type="checkbox"/> Rezoning Map |
| <input type="checkbox"/> Neighborhood Association Map | <input type="checkbox"/> Original City Zoning Map |
| <input type="checkbox"/> 300' Radius Mailing Labels (Property Owners) | <input type="checkbox"/> Special Exception Map |
| <input type="checkbox"/> 50' Radius Mailing Labels (Property Owners) | <input type="checkbox"/> Ordinance Map |
| <input type="checkbox"/> Neighborhood Associations within 1 Mile | <input type="checkbox"/> Approval/Protest Map |
| <input type="checkbox"/> Neighborhood Association Where Project is Located | <input type="checkbox"/> Case Maps |
| | <input type="checkbox"/> PDF & Photocopies of labels and notification maps |

Date received: _____ Date labels are due: _____

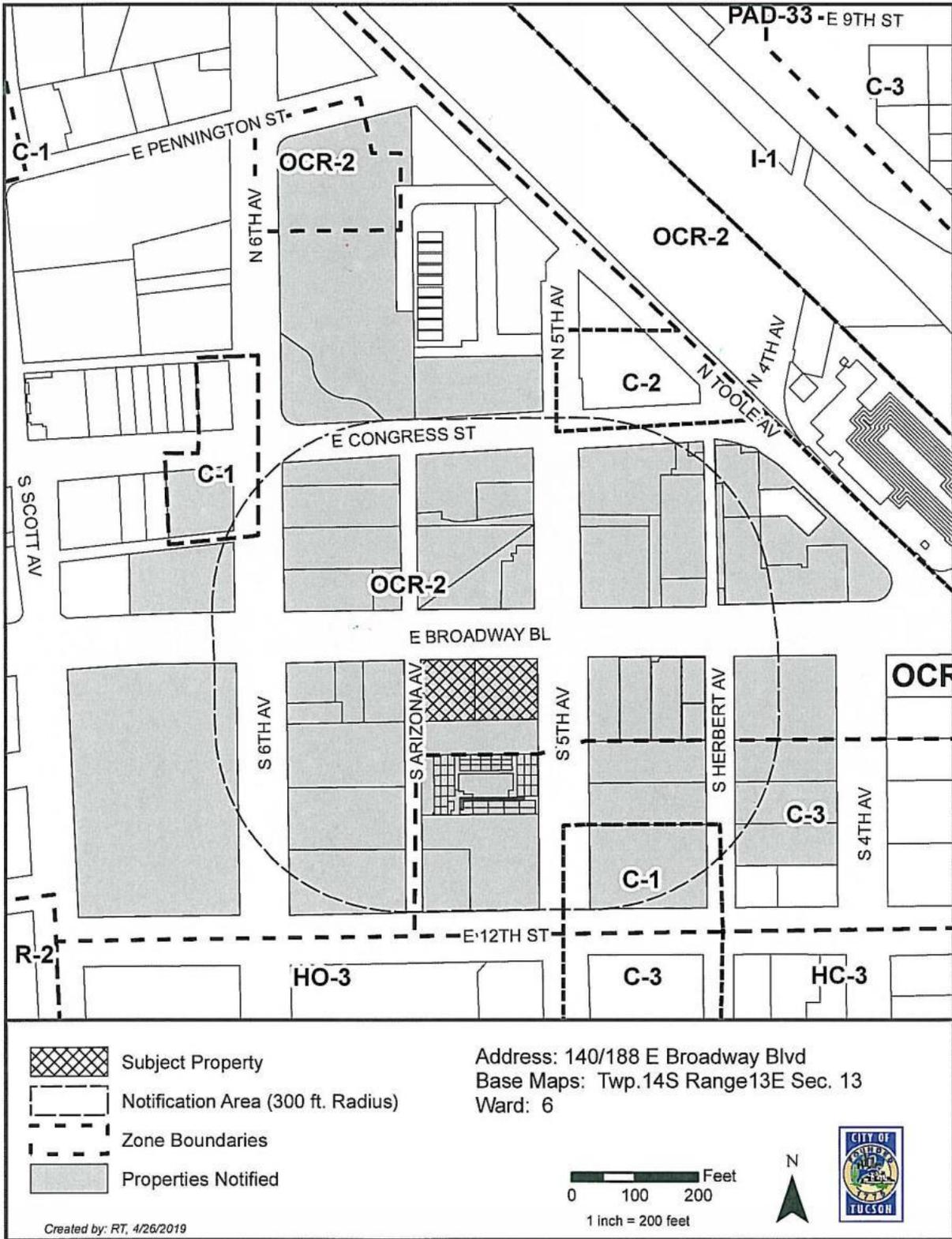
ACTIVITY #: _____

Labels and map(s) to be returned and PDF e-mailed to: _____

AZ Jet Mail (if applicable)

- Excel spreadsheet for 300'
- Excel spreadsheet for neighborhood Labels

IID-19-05 Lewis Hotel Lofts



71 UNIQUE ADDRESSES

DUPLICATES OR INSUFFICIENT ADDRESS

11706177B
 RIALTO THEATRE FOUNDATION
 PO BOX 1728
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117171080
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117170660
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117171150
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117170730
~~GR PARTNERS JULIAN LLC~~
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11706194A
 FRANKLIN SELIM S TR
 PO BOX 207
 RANDSBURG, CA, 93554-0207

117171170
~~GR PARTNERS JULIAN LLC~~
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117170800
~~GR PARTNERS JULIAN LLC~~
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117061960
 RICH RODGERS CENTRAL INC
 746 N COUNTRY CLUB RD
 TUCSON, AZ, 85716-4506

11706097C
~~CITY OF TUCSON~~
 ''

117170910
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 300 PLAZA DR STE 260
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117067300
 CITY OF TUCSON ATTN: TUCSON PROPERTIES I LLC
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 MOUNTAIN BRK, AL, 35223-2435

11706168A
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117170740
~~GR PARTNERS JULIAN LLC~~
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11706193D
 CITY OF TUCSON REAL ESTATE DIVISION ATTN: PROPERTY MANAGEMENT
 PO BOX 27210
 TUCSON, AZ, 85726-7210

117171160
~~GR PARTNERS JULIAN LLC~~
 300 PLAZA DR STE 260
 HIGHLANDS RANCH, CO, 80129-2376

117170810
~~GR PARTNERS JULIAN LLC~~
 300 PLAZA DR STE 260
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117067290
~~CITY OF TUCSON ATTN: TUCSON PROPERTIES I LLC~~
 402 OFFICE PARK DR STE 199
 MOUNTAIN BRK, AL, 35223-2435

117061900
 CONGRESS STREET PARTNERS LLC
 405 E POTTERS WHEEL CT
 TUCSON, AZ, 85704-6942

117170830
~~GR PARTNERS JULIAN LLC~~
 300 PLAZA DR STE 260
 HIGHLANDS RANCH, CO, 80129-2376

117170050
~~CITY OF TUCSON~~
 ''

117061910
 CITY OF TUCSON REAL ESTATE DIVISION ATTN: GIBSON FAMILY LLC
 5211 N CALLE LA CIMA
 TUCSON, AZ, 85718-4808

117171060
~~GR PARTNERS JULIAN LLC~~
 300 PLAZA DR STE 260
 HIGHLANDS RANCH, CO, 80129-2376

117170190
 HISTORIC HABITATS-RUBI LLC
 905 E UNIVERSITY BLVD STE 101
 TUCSON, AZ, 85719-5093

117067090
 210 EAST BROADWAY LLC ATTN: PEACH PROPERTIES
 44 E BROADWAY BLVD STE 300
 TUCSON, AZ, 85701-1710

11 UNIQUE ADDRESSES

DUPLICATES OR INSUFFICIENT ADDRESS

117067100
210 E BROADWAY LLC
7401 N LA CHOLLA BLVD STE 178
TUCSON, AZ, 85741-2333

117171110
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117171000
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117150010
130 E CONGRESS LLC
44 E BROADWAY BLVD STE 300
TUCSON, AZ, 85701-1710

11706195A
~~CITY OF TUCSON REAL ESTATE DIVISION ATTN: GIBSON FAMILY LLC~~
5211 N CALLE LA CIMA
TUCSON, AZ, 85718-4808

117171070
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300 PLAZA DR STE 260
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117170120
LARRIVA CORPORATION
441 N GRAND AVE STE 14
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117062090
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16852 SEA WITCH LN
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117171140
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300 PLAZA DR STE 260
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117170170
LEMONDS HOLDINGS LLC
700 16TH ST UNIT 16B
DENVER, CO, 80202-3229

117067130
BROADWAY FIFTH ASSOC LLC
44 E BROADWAY BLVD STE 300
TUCSON, AZ, 85701-1710

11706168B
~~CITY OF TUCSON REAL ESTATE DIVISION ATTN: WERNER J MEYER ESQ~~
5727 N 7TH ST STE 407
PHOENIX, AZ, 85014-5818

117170610
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

11717007B
WAVELAB DOWNTOWN LLC
270 S STONER AVE
TUCSON, AZ, 85748-4510

117062080
~~DOROTHY POWELL REVOC LIVING TR ATTN: SHIRLEY D HELLER TR~~
16852 SEA WITCH LN
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117170780
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

11717023E
UNISOURCE ENERGY CORP TAX DIRECTOR
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TUCSON, AZ, 85702-0711

117062100
RSA HOLDINGS LTD PARTNERSHIP
44 E BROADWAY BLVD STE 300
TUCSON, AZ, 85701-1710

117170790
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300 PLAZA DR STE 260
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117170640
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117150080
~~PIMA COUNTY~~
''

117170930
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
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117170750
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117170030
~~CITY OF TUCSON~~
''

117170960
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117170820
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117170060
BROADWAY SIXTH PARTNERS LLC
6700 N ORACLE RD STE 504
TUCSON, AZ, 85704-7736

117171100
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117170890
~~GR PARTNERS JULIAN LLC~~
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

11717020A
STILLWELL HOUSE LLC ATTN: CANDACE FLORES
PO BOX 1203
TUCSON, AZ, 85702-1203

11 UNIQUE ADDRESSES

DUPLICATES OR INSUFFICIENT ADDRESS

117170630
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
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117067120
BROADWAY BREWERY LLC
44 E BROADWAY BLVD STE 300
TUCSON, AZ, 85701-1710

117171130
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117170650
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
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117170090
LEWIS HOTEL LLC ATTN: SCOTIA GROUP MGMT LLC
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TUCSON, AZ, 85718-3182

11706168C
RIALTO THEATRE FOUNDATION
PO BOX 1728
TUCSON, AZ, 85702-1728

117170670
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

11717011A
ODD HALL LLC
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TUCSON, AZ, 85702-1301

11706175B
CITY OF TUCSON REAL ESTATE DIVISION ATTN: PROPERTY MGMT
PO BOX 27210
TUCSON, AZ, 85726-7210

117170900
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117170620
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117062050
DOROTHY POWELL REVOC LIVING TR ATTN: SHIRLEY D HELLER TR
16852 SEA WITCH LN
HUNTINGTON BEACH, CA, 92649-3057

117170920
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
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117170760
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117062070
HP FIFTH AVENUE LLC
3573 E SUNRISE DR STE 225
TUCSON, AZ, 85718-3206

117170970
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
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117170770
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117067320
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2200 W 5TH AVE STE 120
COLUMBUS, OH, 43215-1061

117170990
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
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117170940
GR PARTNERS JULIAN LLC
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117067490
RIO NUEVO MULIPURPOSE FACILITIES DISTRICT
400 W CONGRESS ST STE 152
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11706185B
CITY OF TUCSON

117170950
GR PARTNERS JULIAN LLC
300 PLAZA DR STE 260
HIGHLANDS RANCH, CO, 80129-2376

117067510
CITY OF TUCSON REAL ESTATE DIVISION ATTN: PROPERTY MANAGEMENT
PO BOX 27210
TUCSON, AZ, 85726-7210

11706187E
CITY OF TUCSON REAL ESTATE DIVISION ATTN: PROPERTY MANAGEMENT
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117171090
GR PARTNERS JULIAN LLC
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117170020
LEWIS HOTEL LLC ATTN: SCOTIA GROUP MGMT LLC
6340 N CAMPBELL AVE STE 170
TUCSON, AZ, 85718-3182

117067110
210 EAST BROADWAY LLC ATTN: PEACH PROPERTIES
44 E BROADWAY BLVD STE 300
TUCSON, AZ, 85701-1710

117171120
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117170680
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6 UNIQUE ADDRESSES

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762 N Contzen Av
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402 S Star Ave
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Raul E Ramirez (1st VP)
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Zach Yentzer
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Tucson, AZ

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28 UNIQUE ADDRESSES

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Josefina Cardenas
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Paul Horwath
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625 S Santa Rita Ave
Tucson, AZ 85719

Matthew "Grady" Bautista
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530 S Star Ave
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Pedro M Gonzales
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Tucson, AZ

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Jennie Mullins (Chair)
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Liza M. Grant
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Tucson, AZ 85745

Zach Yentzer
N.A.-Menlo Park
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Tucson, AZ 85745

Andrew Hayes
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Tucson, AZ

Peter Norback
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28 UNIQUE ADDRESSES

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Nancy Robins
N.A.-Pie Allen
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Tucson, AZ 85719

Pat Homan
N.A.-Pie Allen
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Tucson, AZ 85719

Amanda Smith
N.A.-Rincon Heights
1625 E 8th St
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Colby Henley
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1140 E 10th St
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Tucson, AZ 85716

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Printed: 4/26/2019 Mod: 4/10/2019

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TUCSON, AZ, 85701-9998
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71 stamps total

Product	Qty	Unit Price	Price
US Flag Bk1t/20	3	\$11.00	\$33.00
Star Ribbon	11	\$0.55	\$6.05
Total:			\$39.05

Credit Card Remitd \$39.05
(Card Name:VISA)
(Account #:XXXXXXXXXXXX6682)
(Approval #:088722)
(Transaction #:730)
(AID:A000000003101001 Chip)
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YOUR OPINION COUNTS

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Clerk: 14



CERTIFICATION OF MAILING

I hereby certify that: (check the one that applies)

- I mailed the meeting notices to everyone on the mailing list, or
- I provided the meeting notices to _____

to be mailed to everyone on the mailing list on May 17, 2019
(date of mailing)

for the neighborhood meeting to be held on June 6, 2019
(date of neighborhood meeting)

[Handwritten Signature]
(signature of applicant/applicant's agent)

July 26, 2019
(date signed)

- Documentation if available (such as receipt)



2 East Congress Street, Suite 400
Tucson, Arizona 85701

Julian Argote
N.A.-Barrio Anita
Tucson, AZ



PHOENIX AZ 852

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2 East Congress Street, Suite 400
Tucson, Arizona 85701

Ernie Lujan
N.A.-Santa Rita Park-West Ochoa
1445 S 4th Ave
Tucson, AZ 85713



PHOENIX AZ 852

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2 East Congress Street, Suite 400
Tucson, Arizona 85701

Peggy Wilder (Co-Pres)
N.A.-El Presidio
Tucson, AZ



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2 East Congress Street, Suite 400
Tucson, Arizona 85701

Natasha Winnik
N.A.-Dunbar Spring
Tucson, AZ



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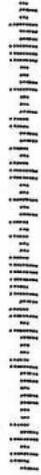
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117170190
HISTORIC HABITATS-RUBI LLC
905 E UNIVERSITY BLVD STE 101
TUCSON, AZ, 85719-5093

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85719-509326



Engberg
Anderson

2 East Congress Street, Suite 400
Tucson, Arizona 85701

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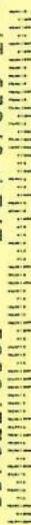
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210 E BROADWAY LLC
7401 N LA CHOLLA BLVD STE 178
TUCSON, AZ, 85741-2333

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Neighborhood Meeting Sign-in Sheet

Date: June 6, 2019

Time: 6:00 PM

Location: The Carriage House (entry off parking lot)
125 South Arizona Avenue, Tucson, AZ 85701

Proposal: Lewis Hotel Lofts, 140 E Broadway Blvd., Tucson, AZ

Name	Address	Phone No.	E-mail
STUART WOLFF	140 E. 4th St	885-8590	STUART@PORTHSTAR MGMT.NET
MARTHA McCLEMENTS	336 E. 16th St	820-6541	MARTHAMCCLEMENTS @GMAIL.COM
NATHAN WEIGEL	208 E 12th St	887-0100	NATHAN@ SCOTTAGROUP.COM
Nick Aitchison	244 E 12th Street	350-6578	herbert@ scottagroup.com
Jan Mulder	4255 3rd Ave	206- 714-5579	jannulder@cox.net
Tim Fuller	135 S. 6th Ave	510 405-7970	tim@timfuller.com
Larry Evers	135 S 6th Ave		levers10@comcast.net
BARBARA GRUBBS	135 S. 6th Ave	862-5572	
	PO Box 1301-85702		
John Burr	PO Box 269 85702		jodabu@hotmail.com
Megan Noli	541 S. 6th Ave 85701	520-591-6940	

June 6, 2019

MEETING NOTES | Neighborhood Meeting

Lewis Hotel Lofts, 140 East Broadway Boulevard, Tucson, AZ
Engberg Anderson Project No. 193009

Date: June 6, 2019

Attendees: See attached Sign-in Sheet

Bill Williams, project architect from Engberg Anderson Architects, began the meeting at 6:05 p.m. by introducing the project developer, Ross Rulney, and the project location. Bill presented images of the neighborhood context, provided a brief history of prior development attempts on the site and described to meeting attendees the building floor plans, elevations, and perspectives, explaining the design intent and development parameters of the project. Attendees asked questions and raised concerns including:

- A letter of concern was given to Bill Williams that has already been delivered to the Planning & Development Services Director. The letter asks for written responses to the concerns listed. These include: parking, dumpsters, construction access, staging and excavation/vibration. Bill acknowledged that a response will be forthcoming.
- A question was raised as to the validity of the MDR-13-01 Director's decision letter dated June 7, 2013 as it relates to this project. Ross explained that City staff has confirmed that the letter is still valid as long as the current project configuration is consistent with the project described in the decision letter. This letter provides an exemption to vehicular and bicycle parking requirements, street and perimeter yard setbacks and lot coverage for the new project, the Julian Drew building and the Carriage house.
- Related to the exemption letter, the question was raised as to whether only the number of stories was limited, or was building height limited as well. Only the number of floors was limited as it's the square footage of floors (and use) that drives the requirements for parking.
- The neighborhood is concerned about adding an additional 57 units of housing with no parking provided. With the perceived shortage of parking within the area, people frequently illegally park in Arizona Avenue blocking access to existing properties and limiting emergency vehicle access.
- The question was raised as to "where will people park?" Ross pointed out the availability of "for rent" parking spaces off site and that he is assuming the risk of being able to attract tenants without available, convenient parking. Bill suggested that current and future trends for dense, urban living environments indicate a lessening demand for vehicular parking as alternative modes of transportation are becoming more attractive to urban dwellers.
- Arizona Avenue has several trash containers within the right-of-way that are unsightly and impeded vehicular access. It was suggested that this project presents an opportunity to help resolve this issue. Trash created within the project site (Lewis Hotel lofts and first and second floors of the Julian Drew

building) will be contained on-site, within the building, until scheduled pick-up times. Trash containers assigned to other property owners along Arizona Avenue will remain the responsibility of those owners.

- The historic nature of the Julian Drew building was discussed. The proposed Julian Drew roof-top terrace will be set back from the street edge of the building so that railings and other terrace amenities/structures will not be readily visible from Broadway Boulevard. Due to the proximity of construction to the existing building, the new building foundation will be selected to minimize the potential for damage to the Julian Drew building. The architect and developer acknowledged that it will be a likely requirement of the project to monitor settlement and potential cracking of the existing neighboring buildings.
- New apartment layout within the Julian Drew building utilizes existing window openings – there will be no alterations to the historic facades other than the west facade where existing openings will need to be infilled due to meet fire codes.
- Renderings of the proposed new building illustrated either a monochromatic gray-toned color palate or a warmer toned color palette more in keeping with the tones of the Julian Drew building. Attendees advocated for the warmer toned color palette.
- General building materials were discussed (stucco, concrete, glass, metal). An attendee raised a concern over the mass of the west facing, possibly concrete wall acting as a heat-sink. She suggested looking at alternatives to the material and/or surface treatment to reduce this potential.
- How the proposed building addresses the street/pedestrian was discussed. The building façade is recessed along both Arizona Avenue and Broadway Boulevard to create opportunities for an indoor/outdoor transition that can be used either as a landscape buffer, seating associated with a restaurant or access points for multiple ground floor tenants. Extension of a pedestrian only sidewalk along the east side of Arizona Avenue was discussed.
- The overall design expression and intent was well received with no one in attendance raising any concern over the general imagery presented.

While these meeting notes do not fully describe the entirety of the presentation to attendees, they constitute the author's understanding of the main issues of concern or items generally discussed.

Prepared by:

William Williams
Engberg Anderson Architects

June 7, 2019

TO: City of Tucson Planning & Development Services Director

CC: William Williams, Engberg Anderson

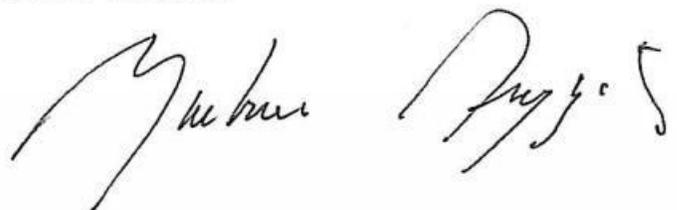
RE: Proposed Project Arizona Avenue and Broadway

FROM: Barbara Grygutis, Co-Owner, Odd Hall LLC, PO Box 1301, 85702

We own the Odd Hall Building, 135 S 6th Avenue, directly across Arizona Avenue from the proposed project, and have concerns about proposed variances and staging plans for the proposed project.

- 1. Parking:** the proposal would remove at least 20-25 parking spaces. Where will these be replaced? Currently, tenants from the Julian Drew Building park up and down the sides of Arizona Avenue, making it very difficult for through traffic. Particularly this is a problem for delivery trucks serving businesses that are in our building. Specifically, what will be done to prevent the current wildcat parking along Arizona Avenue? And, of course, what will be done to provide parking for the proposed project and for the other tenants in the Julian Drew Building? Simply saying that there is ample parking in the hotel garage across the street does NOT solve this problem.
- 2. Dumpsters and trash removal:** currently dumpsters for the Julian Drew businesses and residences are in Arizona Avenue or partially in the footprint of the new proposal. What provisions are being made to provide dumpsters/trash removal for the businesses (El Charro etc.) and the residences in the Julian Drew Building and in the proposed project? Will off-Arizona Avenue space be designated for the proposed project? Will dumpsters and trash receptacles be shielded to diminish the impacts on surrounding property owners? Note: we were required by the City of Tucson to provide off-Arizona Avenue dumpster space for our tenants. Placing Julian Drew Building dumpsters in Arizona Avenue is not acceptable.
- 3. Access during construction:** Arizona Avenue is the only available exit from our parking lot. What provisions are being made to assure that tenants in our building and their clients are able to exit through Arizona Avenue? Our tenants, their delivery vehicles, and their clients need to be able to exit via Arizona Avenue throughout the construction period.
- 4. Construction staging and management:** During previous construction projects at the Julian Drew Building we had major problems with general contractors, sub-contractors, workers, and construction equipment using our parking lot at 135 S. 6th Avenue as unauthorized construction parking and staging. What will be done to protect us this time around? The burden should not be on us to stand in our parking lot and tell the general contractor and subs that they have to remove their vehicles. Your plan?
- 5. Construction excavation and vibration:** What will be done to protect surrounding structures from vibration during the excavations and construction on the proposed project? During construction of the TEP Building, vibration from the excavation and construction opened severe cracks in our building. We do not want a repeat of that nightmare.

We look forward to your written responses to our concerns. Thank you.



Julian Drew Lofts

Follow-up to Neighborhood Comments

The project team chose to make several design changes to the Project based on feedback from the neighborhood meeting. These changes include:

Expanded interior trash collection room – the interior trash collection area has been expanded to accommodate four two-cubic yard dumpsters. Two of these dumpsters will replace dumpsters currently located in Arizona Avenue that are used by Julian Drew building restaurants.

Building material change – the west facing large wall as well as the building vertical “fins” were presented as being made of concrete. These walls have been changed to a similarly colored EIFS material that will not absorb and retain heat in the same manner as a concrete wall.

Coloration – while much of the building will remain gray-tones, horizontal spandrel panels have been changed to be a color similar to that of the brick of the Julian Drew Building. Painted metals will be a darker, brownish-orange color.

Responses to non-design issues include:

Parking – Exemption from the required number of motor vehicle and bicycle parking spaces was granted for this project on June 7, 2013 (MDR-13-01).

Arizona Avenue access during construction – to construct this project, Arizona Avenue will need to be closed off between Broadway Boulevard and the southern extent of the project site. Access will still be provided to properties abutting Arizona Avenue from East 12th Street.

Construction Staging and Management – the developer intends on utilizing off-site staging for the construction of this project. No unauthorized construction staging will take place on neighboring properties.

Construction excavation and vibration – there will be minimal excavation for the project. Deep foundations will be drilled piers or similar system to minimize construction vibration. Vibration monitoring will be a part of the construction requirements.



Julian Drew Lofts

140 East Broadway Boulevard

Neighborhood Map



Context Buildings



Context Buildings



Site



Site



Site History



CITY OF
TUCSON

Planning Development Services Department (PDSD)
Zoning Administration Division
201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DIRECTOR'S DECISION ON THE
IID-MDR REQUEST***
EFFECTIVE DATE: June 7, 2013

CASE NO. THE PROJECT

MDR-13-01 JULIAN DREW BLOCK, 140 EAST BROADWAY BOULEVARD, OCR-2
(T13SA00082)

The Project

The project is for the redevelopment of a surface parking lot to a 5-story mixed-use building (approximately 36,750 square feet) consisting of street level retail and office space and the upper floors to be developed as apartments or hotel use.

The project is located within the Downtown Core Subdistrict of the Downtown Area Infill Incentive District (IID), which allows an exemption of certain development regulations in accordance with Section 2.8.12 (Downtown Area Infill Incentive District) of the Tucson Land Use Code.

The Applicant's Request

The applicant's request includes the project site of the proposed mixed-use building and the other uses on the block that currently utilize the surface parking lot proposed for redevelopment.

Pursuant to Section 2.8.12.5.B (Downtown Core Subdistrict - Exemptions), the applicant requests the following:

1. Exemption from the required number of motor vehicle parking as follows:
 - a. Proposed mixed-use building (66 spaces);
 - b. Existing development on the Julian Drew Block (29 spaces); and,
 - c. Existing Carriage House (10 spaces).Total motor vehicle parking exemption request = 95 spaces;
2. Exemption from the required number of bicycle parking spaces for the proposed mixed-use building, Julian Drew Block, and Carriage House as follows:
 - a. Long-term bicycle parking spaces = 47 spaces; and,
 - b. Short-term bicycle parking spaces = 32 spaces.Total bicycle parking exemption request = 79 spaces;

Notice of Decision MDR-13-01 Julian Drew Block

June 7, 2013
Page 2 of 2

3. Exemption from the MS&R setback and street perimeter yard requirements for the proposed mixed-use building along Broadway Boulevard and Arizona Avenue.
4. Exemption from the lot coverage requirement for the proposed mixed-use building.

PDSD Director's Decision

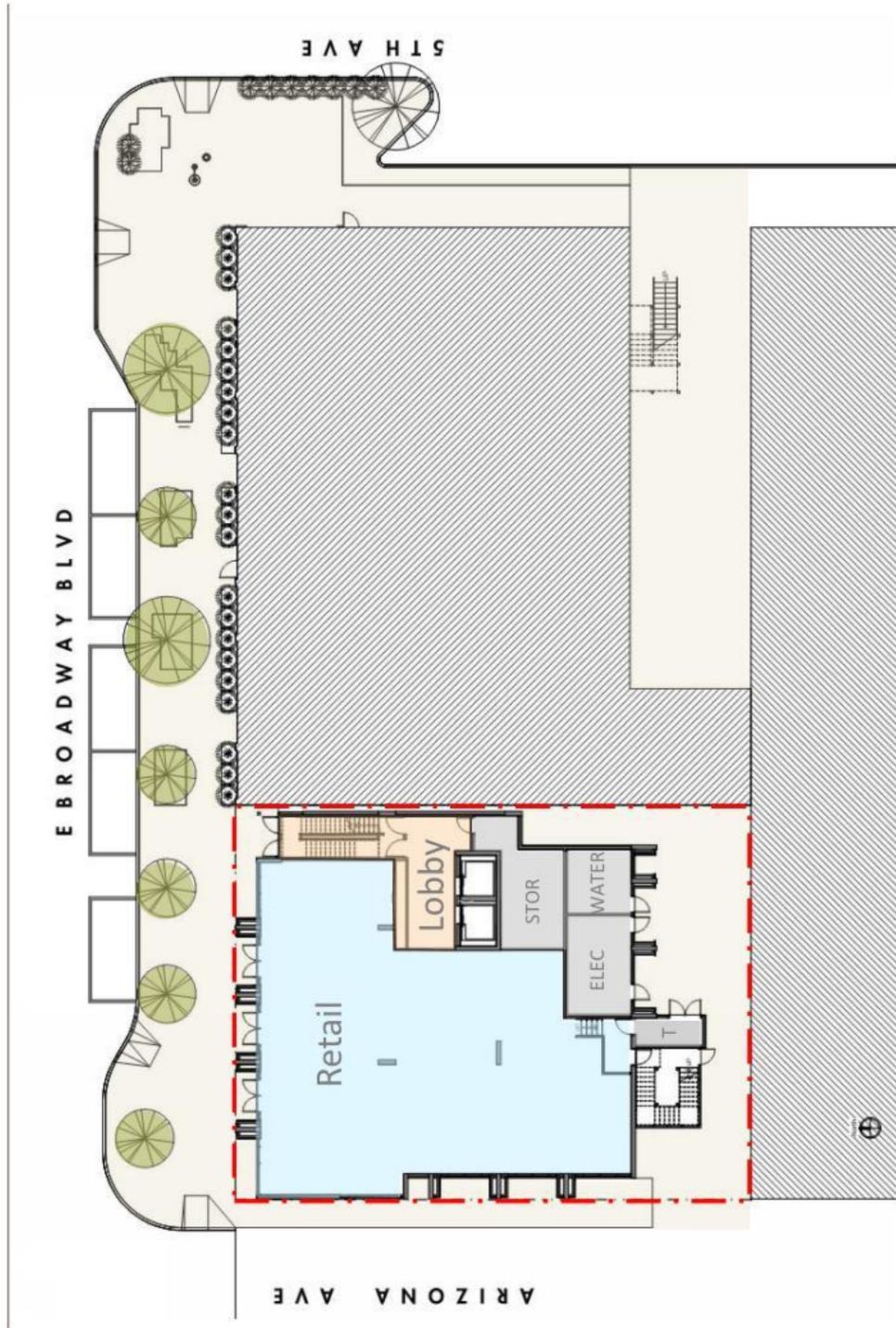
The applicant's requested exemptions are conditionally approved, subject to the applicant submitting a revised site plan and elevations (once the design of the proposed building is finalized) demonstrating compliance with Section 2.8.12.6.A (IID Streetscape Design Criteria). Compliance with the streetscape criteria is required prior to issuance of a building permit. This decision is based on a finding that public safety or health will not be jeopardized by exempting these requirements as required by Section 2.8.12.5.B.

This approval applies only to the requested exemptions and does not constitute compliance with the IID's design criteria or approval of a building permit. Compliance with all other applicable zoning and building code requirements is required. Changes made to the plan in order to achieve compliance with these other code requirements or that affect the exemption request may require another review for compliance with the IID.

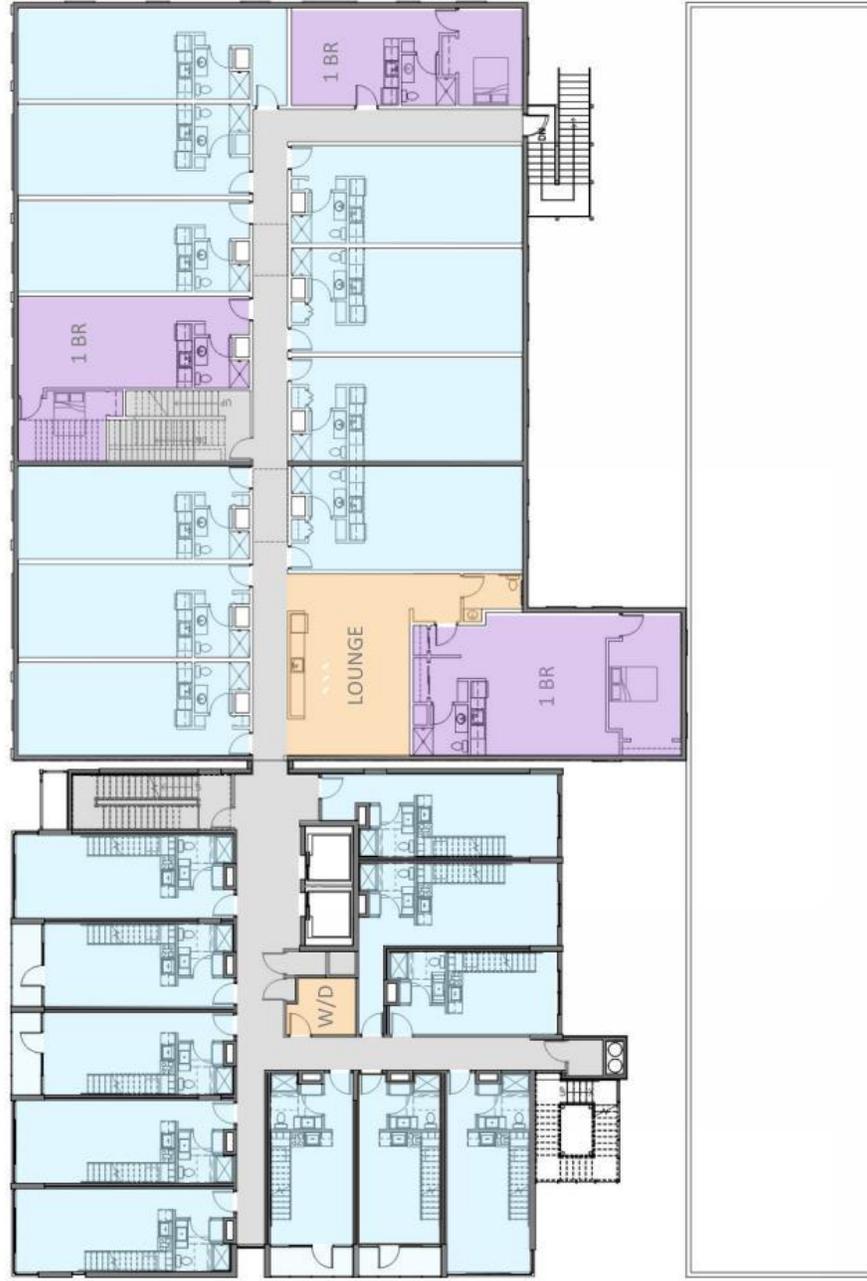
Ernie Duarte, Director
Planning & Development Services Department

For further information, please call Adam Smith at (520) 837-6951.
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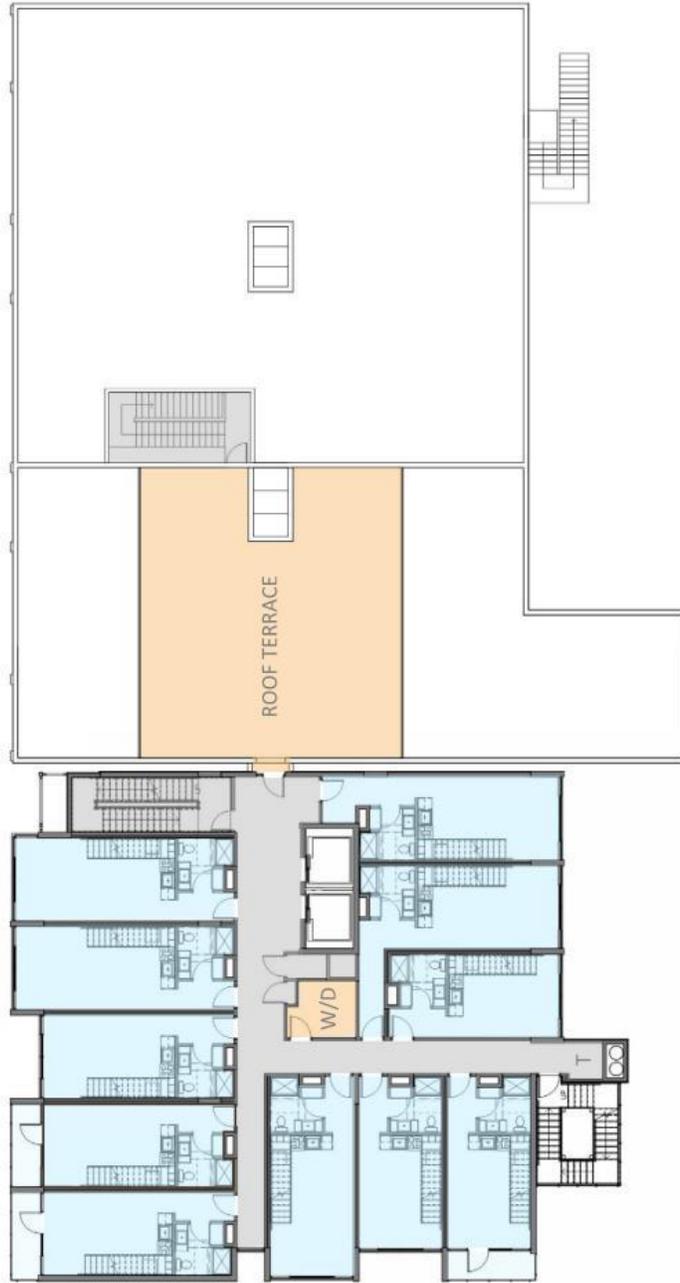
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth and Fifth Floor Plans



FOURTH



FIFTH

Typical Loft Plan



North Elevation



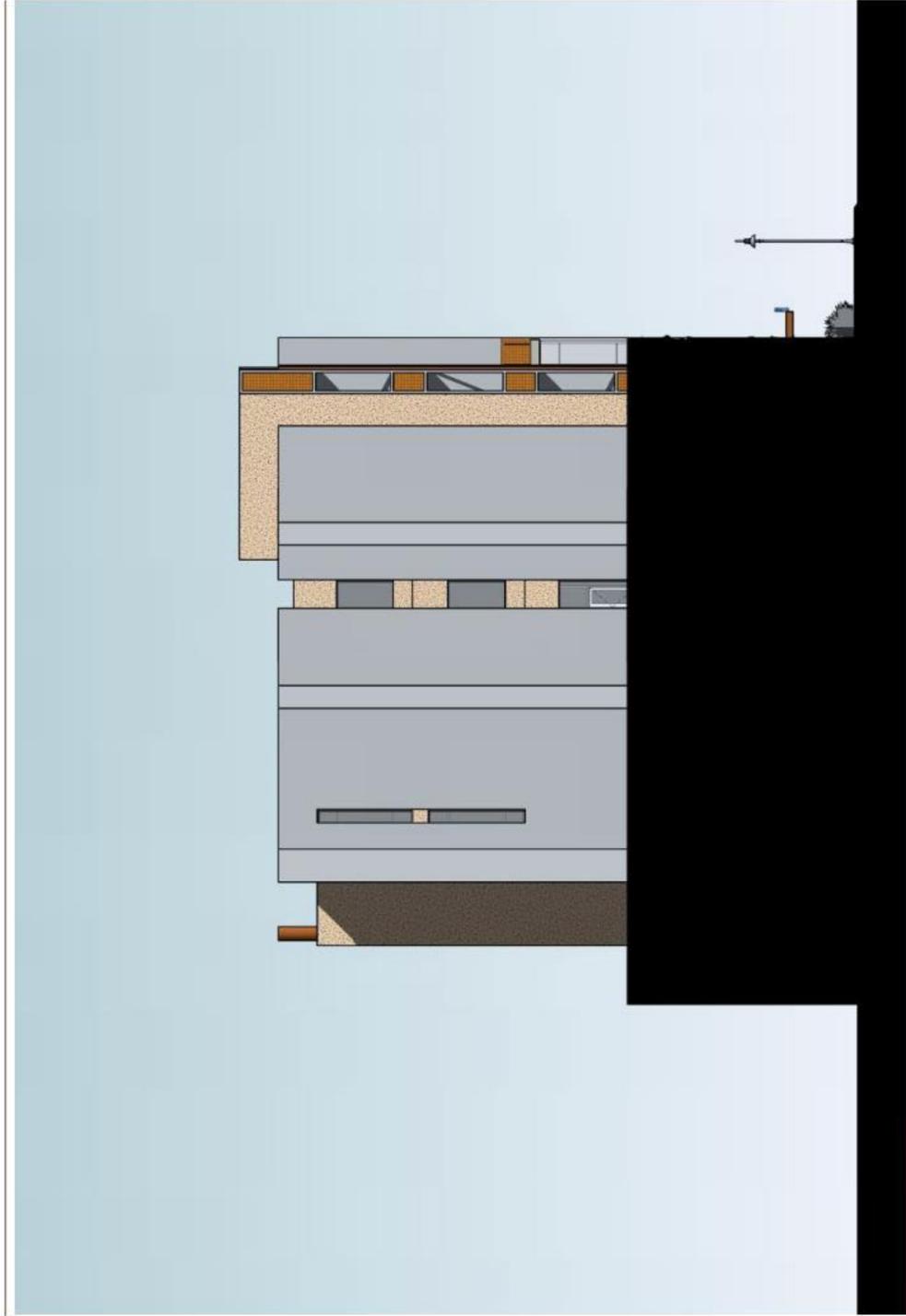
West Elevation



South Elevation



East Elevation



Existing Southeast View



New Southeast View



New Southeast View 2



New Southeast View 3



Existing Southwest View



New Southwest View



Arizona Ave North View Existing



New North View



Your Comments



PROJECT STATEMENT

Julian Drew Lofts Project Statement

The Julian Drew Lofts project provides the City of Tucson with 44 new and 13 renovated market rate studio apartments and an additional 3,350 SF of ground floor retail space. The new studio apartments are located at the southeast corner of East Broadway Boulevard and Arizona Avenue, immediately adjacent to the historic Julian Drew building. The renovated studio apartments are located on the second floor of the Julian Drew building. The new and existing buildings are physically connected at the second and third floor/roof levels to provide elevator access to the Julian Drew building and to allow for sharing of common area amenities that include a rooftop terrace on the Julian Drew building.

The new, 30,375 SF five story building is contemporary in style yet respectful of its neighbors. Closely spaced, narrow structural piers extending the full height of the building continues a vertical street rhythm originating with the neighboring Julian Drew building. The retail façade level establishes a visual base to the building consistent in height to the adjoining property and by having the glazed areas recessed from the property line, provides opportunity for retailers to activate the street with seating areas or merchandise display without intruding into the public right-of-way. Above the retail level, the building façade whimsically steps in and out to create both visual interest and useful outdoor balcony space.

Unique to the downtown area, the studio apartments, while small in footprint, will have an overall ceiling height of nearly sixteen feet, enough to allow for a small loft above the kitchen/bathroom. An impressive wall of glass will flood the apartments with natural daylight and provide for expansive views of the city. Finishes will be minimal to give the apartments a cool, urban vibe.

Exterior materials will consist of warm, gray tones of stucco (EIFS), complementing by horizontal stucco spandrel panels in a color to match the brick of the Julian Drew building and a variety of glass types; clear insulating units at the retail level and tinted gray insulating units for the apartments. Balcony railings will provide a colorful dark brick-orange accent to the predominately gray-toned palette.

The street facades of the Julian Drew building will remain unaltered. The new rooftop terrace will be set back from the Broadway façade so that it will be nearly invisible from street level. Railings or other elements of the terrace design will be clearly distinguishable from historic building elements. Access to the newly renovated apartments will either be through the existing Broadway Boulevard entry stairway or via elevator access through the new building entrance, also located on Broadway Boulevard.

Project Scope of Work Question Response

The IID application requests a written response to nine items. Responses are as follows:

- 1. State the applicant's intention to use the IID zoning option in lieu of existing underlying zoning.*

The applicant and property owner/developer are choosing to develop the Julian Drew Lofts project using the IID zoning option in lieu of the underlying zoning (OCR-2).

2. Describe how the project is consistent with the IID purpose to create sustainable infill development.

The IID option is intended to “encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented” and benefit major activity centers in the area and City as a whole while being compatible with existing residential and non-residential neighbors. Additionally, it is intended assist in overcoming incompatible development standards by allowing for modification of these standards.

The Julian Drew Lofts project is a true urban infill project. The current site is an undeveloped parking lot on the highly visible southeast corner of Broadway Boulevard and Arizona Avenue and due to its small footprint (8,214 square feet) would not be a viable site for any type of redevelopment using the underlying zoning requirements for parking, setbacks and maximum lot coverage requirements.

By not providing on-site parking for residents, being located immediately adjacent to the streetcar rail-line and within one city block of the bus transit terminal, the project will encourage multiple modes of transportation – walking, biking, public transit, car shares – as an alternative to cars. Existing landscaping along Broadway Boulevard will be protected, or replaced like-for-like, to maintain one of the most pleasing pedestrian streetscapes in downtown Tucson.

The proposed mixed use of ground floor retail with uniquely designed studio apartments above will both provide opportunities for expanding the popular eastern downtown restaurant/entertainment district and increase the number of full-time residents to support these neighborhood venues.

3. Describe the benefits the project will bring to the adjacent properties and the surrounding area.

The addition of 44 new studio apartments will help fulfill the increasing demand for housing within the downtown area. As more residents live and work downtown, adjacent existing entertainment/restaurant venues will naturally benefit from the increase in population as housing is the driver for financially successful urban environments.

The project will bring approximately 3,000 square feet of additional commercial space to Broadway Boulevard. Being adjacent to two popular existing restaurants and immediately across the street from the AC Marriott hotel, this space will likely add to or compliment these uses.

Architecturally, the infill of a “missing tooth” along an urban streetscape increases the pedestrian friendliness of the neighborhood. With more people comfortably walking along a street, the sense of personal safety increases.

Construction of the project will contribute to the local economy with the majority of construction jobs being provided by local contractors. The \$9.8 million estimated construction cost includes over \$550,000 in State and local sales tax revenue. When opened, the project will likely employ up to 12 full-time and 6 part-time employees.

4. *Describe any significant adverse effects, such as those involving noise levels, glare, odors, vibration, illumination, fumes and vapors, the project will have on adjacent properties.*

The project is set within a predominately commercial zone along one of the busiest streets in downtown Tucson. Immediately across the street is the popular AC Marriott hotel and immediately adjacent uses include two well established restaurants. The second floor of the existing Julian drew building is currently a residential use and will continue to be so upon completion of this project. The anticipated new commercial uses and residential use are the same as the existing adjacent uses.

The new project will have eleven shallow balconies (barely large enough for four people); seven facing Broadway Boulevard and four facing Arizona Avenue. None of these overlook existing residential uses. The existing Julian Drew building will have a rooftop terrace, accessible only by residential tenants of the new and existing buildings. Noise generated from these outdoor activity areas will likely be well less than the ambient noise of the existing neighborhood.

With two existing restaurants in the adjacent building, should a restaurant tenant occupy the new commercial space, its contribution to neighborhood odors will be minimal. Noise generated by the commercial use will be predominately contained within the building, though a restaurant opening directly to the street would be a benefit to the area. Trash for both the commercial use and residential use will be contained within the building.

Neither the residential nor commercial uses will, after construction is complete, generate fumes, vapors or vibrations that could be considered a nuisance. Illumination levels will be consistent with those that currently exist along Broadway Boulevard. While each apartment features a large glass wall, approximately 12 feet in width by 14 feet in height, the majority of the units are north facing and are not in a continuous plane either vertically or horizontally thus diffusing the incidents of direct reflection or glare off the glass. The west facing façade is similar to the north facing façade, however, the portion with the most glass is set back from Broadway Avenue to lessen the potential for direct glare into the roadway. Glass at the street level will be clear. Glass above street level will be tinted. None of the glass will be reflective.

5. *Describe how the project will create a pedestrian-oriented streetscape in compliance with the Streetscape Design Standards (UDC Sec. 5.12.8.A).*

The project complies with the Streetscape Design Standards as follows:

- Architectural elements: The project has one primary street façade. While Arizona Avenue is technically a street, it serves as an alley and traditionally has not had a defined pedestrian walkway. The first two levels of the building features several scale defining architectural elements along both streets. The first level includes recessed doorways and windows that form deep recesses in the facade. Each recessed area has a colored accent that matches the color of the adjacent historic Julian Drew building. Between each recess is a narrow vertical fin, spaced approximately twelve feet on center, that extends beyond the full height of the building providing rhythm and scale at both the street level and roof-line. The residential entrance is identified by a canopy extending from the base of a tower element that creates the visual separation between the new and existing building. The tower element is further identified by a metal truss structure that too extends beyond the roof-line. The second level features a series of

recesses for balconies in some places, and no recesses in other areas to create a playful in-and-out pattern that breaks down the scale of the overall facade.

- **Glazing:** The ground floor Broadway Boulevard frontage is 74 percent glass (54'-8" glazed, 19'-2" non-glazed). The ground floor Arizona Avenue frontage is 58 percent glass (47'-4" glazed, 34'-9" non-glazed). Both street frontages exceed the IID standard of 50 percent minimum glazing.
- **Façade Length:** Both primary street facades have architectural elements spaced far less than the 50 feet apart minimum IID standard. The largest uninterrupted façade length is approximately 29 feet. On average, façade elements are spaced approximately 12'-10" apart.
- **Entrance Doors:** The residential entrance is distinguished from the primary façade through the use of a canopy extending over the sidewalk, protruding from the tower element that separates the new building from the existing Julian Drew building. Retail/commercial space entrances occur in the recessed areas of the façade, identified by a color accent and floor-to-ceiling, wall-to-wall glass.
- **Ground Floor Commercial Space:** The primary Broadway Boulevard frontage is 72 percent retail/commercial with multiple opportunities to subdivide the space into smaller retail spaces. These commercial uses will encourage street level pedestrian activity and therefore meet the IID standard.
- **Sidewalks:** The existing Broadway Boulevard sidewalk is among the most generous, shaded, pedestrian friendly sidewalks in downtown. The intent is to preserve or reconstruct the existing sidewalk in its current form. There is no current sidewalk access along Arizona Avenue.
- **Shade:** The project provides shade on 63 percent of the Broadway Boulevard sidewalk. These percentages are as measured on June 21st at 2 PM. Shade is provided by a combination of building canopies, building shade and existing tree canopies.

6. *Describe how the project will support a safe streetscape coordinated with adjoining properties.*

The project will safely integrate with the adjoining property streetscape along Broadway Boulevard as our intent is to preserve or reconstruct the existing sidewalk in its current form. The existing sidewalk's generous width varies from 25 feet at the corners to 18 feet mid-block. The pedestrian path is well defined by a row of mature trees set in crushed stone planting beds that provides a safe separation of the path from the street and a narrow planting bed adjacent to the existing building. If allowed by the City, the neighborhood has requested that a clearly defined pedestrian pathway (either material change, elevation change or markings) be provided alongside the west façade of the new building to isolate pedestrian traffic from vehicular traffic.

7. *Describe how the project will transition to adjacent existing residences and provide privacy mitigation in compliance with the Development Transition Standards (UDC Sec. 5.12.8.B).*

There are no existing single family or duplex residences abutting the project site requiring privacy mitigation.

8. *Indicate whether the project will significantly impede solar energy options to adjacent properties.*

The project is located on the south side of Broadway Boulevard thus primarily shading the street throughout the day. The roof of the east adjacent property will start becoming shaded in the early afternoon and will be increasingly shaded throughout the remainder of the day. The roof of the west adjacent property will be shaded from sunrise until mid-morning when it will become increasingly unshaded until mid-day when it will no longer be shaded at all.

9. *Describe the type of drought tolerant and native landscaping that will be used in the project and how it will be used to enhance the project.*

As already stated, it is the intent of the project to preserve or reconstruct the existing sidewalk and landscaping in its current form. The photograph below shows the existing landscaping that features the use of native plantings as a buffer between the building edge and the sidewalk. The new building will be similarly landscaped.



Infill Incentive District Response/Modification Requests

Julian Drew Lofts IID Response

The Julian Drew Lofts project is located at the southeast corner of Broadway Boulevard and Arizona Avenue and is within the Downtown Core Sub-district and Rio Nuevo Area of the Infill Incentive District overlay zone (IID). This project is seeking to modify certain development requirements through the Infill Incentive District Design Package submittal process. As part of the Downtown Core Sub-district as regulated by Section 5.12.10 of the UDC, the project is required to comply with the following:

1. Permitted uses listed within Section 5.12.9.A;
Commercial services Group and Residential Group
2. Maximum building height may be increased up to 60 feet unless the current zoning allows a greater height or where the IID's development Transition Element requires less;
Allowable height OCR-2 = 300 feet
3. When provided landscaping shall be in accordance with the City's drought-tolerant plant list;
It is the intention to either preserve existing streetscape/landscaping or to replace like-for-like if necessary.
4. Bicycle parking shall be provided when motor vehicle parking is provided. The required number of bicycle parking spaces may be reduced pursuant to Section 5.12.8.E;
Per MDR-13-01 Director's Decision effective June 7, 2013, the project is exempt from the required number of motor vehicle and bicycle parking spaces.
5. Where applicable, applicants are strongly encouraged to comply with Section 7.7, Native Plant Preservation;
No native plants exist on the project site.

As part of the Rio Nuevo Area of the Infill Incentive District overlay zone (IID) Section 5.12.6.E.2.a.(1), the project is required to comply with the following:

1. Additions or alterations of historic structures must meet the Secretary of the Interior's historic preservation standards.
The proximity of the Julian Drew Lofts building to the existing historic Julian Drew Building (NRIS Reference Number 96000306) will require the infill of existing window openings in the west facing, non-primary façade, to meet fire codes. In addition, the project proposes to connect the two properties at the second level in order to provide shared tenant amenities and provide elevator access to the second level of the Julian Drew building. This will require creating a new opening in the existing west facing façade.

IID Downtown Core Sub-district Modification Requests

1. Major Streets and Routes setback Zone:
Exemption granted per MDR-13-01 Director's Decision effective June 7, 2013, item 3.

2. Minimum Perimeter Yard Standard:
Exemption granted per MDR-13-01 Director's Decision effective June 7, 2013, item 3.
3. Maximum Lot Coverage:
Exemption granted per MDR-13-01 Director's Decision effective June 7, 2013, item 4.
4. Minimum Lot Size:
No minimum requirement in OCR-2 zones.
5. Motor Vehicle and Bicycle Parking:
Exemption granted per MDR-13-01 Director's Decision effective June 7, 2013, item 1.
6. Off-street Loading:
Project provides less 5,000 square feet of space for restaurant, retail or office use. Per Table 7.5.5-A, no loading zone is required. No exemption is required.
7. Landscaping and Screening Standards:
Request: Per UDC Section 5.12.10.C.7, relief from landscaping and screening standards is allowed for projects within the DCS. It is the intention to either preserve existing streetscape/landscaping along Broadway Boulevard or to replace like-for-like if necessary. To meet the standard, the both primary façades (Broadway Boulevard and Arizona Avenue) would need to be located 10 feet inboard of the street property line creating a non-alignment with the existing Julian Drew building and Carriage House facades which is contrary to the goals of RNA design standard 5.12.7.C.2. No interior landscape borders are required.
8. Native Plant Preservation:
No exemption required as no native plants exist on the project site.
9. Pedestrian Access:
No exemption required.
10. Solid Waste Collection:
Request: Per UDC Section 5.12.10.D.2, modifications to the on-site refuse collection standard is allowed for projects within the DCS. Due to the site's constraints, the RNA design standard of aligning facades with prevailing setbacks and the desire to create a sustainable, transit-oriented development, a modification is necessary to accommodate waste and recycle removal. Waste and recycle receptacles will be contained within the building footprint. A management plan will be implemented to include the requirement that building management be responsible to move the containers to an Arizona Avenue pickup location prior to collection and return containers inside the building following pickup.

Rio Nuevo Area (RNA) Response

Building Design Standards – UDC Section 5.12.7.C

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale. Building heights with vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights;

Response: The project responds to both the neighboring buildings of two-stories in height to the AC Marriott hotel (immediately across the street) that is approximately seven stories in height.

As one walks or drives eastward on Broadway Boulevard, the height of the Julian Drew Lofts and the AC Marriott hotel create a similar height gateway as you pass between them.

Viewing the north elevation of the Julian Drew Lofts, the design features a distinct differentiation of the base of the building that corresponds directly with the height of the base element of the Julian Drew building. At the second level, the floor-to-floor height of the Julian Drew Lofts places the third floor of the building at a level that corresponds directly to the parapet height of the Julian Drew Building.

2. All new construction shall maintain the prevailing setback existing within its development zone;

Response: The project was granted a perimeter yard setback exemption per MDR-13-01 Director's Decision effective June 7, 2013, item 3. The project is seeking an exemption from the Landscaping and Screening standards so that in combination with the perimeter yard exemption the primary building facades can align with the prevailing existing building setbacks.

3. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns and balconies;

Response: The building design features a variety of scale-defining elements at the first two levels including deep recesses in the facade, projecting vertical fins, glazed areas, canopies, colored metal accents and balcony railings.

4. Every commercial building frontage shall provide windows, window displays, or visible activity within the adjacent building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;

Response: The ground floor Broadway Boulevard frontage is 74 percent glass (54'-8" glazed, 19'-2" non-glazed), the majority of which provide access or display opportunities for a commercial tenant. The ground floor Arizona Avenue frontage is 58 percent glass (47'-4" glazed, 34'-9" non-glazed). Both street frontages exceed the IID standard of 50 percent minimum glazing.

5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises and arcades;

Response: Both primary street facades have architectural elements spaced far less than the 50 feet apart minimum IID standard. The largest uninterrupted façade length is approximately 29 feet. On average, façade elements are spaced approximately 12'-10" apart. These elements include deep recesses, projecting vertical fins, glazed areas, canopies and colored accents.

6. Building façade design shall include pedestrian-scaled, down-shielded, glare controlled exterior building and window lighting;

Response: Building lighting will balance the need for way-finding, ambiance, safety, and will also be in full compliance with the local Dark Sky Ordinance. The proposed project will include down-shielded lighting at canopies and recesses, some wall and window lighting to enhance the commercial uses and highlight architectural features.

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;

Response: The proposed project includes down-shielded lighting, canopies and recesses, and identifying graphics at the residential and commercial entrances.

8. Modifications to the exterior of historic buildings shall complement the overall historic context of the downtown and respect the architectural integrity of the historic façade;

Response: The proximity of the Julian Drew Lofts building to the existing historic Julian Drew Building (NRIS Reference Number 96000306) will require the infill of existing window openings in the west facing, non-primary façade, to meet fire codes. In addition, the project proposes to connect the two properties at the second level in order to provide shared tenant amenities and provide elevator access to the second level of the Julian Drew building. This will require creating a new opening in the existing west facing façade. Neither of these changes will affect the historic appearance of the building as they will be concealed by construction of the new building.

9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;

Response: While each apartment features a large glass wall, approximately 12 feet in width by 14 feet in height, the majority of the units are north facing and are not in a continuous plane both vertically or horizontally thus creating shadow-boxes and diffusing the incidents of direct reflection or glare off the glass. The west facing façade is similar to the north facing façade, however, the portion with the most glass is set back from Broadway Avenue to lessen the potential for direct glare into the roadway. Glass at the street level will be clear. Glass above street level will be tinted. None of the glass will be reflective.

10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;

Response: There will be no on-site vehicular traffic per MDR-13-01 Director's Decision effective June 7, 2013, item 1 exemption.

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson;

Response: Being located on the south side of Broadway Boulevard, the scale of the building will provide pedestrian shading from mid-morning through mid-afternoon. Existing (or replaced) trees provide an additional layer of shading throughout the day.

12. Colors may conform to the overall color palette and context of the downtown area or subarea or may be used expressly to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;

Response: The color palette for this project has been determined with consideration of existing color schemes prevalent within the Downtown development area and more specifically the Julian Drew building (see Elevations). EIFS siding with stucco texture, glass, aluminum storefront frames and painted metal railings and accents make up the dominating palette of the building exterior.

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the downtown area or subarea;

Response: The proposed materials and pattern were chosen for similarity and compatibility with materials prevalent throughout the Downtown area.

14. Twenty-four hour, street level activity is encouraged by providing a mixture of retail, office and residential uses within each building;

Response: This project proposes retail/commercial activity at the street level and residential use above. These uses will provide activity during normal working hours, evening social hours and throughout the night.

15. Primary public entrances shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas;

Response: The primary building entrances for both the commercial and residential tenants are immediately accessible from the Broadway Boulevard sidewalk.

Site Design Standards – UDC Section 5.12.7.D

1. Vehicular Circulation

- a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAL and the building, with a minimum width of six feet.

Response: The project has no on-site PAALs.

- b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on-site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated.

Response: The project has no on-site vehicular ingress or egress points.

2. Parking

- a. General: Parking standards are listed in Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.

Response: Parking exemption granted per MDR-13-01 Director's Decision effective June 7, 2013, item 1.

- b. Screening of Parking: All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

Response: Parking exemption granted per MDR-13-01 Director's Decision effective June 7, 2013, item 1.

- c. Employee Parking: Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

Response: Parking exemption granted per MDR-13-01 Director's Decision effective June 7, 2013, item 1.

3. Plazas and Open Space

The fundamental objective of the design standards in this Section 5.12.7. D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

- a. Plazas and Pedestrian Nodes: Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are

landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDS Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

Response: gross floor area = 30,375 SF; minimum requirement = $.05 \times 30,375 = 1,519$ SF
The project provides 1,810 SF of landscaped outdoor areas that serve as entrances to the commercial area and residential lobby, landscape planting beds and pedestrian access to buildings abutting the property.

- b. View Shed Corridors: Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

Response: The project will shield from view the west, non-primary façade of the historic Julian Drew building. Historically, this façade was shielded from view by previous on-site development.

- c. Linkages (Physical and Visual): Neighborhood linkages shall be maintained throughout Downtown.

Response: The project has no impact on Downtown neighborhood linkages.

4. Streetscape

- a. Streetscapes must be consistent with the Streetscape Design Manual. In streetscape design, priority is given to pedestrians.

Response: The project has no on-site PAALs.

- b. Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.

Response: The project provides 63% shading along the Broadway Boulevard pedestrian pathway. There is no pedestrian pathway on Arizona Avenue (see drawing).

Total area = 1,676 square feet

Shaded area = 1,064 square feet

Site Design Standards – UDC Section 5.12.7.E

Demolition of Historic Structures in the RNA: In the RNA, demolition of the following types of structures is reviewed in accordance with UDC Section 5.8.10, Demolition of Historic Properties, Landmarks, and Structures:

1. Structures that are listed in the National Register of Historic Places or the Arizona Register of Historic Places.
2. Structures that are eligible for listing in the National or State registers.
3. Structures designated as City Historic Landmarks.

Response: There are no historic properties on the project site requiring demolition.

Development Plan (DP19-0152) Review Comments

Permit Review Details

Review Details

Permit: DP19-0152
Parcel: 117170020

Addresses:
140 E BROADWAY BL

Search:

Review Status: Active

Show 10 entries

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
6/25/2019	ANY	DESIGN PROFESSIONAL	REVIEW	Active	None
6/25/2019	TOM MARTINEZ	OTHER AGENCIES	AZ DEPT TRANSPORTATION	Active	None
6/25/2019	SBEASLE1	START	PLANS SUBMITTED	Completed	None

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
6/25/2019	ANY	ZONING- DECISION LETTER	REVIEW	Active	None
7/1/2019	MASHFOR1	FIRE	REVIEW	Approved	Last page notes Fire Service for Fire Sprinklers. Reminder: Please provide deferred submittal to TFD for Fire Sprinklers/Alarm.
7/16/2019	ROBERT SHERRY	PLUMBING- COMMERCIAL	REVIEW	Reqs Change	The rim elevation of the next upstream sanitary manhole (2395.94') is less than 12" below the first floor elevations (2396.35', 2396.50', and 2396.80'). Provide a note on the plans requiring the installation of a backwater valve when future plumbing activities take place. Note also that floors discharging from above 2396.94' shall not discharge through the backwater valve. Reference: Section 714.1, IPC 2018, as amended by the City of Tucson.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/17/2019	ANDREW CONNOR	LANDSCAPE	REVIEW	Reqs Change	The Development Package will contain the following identification in the lower right corner of each sheet: Cross-reference to: Development Review Board (DRB) case; and/or, Any other relevant case number for reviews or modifications that affect the site. Ensure that there are no expiration requirements on MDR approval. If applicable, indicate compliance with any additional conditions of the IID. Ensure that all Zoning and Engineering comments and concerns are addressed. Additional comments may apply.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/18/2019	DAVID RIVERA	ZONING	REVIEW	Reqs Change	<p>CDCR TRANSMITTAL</p> <p>TO: Development Services Department Plans Coordination Office</p> <p>FROM: David Rivera PDSD Zoning Review Section</p> <p>PROJECT: Lewis Hotel Lofts - Multi-use development / Multi-family and Retail Development Package (1st Review) - Related MDR-13-01/T13SA00082 DP19-0152 - OCR-2 Zoning / 140 E. Broadway Boulevard</p> <p>TRANSMITTAL DATE: July 16, 2019 DUE DATE: July 22, 2019</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>Section 3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is June 17, 2020.</p> <p>SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS) Section</p> <p>***Address the comments listed under each standard. The standard has been left in its entirety as reference for the zoning reviewer and applicant.</p> <p>2-06.3.0 FORMAT REQUIREMENTS</p> <p>2-06.3.2 - All mapped data shall be drawn at an engineering scale having no more than 50 feet to the inch. This scale is the minimum accepted to assure the plan will be legible during review and when digitized and/or reduced for record-keeping purposes. The same scale shall be used for all sheets within the set. Smaller scales (60:1 or greater) may be used for some or all of the sheets with the prior approval of PDSD when it is determined</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					legibility and the ability to be digitized and/or reduced for archiving will not be affected.
					1. COMMENT: Add the north arrow and scale to sheet 5.
					CONTENT REQUIREMENTS
					2-06.4.3 - The administrative street address and relevant case numbers (development package document, subdivision, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet.
					2. COMMENT: Provide the development package case number, DP19-0152, adjacent to the title block on each sheet.
					2-06.4.4.B - Identify major streets and regional watercourses within the square mile area and all streets that abut the subject property; and,
					3. COMMENT: Label 6th Avenue and Arizona Avenue the abutting street on the location map.
					2-06.4.7.A.6 - If a plan or plat is prepared

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>in conjunction with other applications or overlays or the parcel being developed is subject to conditions of an application processed previously, additional information must be added to the plan. Such applications and overlays include, but are not limited to: annexations; re-zonings; special exceptions; Board of Adjustment variances; Design Development Options; Technical Standard Modification Request; overlays (Airport Environs Zone, Environmental Resource Zone, Gateway Corridor Zone, Hillside Development Zone, Historic Preservation Zone, Major Streets and Routes, Rio Nuevo District, Scenic Corridor Zone, WASH); Modification of Development Regulations through the Downtown Area Infill Incentive District or Rio Nuevo District; Downtown Heritage Incentive Zone; or, Design Review Board. Provide the following information on the plan.</p> <p>4. COMMENT: The proposed development is within the Downtown Core - IID and is subject to review for compliance with the IID requirements. All modifications proposed must be approved prior to final approval of the DP. It is acknowledged that an MDR was approved in 2013 based on the proposed development and uses at that time. While there does not appear to be an expiration date for the MDR it does run with the use(s) for which it was</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>approved. In the 2013 MDR, the development was for a Multiple Use building which included retail and office uses on the lower level and the upper levels were to be developed with apartments/condominiums or hospitality (Travelers Accommodation) uses. Per the submitted DP, the proposed uses listed are multifamily and retail uses only. Also, the height of the building is an additional 11'-6" taller than listed in the previous MDR, the design of the building does not appear to be the same as originally proposed, and includes a connection with the building to east which was not in the previous MDR submittal. While the uses are consistent with the previous MDR, the new proposal including modifications, and the new design, should be reviewed and reapproved through IID review and approval process prior to the approval of The DP. Once an approval of the IID has been made, list the new IID case number (if applicable) in the lower right corner of all plan sheets, and list as a general note the IID case number, modifications requested and approved, and any conditions of the approval.</p> <p>Assure that the DP and proposed plans that are submitted for IID review are consistent.</p> <p>***Under the DCS overlay there are</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>exemptions to multiple standards unless the PDS Director makes a finding that the public safety and health would be jeopardized. The required standards will be evaluated on the next submittal based on the Directors findings.</p> <p>2-06.4.7.A.6.a - List additional applications and overlays, by case number (if applicable), in lower right corner of each sheet. As a general note provide the type of application processed or overlays applicable, a statement that the project meets the criteria/conditions of the additional application or overlay, the case number, date of approval, what was approved, and the conditions of approval, if any.</p> <p>5. COMMENT: If applicable add the information as noted by the standard above.</p> <p>2-06.4.7.A.6.b - If there is more than one lot within the site, the note should specify which lots are affected by the additional applications or overlay zones.</p> <p>6. COMMENT: Add the information as noted by the standard above.</p> <p>2-06.4.7.A.8.d - When the proposed site is part of a larger site, the calculations encompass the entire site, whether</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					existing or proposed. If the project is being phased, calculations must show that, at each phase, requirements are being met.
					7. COMMENT: At this time it is not verified if the connection with the adjacent building to the east will affect how the calculations are to be addressed. Be aware that additional comments may be forthcoming on this standard on the next review of the DP.
					2-06.4.8 - Existing Site Conditions
					2-06.4.8.A - Provide site boundary/subdivision perimeter information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system.
					8. COMMENT: Clarify if there is to be a Parcel combo due to the proposed connection between the new building and the existing building to the east. (Consult with the PDS Structural Building and the Fire Department Plans Reviewers for possible fire code related requirements.)
					Clarify if there is any intent to incorporate the current uses in the east building with the new buildings uses?

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>2-06.4.8.B - All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement shall occur prior to approval of plan unless written permission from easement holder (s) is provided.</p> <p>9. COMMENT: If there is no intent to combine the two parcels, a cross access agreement or easement may or will be required.</p> <p>2-06.4.9.A - Draw in all proposed lot lines with approximate distances and measurements.</p> <p>10. COMMENT: If the parcels are combined revise the site boundary distance bearings.</p> <p>2-06.4.9.L - All proposed easements (utility, sewer, drainage, access, etc.) are to be dimensioned and labeled as to their</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>purposes and whether they will be public or private. The easements may have to be recorded and the recordation information added to the development package prior to approval.</p> <p>11. COMMENT: If applicable add the information as noted by the standard above.</p> <p>2-06.4.9.R - Show on-site pedestrian circulation and refuge utilizing location and the design criteria in Section 7-01.0.0, Pedestrian Access, of the Technical Standards Manual.</p> <p>12. COMMENT: Label the ADA route that connects to the street sidewalks.</p> <p>13. COMMENT: Be aware that additional comments may be forthcoming on the next review of the DP</p> <p>If you have any questions about this transmittal, Contact David Rivera on Tuesday, or Wednesday at (520) 837-4957 or by email David.Rivera@tucsonaz.gov or contact Steve Shields any time during the week at (520) 837-4956 or email Steve.Shields@tucsonaz.gov</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/18/2019	DAVID RIVERA	ZONING HC	REVIEW	Reqs Change	see zoning comments
7/19/2019	SBEASLE1	PIMA COUNTY	ADDRESSING	Approved	DP19-0152 / 1st subm. for review / Lewis Hotel Lofts is Approved by Pima County Addressing. Please submit floor plans for residential units if they are to be addressed as part of this submittal. Thank you, Robin Freiman, Addressing Official Pima County Development Services Department 201 N Stone AV - 4th Floor Tucson, AZ 85701 (520) 724-7570

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7/18/2019	DAVID RIVERA	ZONING	REVIEW	Reqs Change	<p>CDRC TRANSMITTAL</p> <p>TO: Development Services Department Plans Coordination Office</p> <p>FROM: David Rivera PDSZ Zoning Review Section</p> <p>PROJECT: Lewis Hotel Lofts - Multi-use development / Multi-family and Retail Development Package (1st Review) - Related MDR-13-01/T13SA00082</p> <p>DP19-0152 - OCR-2 Zoning / 140 E. Broadway Boulevard</p> <p>TRANSMITTAL DATE: July 16, 2019 DUE DATE: July 22, 2019</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is June 17, 2020.
			SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS) Section		
			***Address the comments listed under each standard. The standard has been left in its entirety as reference for the zoning reviewer and applicant.		
			2-06.3.0 FORMAT REQUIREMENTS		
			2-06.3.2 - All mapped data shall be drawn at an engineering scale having no more than 50 feet to the inch. This scale is the minimum accepted to assure the plan will be legible during review and when digitized and/or reduced for record-keeping purposes. The same scale shall be used for all sheets within the set. Smaller scales (60:1 or greater) may be used for some or all of the sheets with the prior approval of PSDS when it is determined legibility and the ability to be digitized and/or reduced for archiving will not be affected.		
			1. COMMENT: Add the north arrow and scale to sheet 5.		
			CONTENT REQUIREMENTS		

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>2-06.4.3 - The administrative street address and relevant case numbers (development package document, subdivision, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet.</p> <p>2. COMMENT: Provide the development package case number, DP19-0152, adjacent to the title block on each sheet.</p> <p>2-06.4.4.B - Identify major streets and regional watercourses within the square mile area and all streets that abut the subject property; and,</p> <p>3. COMMENT: Label 6th Avenue and Arizona Avenue the abutting street on the location map.</p> <p>2-06.4.7.A.6 - If a plan or plat is prepared in conjunction with other applications or overlays or the parcel being developed is subject to conditions of an application processed previously, additional information must be added to the plan. Such applications and overlays include, but are not limited to: annexations; re-zonings; special exceptions; Board of Adjustment variances; Design Development Options; Technical Standard Modification Request; overlays (Airport Environs Zone, Environmental Resource Zone, Gateway Corridor Zone, Hillside Development Zone, Historic Preservation Zone, Major Streets and Routes, Rio Nuevo District, Scenic Corridor Zone, WASH);</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Modification of Development Regulations through the Downtown Area Infill Incentive District or Rio Nuevo District; Downtown Heritage Incentive Zone; or, Design Review Board. Provide the following information on the plan.</p> <p>4. COMMENT: The proposed development is within the Downtown Core - IID and is subject to review for compliance with the IID requirements. All modifications proposed must be approved prior to final approval of the DP. It is acknowledged that an MDR was approved in 2013 based on the proposed development and uses at that time. While there does not appear to be an expiration date for the MDR it does run with the use(s) for which it was approved. In the 2013 MDR, the development was for a Multiple Use building which included retail and office uses on the lower level and the upper levels were to be developed with apartments/condominiums or hospitality (Travelers Accommodation) uses. Per the submitted DP, the proposed uses listed are multifamily and retail uses only. Also, the height of the building is an additional 11'-6" taller than listed in the previous MDR, the design of the building does not appear to be the same as originally proposed, and includes a connection with the building to east which was not in the previous MDR submittal. While the uses are consistent with the previous MDR, the new proposal including modifications, and the new design, should be reviewed and reaproved through IID review and approval process prior to the approval of The DP. Once an approval of the IID has been made, list the</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					new IID case number (if applicable) in the lower right corner of all plan sheets, and list as a general note the IID case number, modifications requested and approved, and any conditions of the approval.
					Assure that the DP and proposed plans that are submitted for IID review are consistent.
					*** Under the DCS overlay there are exemptions to multiple standards unless the PSDS Director makes a finding that the public safety and health would be jeopardized. The required standards will be evaluated on the next submittal based on the Directors findings.
					2-06.4.7.A.6.a - List additional applications and overlays, by case number (if applicable), in lower right corner of each sheet. As a general note provide the type of application processed or overlays applicable, a statement that the project meets the criteria/conditions of the additional application or overlay, the case number, date of approval, what was approved, and the conditions of approval, if any.
					5. COMMENT: If applicable add the information as noted by the standard above.
					2-06.4.7.A.6.b - If there is more than one lot within the site, the note should specify which lots are affected by the additional applications or overlay zones.
					6. COMMENT: Add the information as noted by the

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					standard above.
					2-06.4.7.A.8.d - When the proposed site is part of a larger site, the calculations encompass the entire site, whether existing or proposed. If the project is being phased, calculations must show that, at each phase, requirements are being met.
					7. COMMENT: At this time it is not verified if the connection with the adjacent building to the east will affect how the calculations are to be addressed. Be aware that additional comments may be forthcoming on this standard on the next review of the DP.
					2-06.4.8 - Existing Site Conditions
					2-06.4.8.A - Provide site boundary/subdivision perimeter information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system.
					8. COMMENT: Clarify if there is to be a Parcel combo due to the proposed connection between the new building and the existing building to the east. (Consult with the PSDS Structural Building and the Fire Department Plans Reviewers for possible fire code related requirements.)
					Clarify if there is any intent to incorporate the current uses in the east building with the new

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					buildings uses?
					2-06.4.8.B - All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement shall occur prior to approval of plan unless written permission from easement holder(s) is provided.
					9. COMMENT: If there is no intent to combine the two parcels, a cross access agreement or easement may or will be required.
					2-06.4.9.A - Draw in all proposed lot lines with approximate distances and measurements.
					10. COMMENT: If the parcels are combined revise the site boundary distance bearings.
					2-06.4.9.L - All proposed easements (utility, sewer, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private. The easements may have to be recorded and the recordation information added to the development package prior to approval.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>11. COMMENT: If applicable add the information as noted by the standard above.</p> <p>2-06.4.9.R - Show on-site pedestrian circulation and refuge utilizing location and the design criteria in Section 7-01.0.0, Pedestrian Access, of the Technical Standards Manual.</p> <p>12. COMMENT: Label the ADA route that connects to the street sidewalks.</p> <p>13. COMMENT: Be aware that additional comments may be forthcoming on the next review of the DP</p> <p>If you have any questions about this transmittal, Contact David Rivera on Tuesday, or Wednesday at (520) 837-4957 or by email David.Rivera@tucsonaz.gov or contact Steve Shields any time during the week at (520) 837-4956 or email Steve.Shields@tucsonaz.gov</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
7/22/2019	LOREN MAKUS	ENGINEERING	REVIEW	Reqs Change	<ol style="list-style-type: none"> 1. Provide waste stream calculations to show this project will meet the requirements of both City Code 15-10.1.E and Technical Standard 8-01.8. Show the calculations within the notes on the plan sheet. 2. Demonstrate how the existing buildings will be serviced for solid waste collection. 3. Show the solid waste and recycling containers storage location and service location on the plans. 4. Street view photos don't show the storm drain inlets along Arizona Avenue as shown on the plan. Confirm the location of the depicted storm drain inlets and show how they are connected to the City storm drain system. 5. Add a note that work near the streetcar tracks may require a track access permit. 6. The drainage statement indicates water harvesting will be incorporated into landscaped areas and planters. Show how this will be implemented.

Showing 11 to 12 of 12 entries

Previous 1 2 Next

Pima County Assessor's Record Parcel Detail and Record Map

Parcel Number: 117-17-0010

Property Address			
Street Number	Street Direction	Street Name	Location
114	S	5TH AV	Tucson
178	E	BROADWAY BL	Tucson
180	E	BROADWAY BL	Tucson
182	E	BROADWAY BL	Tucson
184	E	BROADWAY BL	Tucson
188	E	BROADWAY BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
LEWIS HOTEL LLC ATTN: SCOTIA GROUP MGMT LLC 6340 N CAMPBELL AVE STE 170 TUCSON AZ 85718-3182	TUCSON LOT 1 BLK 256

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	MIXED (M)	M	\$194,148	\$448,834	\$642,982	\$578,139	\$80,986
2020	MIXED (M)	M	\$194,148	\$473,259	\$667,407	\$607,046	\$85,035

Property Information					
Township:	14.0	Section:	13	Range:	13.0E
Map:	1	Plat:	24	Block:	256
Tract:		Land Measure:	10,780.00F	Lot:	00001
Census Tract:	100	File Id:	1	Group Code:	
Use Code:	1210 (STORE & OFFICE OR STORE & APT COMBO)			Date of Last Change:	8/15/2017

Sales Information (1)							
Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20060460681	3	11/2005	Other	\$1,670,000	\$1,670,000	N	W9 JGC

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	01024 DEL	30

Recording Information (2)				
Sequence No.	Docket	Page	Date Recorded	Type
20060460681	12757	2671	3/9/2006	WTDEED
94161092	9859	1599	8/18/1994	

Commercial Characteristics				
Property Appraiser: Bill Boren Phone: (520) 724-3096				
Commercial Summary				
Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	17,512	\$473,259	\$0	\$0

Commercial Detail							
SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1917	111/3	0000000	17,512	\$1,258,667	\$473,259	RETAIL STORE

Petition Information (4)			
Tax Year	Owner's Estimate	Petition	Work Up
2019	\$437,800	pdf	pdf
2016	\$335,000	pdf	
2014	\$300,000		
2002	\$175,000		

Permits (16)											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T18CM08366	CALT ~ FINAL	10/29/2018	12/10/2018	TUC	\$14,000	3,210	1/*				
Description: RESTAURANT & BAR											
T16CM04628	CALT ~ FINAL	01/06/2017	05/12/2017	TUC	\$190,000	3,404	1/*	01/26/2017			60
Description: NEW RESTUARANT											
T16CM04628	CALT ~ FINAL	01/06/2017	05/12/2017	TUC	\$190,000	3,404	1/*	01/26/2017	03/09/2017		60
Description: NEW RESTUARANT											
T16CM04628	CALT ~ FINAL	01/06/2017	05/12/2017	TUC	\$190,000	3,404	1/*	01/26/2017	03/16/2017		80
Description: NEW RESTUARANT											
T16CM04628	CALT ~ FINAL	01/06/2017	05/12/2017	TUC	\$190,000	3,404	1/*	01/26/2017	05/03/2017		80
Description: NEW RESTUARANT											
T16CM04628	CALT ~ FINAL	01/06/2017	05/12/2017	TUC	\$190,000	3,404	1/*	01/26/2017	06/12/2017		100
Description: NEW RESTUARANT											
T16CM09325	CALT ~ FINAL	12/16/2016	04/20/2017	TUC	\$12,000	0	1/*	01/26/2017	01/26/2017		0
Description: INTERIOR DEMO ONLY											
T16CM00520	CALT ~ FINAL	02/10/2016	03/21/2016	TUC	\$8,000	4,840	1/*	02/23/2016	02/23/2016		80
Description: RESTAURANT											
T16CM00520	CALT ~ FINAL	02/10/2016	03/21/2016	TUC	\$8,000	4,840	1/*	02/23/2016	04/15/2016		100
Description: RESTAURANT											
T14BU01102	COth ~ FINAL	10/08/2014	10/28/2014	TUC	\$0	0	1/*	12/03/2014	12/03/2014		100
Description: FIXED SYSTEM											
T14CM04563	CALT ~ FINAL	07/25/2014	10/28/2014	TUC	\$150,000	4,700	1/*	12/03/2014	12/03/2014		100
Description: TI: RESTAURANT											
T10BU01322	COth ~ FINAL	11/02/2010	12/08/2010	TUC	\$2,118	0	1/*	11/04/2010	11/04/2010		0
Description: Install 11 fire sprinklers											

Permits (16)											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T10CM01452	MOTH ~ FINAL	07/01/2010	12/23/2010	TUC	\$12,000	1,080	1/*	07/08/2010	07/08/2010		0
Description: REMODEL OF EXISTING STUDIO APT											
T10CM00997	CALT ~ FINAL	04/19/2010	05/10/2010	TUC	\$25,000	1,540	1/*				0
Description: TI:OFFICE											
T09CM02231	CALT ~ FINAL	08/21/2009	11/04/2009	TUC	\$42,000	3,200	1/*	07/08/2010	07/08/2010		0
Description: TI:BUSINESS											
T05OT02569	COTH ~ FINAL	10/20/2005	10/28/2005	TUC	\$0	1,915	1/*	07/08/2010	07/08/2010		0
Description: C OF O:PROFESSIONAL SERVICES											

Notes (8)	
Created: 11/27/2018 Modified: 11/27/2018	Petition 2019 B-level No Change
Created: 11/20/2018 Modified: 11/20/2018	2019 SBOE Noticed Appeal Decision Entered
Created: 4/3/2017 Modified: 4/3/2017	2018S No change to use code 1210. No change to Land/IMP class 1/4 . Updated CCS IMP 001, components, Eff Age from 1934 to 1962. Updated APEX/Photos in Book-Map.
Created: 1/26/2017 Modified: 1/26/2017	2018N No change to use code 1210. No change to Land/IMP class 1/4. TI T16CM04628, has started. Updated Photos in Book-Map
Created: 2/25/2016 Modified: 2/25/2016	2018N No change to use code 1210. No change to Land/IMP class 1/4. Updated CCS IMP 001 components, tenant improvements permit T16CM00520, steak house. EFF age from 1917 to 1934. Updated APEX/Photos in Book-Map
Created: 8/7/2015 Modified: 8/7/2015	PETITION 2016 A LEVEL RULE A
Created: 12/12/2014 Modified: 12/12/2014	No change to use code 1210, No change to Land/IMP class 1/4. Permit T14CM04563 for restaurant complete. Updated Photos In Book-Map
Created: 7/24/2013 Modified: 7/24/2013	PETITION 2014 A LEVEL RULE A

Parcel Number: 117-17-0020

Property Address			
Street Number	Street Direction	Street Name	Location
140	E	BROADWAY BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
LEWIS HOTEL LLC ATTN: SCOTIA GROUP MGMT LLC 6340 N CAMPBELL AVE STE 170 TUCSON AZ 85718-3182	TUCSON LOT 2 BLK 256

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	MIXED (M)	M	\$132,374	\$7,646	\$140,020	\$140,020	\$19,715
2020	MIXED (M)	M	\$132,374	\$7,929	\$140,303	\$140,303	\$19,755

Property Information					
Township:	14.0	Section:	13	Range:	13.0E
Map:	1	Plat:	24	Block:	256
Tract:		Land Measure:	7,350.00F	Lot:	00002
Census Tract:	100	File Id:	1	Group Code:	
Use Code:	1210 (STORE & OFFICE OR STORE & APT COMBO)			Date of Last Change:	11/19/2013

Sales Information (1)							
Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20060460681	3	11/2005	Other	\$1,670,000	\$1,670,000	N	W9 JGC

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	01024 DEL	30

Recording Information (2)				
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94161092	9859	1599	8/18/1994	

Commercial Characteristics				
Property Appraiser: Bill Boren Phone: (520) 724-3096				
Commercial Summary				
Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$7,929	\$0	\$0

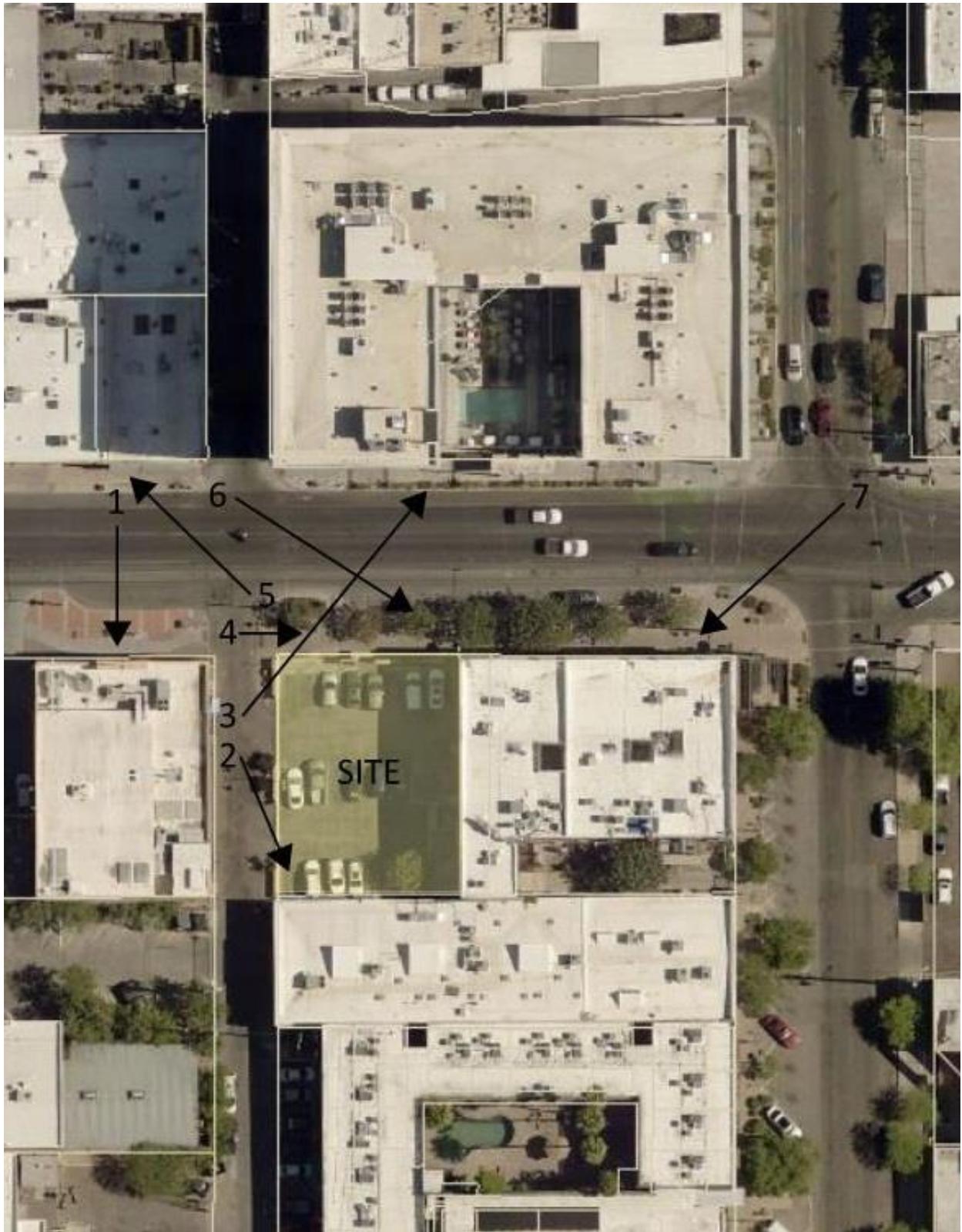
Commercial Detail							
SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
002-001	1990	290/3	0000000	0	\$21,253	\$7,929	PARKING LOT

Petition Information (4)			
Tax Year	Owner's Estimate	Petition	Work Up
2019	\$60,000	pdf	pdf
2016	\$54,000	pdf	
2014	\$60,000		
2009	\$100,000		

Permits (2)											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T97EL00192	COTH ~ FINAL	03/20/1997	04/28/1997	TUC	\$0	0	1/*	07/31/2007			0
Description: ELECTRIC: UNDERGROUND TRENCH											
COLD1493	SPEC ~	01/07/2005	01/21/2005	ASR							
Description: F.C. PCL. 0020 - PART OF BLDG. FROM 0010 ON PCL? PKG FOR 0090? CK USE FOR ALL 3 PCLS.											

Notes (7)	
Created: 11/15/2018 Modified: 11/15/2018	Petition 2019 B-level Rule A
Created: 8/7/2015 Modified: 8/7/2015	PETITION 2016 A LEVEL RULE A
Created: 7/25/2013 Modified: 7/25/2013	PETITION 2014 A LEVEL RULE A
Created: 7/31/2008 Modified: 7/31/2008	Assessment ratio incorrect-this is permit parking, should have commercial ratio. Commercial department notified. Change for 2009 pet or for 2010?
Created: 3/15/2007 Modified: 3/15/2007	Assessors map shows 110 front footage. PRC indicates building width also 110.
Created: 2/6/2007 Modified: 2/6/2007	08 N - CKD PCL, USE - PCL IS PARKING FOR USE W/ -0010 - PART OF BLDG ON -0010 APPEARS TO BE ON THIS PCL - DEL CCS (SEC 001, MODEL 408-3), LIST PAV (5,850 SF) - CHG USE 3010 TO 1210, CLASS (LAND & IMPS) 1 0 TO 1 4 (50.1% COMM, 49.9% RES RNTL).
Created: 1/19/2007 Modified: 1/19/2007	08 ASSOC PCL - ADD IMP CLASS 100% COMM

Project Site Existing Condition Photographs



Aerial View of Site



Looking south across project site



Looking south down Arizona Avenue (project Site to the left)



Looking southeast across project site



Looking east across project site



Looking northeast across project site from Arizona Avenue



Looking north across project site



Looking west across project site

Local Area Precedent Example Photographs



124 East Broadway Boulevard
Photo 1



**Carriage House located at 146 E Broadway Boulevard
Photo 2**



**AC Marriott Hotel located at 151 East Broadway Boulevard
Photo 3**



Streetscape along 140 East Broadway Boulevard
Photo 4



**115 and 121 East Broadway Boulevard
Photo 5**



**Northwest corner of the Julian Drew building, 188 East Broadway Boulevard
Photo 6**



**Northeast corner of the Julian Drew building, 188 East Broadway Boulevard
Photo 7**

Development Package

GENERAL NOTES

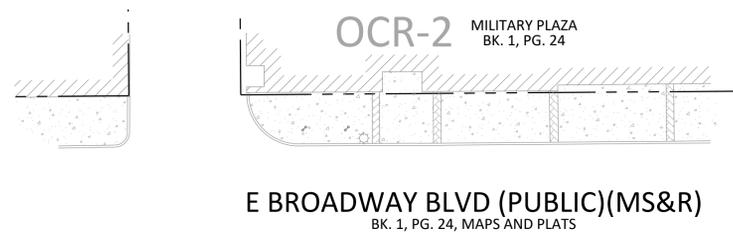
- OWNER/DEVELOPER:
JULIAN DREW LOFTS, LLC
P.O. BOX 43426
TUCSON, AZ 85733
- THE EXISTING ZONING IS **OCR-2**, NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THE EXISTING USE IS PARKING. THE PROPOSED USES OF THE DEVELOPMENT ARE **MULTI-FAMILY RESIDENTIAL AND RETAIL** AND IS NOT SUBJECT TO USE SPECIFIC STANDARDS.
- THE GROSS SITE AREA IS **7,365.5** SQUARE FEET, OR **0.17** ACRES.
- THE TOTAL BUILDING GFA IS **28,995** SF, (3,391 SF OF RETAIL). THE TOTAL NUMBER OF RESIDENTIAL UNITS IS **44**. TOTAL PAVED AREA IS **1833** SF ±.
- THE TOTAL ON-SITE DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY **7,365** SF. THE TOTAL OFF-SITE DISTURBED AREA IS APPROXIMATELY **377** SF.
- THE ASSESSOR'S PARCEL NUMBER FOR THIS PROJECT IS 117-17-0020.
- 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 SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. 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/BUILDING PLANS.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
- MAINTENANCE AND OPERATION OF THE PROPOSED PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE EXISTING PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- ACCESSIBLE STANDARDS MUST BE MET PER 2012 IBC, CHAPTER 11, AND 2009 ICC A117.1.
 - PROVIDE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222, THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND AN ACCESSIBLE AISLE AT 2% MAXIMUM SLOPE LEADING TO ADJACENT SIDEWALK AT EACH ACCESSIBLE PARKING SPACE. SAID METAL SIGN SHALL INCLUDE THE "INTERNATIONAL SYMBOL OF ACCESS" AND BOTTOM OF SIGN SHALL BE LOCATED 7' ABOVE THE PARKING SURFACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE "INTERNATIONAL SYMBOL OF ACCESS" IDENTIFYING THE SPACE AS "VAN ACCESSIBLE".
 - THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMPS (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.

GENERAL NOTES (cont.)

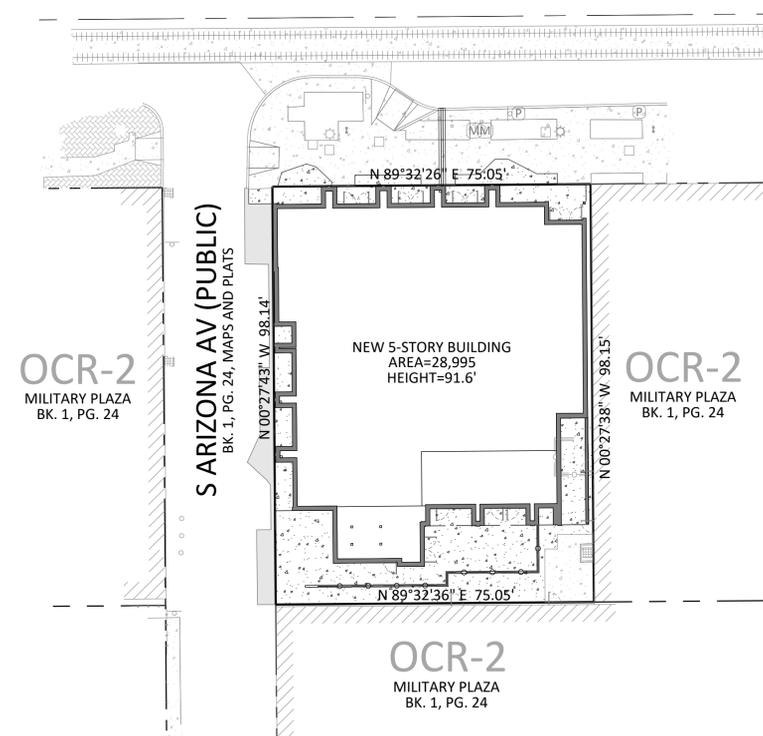
- DIMENSIONAL STANDARDS PER U.D.C. SEC. 6.3 FOR OCR-2 ZONING:
* EXEMPTIONS PER DIRECTOR'S DECISION ON THE IID-MDR REQUEST (MDR-13-01) EFFECTIVE DATE JUNE 7, 2013.
- RESIDENTIAL DENSITY CALCULATION:
MAXIMUM = N/A
ACTUAL = 44/0.17 = 259 UNITS/ACRE
- SITE COVERAGE CALCULATION:
MAXIMUM = N/A
ACTUAL = 5,335 / 7,365 = 72.4%
- MAXIMUM BUILDING HEIGHT = 300'
ACTUAL BUILDING HEIGHT = 81.6'
- BUILDING SETBACKS:
- | | REQUIRED | PROVIDED |
|-----------------------|----------|----------|
| NORTH (STREET, FRONT) | 81.6' | * |
| EAST | 0' | * |
| SOUTH | 0' | * |
| WEST (STREET) | 0' | * |
- NOTE: FOR DIMENSIONAL STANDARDS PURPOSES, MULTIFAMILY DEVELOPMENT IS NOT CONSIDERED A RESIDENTIAL USE PER SECTION 6.3.3.C.
- NOTE: WITHIN THE DOWNTOWN CORE SUBDISTRICT (DCS), DEVELOPMENT IS EXEMPT FROM PERIMETER YARD REQUIREMENTS PER SECTION 5.12.10.C.
- PARKING REQUIREMENTS ARE EXEMPT FOR THIS PROJECT PER THE DIRECTOR'S DECISION ON THE IID-MDR REQUEST (MDR-13-01) EFFECTIVE DATE JUNE 7, 2013.
 - NO FREESTANDING MONUMENT SIGNS OR PARKING AREA LIGHTING ARE PROPOSED WITHIN THIS DEVELOPMENT.
 - MAIL SERVICE TO BE LOCATED INSIDE THE BUILDING.
 - WASTE STREAM CALCULATION:
PER TUCSON CITY CODE 15-10.1(E) THIS SITE PRODUCES APPROXIMATELY 1,980 GALLONS PER WEEK. A MINIMUM OF 11.0 CUBIC-YARDS (TOTAL) OF TRASH WILL BE REQUIRED TO BE REMOVED FROM THE SITE EACH WEEK.
THIS WILL BE ACCOMPLISHED BY ONE 6-CUBIC-YARD TRASH BIN AND ONE 6-CUBIC-YARD RECYCLING BIN BEING PICKED UP ONCE PER WEEK.
 - THE PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE CRITERIA FOR: UDC SEC. 5.4, MAJOR STREETS AND ROUTES SETBACK ZONE (MS&R); UDC SEC. 5.12, DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID).
 - ANY WORK WITHIN CITY OF TUCSON RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT, OR A PRIVATE IMPROVEMENT AGREEMENT. CONTACT CITY OF TUCSON PERMITS AND CODES (791-4259) FOR ADDITIONAL INFORMATION.

DEVELOPMENT PACKAGE for LEWIS HOTEL LOFTS

AN INFILL INCENTIVE DISTRICT OVERLAY DEVELOPMENT



SCALE: 1"=20'



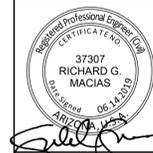
PROJECT OVERVIEW PLAN

- SHEET INDEX**
- COVER SHEET
 - NOTES + DETAILS
 - SITE PLAN
 - GRADING + DRAINAGE PLAN
 - UTILITIES + EASEMENTS PLAN

EXISTING		PROPOSED		LEGEND	
	SUBJECT PROPERTY BOUNDARY		UNKNOWN UTILITY		SEWER MANHOLE
	RIGHT-OF-WAY		SEWER CLEANOUT		FIRE HYDRANT
	OTHER PARCEL LINE		WATER METER		BACKFLOW PREVENTER
	ROADWAY CENTERLINE		WATER VALVE		FIRE DEPT. CONNECTION
	GRADING LIMITS		SURVEY MONUMENTATION AS NOTED		
	EASEMENT		ZONING DIVISION		
	CONTOUR		RIGHT-OF-WAY		
	SPOT ELEVATION		CENTERLINE		
	CURB		RECORDED; CALCULATED DISTANCE		
	ASPHALT		PAVEMENT (ASPHALT)		
	CONCRETE		CONCRETE		
	WALL		FINISHED GRADE		
	MAIL BOX		FINISHED FLOOR ELEVATION		
	SIGN		DIRECTION OF FLOW		
	STREET/SITE LIGHT				
	PARKING METER				
	STORM DRAIN PIPE				
	UNDERGROUND ELECTRIC				
	COMMUNICATION				
	GAS PIPE				
	SEWER PIPE				
	WATER PIPE				
	FIRE SERVICE PIPE				
	RAILING				
	STREET CAR POLE				
	ELECTRIC PULL BOX				
	ELECTRIC METER				
	ELECTRIC TRANSFORMER				
	COMMUNICATION PEDESTAL				
	TELEPHONE PEDESTAL				
	GAS MARKER				
	GAS METER				

ARCHITECT
ENGBERG ANDERSON, INC.
2 EAST CONGRESS STREET, SUITE 900
TUCSON, ARIZONA 85701
ATTN: BILL WILLIAMS
PH: (520) 882-6900
E: billw@engberganderson.com

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				JULIAN DREW LOFTS, LLC P.O. BOX 43426 TUCSON, ARIZONA 85733 ATTN: ROSS RULNEY PH: (520) 622-1902 E: rossrulney@gmail.com
				SITE ADDRESS 140 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85701



CYPRESS PROJECT NO: 19.027
CYPRESS CIVIL DEVELOPMENT
Strength + Sustainability
2030 east speedway boulevard suite #110
tucson, arizona 85719
ph: 520.499.2456
e: info@cypresscivil.com

LOT 2, BLOCK 256, CITY OF TUCSON
"MILITARY PLAZA" AS SHOWN IN BOOK 1
OF SURVEY MAPS AT PAGE 24, RECORDS
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T-14 S., R-13 E. OF THE G.&S.R.M., PIMA
COUNTY, ARIZONA

DEVELOPMENT PACKAGE for LEWIS HOTEL LOFTS

cover sheet



GENERAL PAVING + GRADING NOTES

- ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, VOLUMES 1 AND 2, 2015 EDITION, EXCEPT AS MODIFIED HEREIN. (MEASUREMENT AND PAYMENT TERMS DO NOT APPLY).
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN AN ACCESSIBLE LOCATION ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, AND ANY OTHER OBSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S.-28-650.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR TO EXHIBIT EXTREME CAUTION WHEN EXCAVATING TO AVOID DAMAGING EXISTING UTILITY LINES AND AROUND THE AREA OF WORK. UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT COMPLETE BUT ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THIS PLAN WAS DESIGNED.
- CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEAN-OUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.
- PROJECT EARTHWORK (UNADJUSTED)(APPROXIMATE):

TOTAL CUT	TOTAL FILL	COMPOSITE
150 CY	0 CY	150 CY (C)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING THE BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THESE PLANS AND TO BASE THE BID SOLELY UPON HIS OWN CALCULATED QUANTITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER PRIOR TO CONSTRUCTION OF ANY MAJOR DISCREPANCIES ON THE PLANS. ALL GRADE ADJUSTMENTS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO MAKING ANY CHANGES.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CYPRESS CIVIL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CYPRESS CIVIL.
- IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING CYPRESS CIVIL AT 520-499-2456.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM THE CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE WILL MATCH THE FINISHED SURFACE ELEVATION AS CALLED OUT ON THESE PLANS. WATER HARVESTING AREAS SHALL BE KEPT LOW TO ACHIEVE FULL DEPTH OF WATER HARVESTING TO THE FINISHED SURFACE OF THE DECOMPOSED GRANITE. SEE LANDSCAPE PLANS FOR DECOMPOSED GRANITE AREAS.

GENERAL PAVING + GRADING NOTES (cont.)

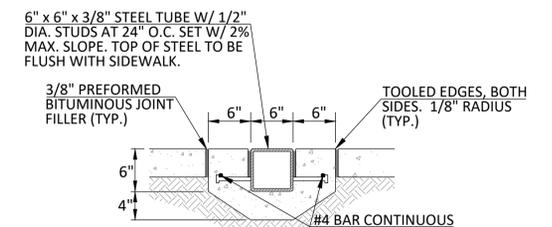
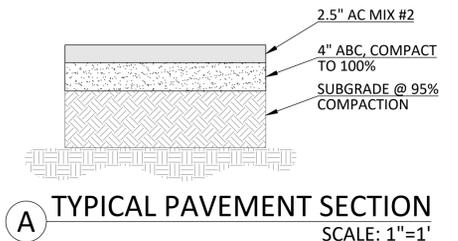
- CYPRESS CIVIL HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%. CYPRESS CIVIL FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE ANALYSIS FOR THIS PROJECT.
- DEPRESS ALL LANDSCAPE AREAS A MAXIMUM OF 6", EXCEPT IN AREAS WITHIN 10' OF BUILDINGS, FOR STORM WATER HARVESTING. ALL LANDSCAPE AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90%.
- ALL ELEVATIONS ARE AT FINISH SURFACE OF PROPOSED ASPHALT (P). ADD 0.5' FOR THE ADJACENT TOP OF CURB/CONCRETE (TC/C) ELEVATION UNLESS OTHERWISE SHOWN.
- CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
- ALL DIMENSIONS FOR PARKING AREA ACCESS LANES AND PARKING SPACES AS SHOWN ON THE PLAN ARE MEASURED AT THE GUTTER LINE.
- AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 303.
- ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 406, MIX NO. 2.
- ALL CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, OR CLASS S, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- PARKING AREA PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. THE PAINT SHALL BE WHITE UNLESS OTHERWISE INDICATED OR AS REQUIRED BY THE MUTCD.
- THE APPROVED GRADING PLAN/DEVELOPMENT PACKAGE IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ON SITE. THE CONTRACTOR MAY NOT USE ANY OTHER PLANS, SUCH AS THE APPROVED TENTATIVE PLAT AND/OR DEVELOPMENT PLAN, FOR CONSTRUCTION PURPOSES. THE CONTRACTOR MAY ASK THE PLANNING AND DEVELOPMENT SERVICES INSPECTOR TO CONSULT WITH THE OTHER APPROVED PLANS FOR ADDITIONAL INFORMATION OR DETAILS THAT MIGHT NOT BE INCLUDED ON THE APPROVED GRADING PLAN BUT NEEDED FOR COMPLETION OF WORK.
- 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 DEVELOPMENT SERVICES DEPARTMENT.
- THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN THE EXPIRATION DATE OF THE GRADING PERMIT, CONTACT PDSO 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.
- THE PERMITTEE SHALL NOTIFY PDSO 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/IMPROVEMENTS, UTILITY TRENCHES ARE BACKFILLED, PRIVATE PAVING AND CURB, PERMANENT PROTECTIVE DEVICES, ALL EROSION CONTROL MEASURES HAVE BEEN COMPLETED, ALL CONDITIONS OF PERMITS ARE COMPLETED, IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND GRADING PERMIT, AND ANY OTHER REQUIRED REPORTS THAT HAVE BEEN SUBMITTED.
- ALL WORK SHALL CONFORM TO THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL SEC.2-01.
- CALL FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF EARTHWORK. TO SCHEDULE A PDSO PRE-CONSTRUCTION MEETING, SWPPP INSPECTION OR GENERAL ENGINEERING INSPECTIONS, CALL THE INTERACTIVE VOICE RESPONSE (IVR) SYSTEM AT 791-3111, OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT PDSO ENGINEERING AT 791-5550, OR SCHEDULE INSPECTIONS ONLINE AT: <https://www.velocityhall.com/accelela/velohall/index.cfm?city=tucson&state=arizona>
- ANY REVISION TO THE GRADING PLAN **MAY** REQUIRE A RE-SUBMITTAL OF A REVISED GRADING PLAN FOR REVIEW. CONTACT PDSO ENGINEERING AT 791-5550 TO DISCUSS CHANGES IN GRADING DESIGN.
- CONTACT PERMITS AND CODES AT 791-5100 FOR ANY QUESTIONS REGARDING ANY RIGHT-OF-WAY PERMIT REQUIREMENTS.

EARTHWORK/MATERIALS TESTING + CERTIFICATION

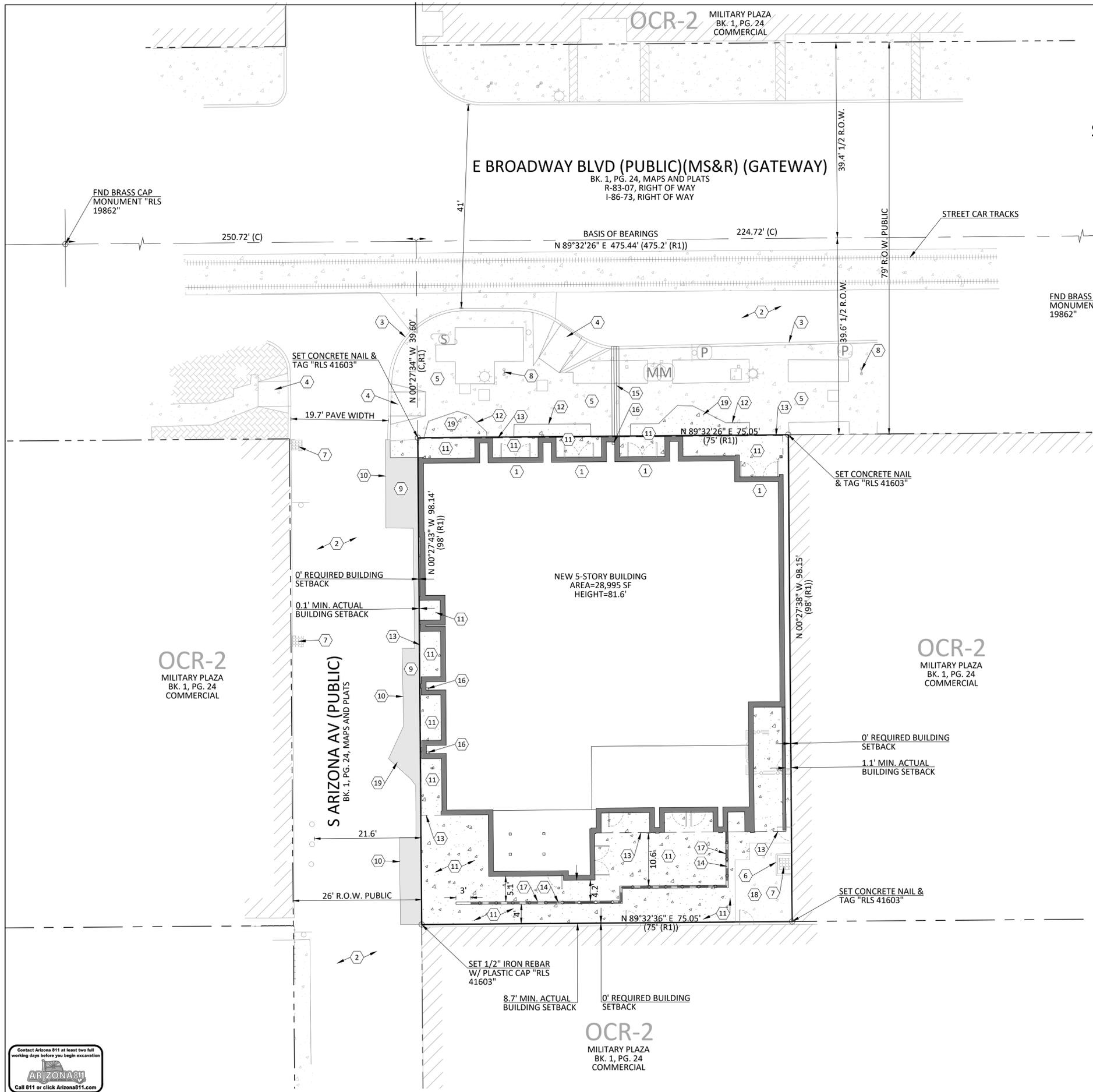
- A PROJECT SPECIFIC GEOTECHNICAL ENGINEERING INVESTIGATION AND ANALYSIS WAS NOT PROVIDED TO CYPRESS CIVIL DEVELOPMENT FOR THIS PROJECT. CYPRESS CIVIL ASSUMES NO RESPONSIBILITY AND/OR LIABILITY FOR THE SOILS INFORMATION SHOWN HEREON, TO INCLUDE PAVEMENT STRUCTURE SECTIONS. CYPRESS CIVIL WAS SPECIFICALLY DIRECTED BY THE PROJECT'S OWNER TO INDICATE THE PAVEMENT SECTIONS AS THEY ARE SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL RETAIN THE SERVICES OF, AND FACILITATE THE WORK OF, AN INDEPENDENT ENGINEERING TESTING LABORATORY ACCEPTABLE TO PROVIDE THE CONSTRUCTION TESTING OF THE PROJECT EARTHWORK, ASPHALT PAVEMENT AND CIVIL CONCRETE. THE GEOTECHNICAL ENGINEER SHALL VERIFY THAT INITIAL SITE CONDITIONS CONFORM WITH THE PLANS AND SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES OBSERVED SHOULD ANY SOIL CONDITION ON THE SITE BE SUSPECT OF DETRIMENTAL CHARACTERISTICS. THE CONTRACTOR SHALL BE NOTIFIED OF CONCERNS AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
- DURING THE COURSE OF CONSTRUCTION, TEST RESULTS SHALL BE SUBMITTED TO THE CONTRACTOR WHICH INDICATE IF WORK IS BEING DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

SURVEY NOTES

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENTED CENTERLINE OF BROADWAY BLVD. AS RECORDED IN BOOK 29, PAGE 98 OF SURVEYS, RECORDS OF PIMA COUNTY, ARIZONA, AND SHOWN ON THIS PLAN. THE BEARING OF SAID LINE IS **N 89°32'26" E**.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS CITY OF TUCSON BENCHMARK #16, FIELD BOOK 1989-X, PAGE 2 BEING AN "X" IN CONCRETE AT THE SOUTHWEST CORNER OF BROADWAY BLVD. AND 5TH AVE. THE ELEVATION OF SAID BENCHMARK IS **2,396.70'**, NAVD 88 DATUM.
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
ALTA ARIZONA LAND SURVEY, INC.
2025 WEST RUTHRAUFF ROAD, SUITE 125
TUCSON, ARIZONA 85705
ATTN: JOHN DAVID REYES, AZ RLS #41603
PH: (520) 398-6651
- THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE THE CONSTRUCTION LAYOUT. THE SURVEYOR SHALL VERIFY THE KNOWN BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OBSERVED SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT. THE OWNER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN IN THE AFFECTED AREA.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR AND HIS SURVEYOR SHALL CERTIFY IN WRITING TO THE OWNER THAT THE PROJECT CIVIL ENGINEERING IMPROVEMENTS WERE STAKED AND BUILT IN SUBSTANTIAL CONFORMANCE TO THE LINES AND GRADES SHOWN. UNLESS NOTED OTHERWISE, SUBSTANTIAL CONFORMANCE SHALL MEAN THAT BUILDING SITES HAVE BEEN CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH BUILDING PAD ELEVATIONS AS DESIGNED BY THE ENGINEER. PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH GRADE AS DESIGNED BY THE ENGINEER. SITE FEATURES SHALL BE WITHIN 0.25 FEET OF SPECIFIED POSITION.



NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				JULIAN DREW LOFTS, LLC P.O. BOX 43426 TUCSON, ARIZONA 85733 ATTN: ROSS RULNEY PH: (520) 622-1902 E: rossrulney@gmail.com
		CYPRESS PROJECT NO: 19.027 CYPRESS CIVIL DEVELOPMENT strength + sustainability 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cyresscivil.com		
LOT 2, BLOCK 256, CITY OF TUCSON "MILITARY PLAZA" AS SHOWN IN BOOK 1 OF SURVEY MAPS AT PAGE 24, RECORDS OF PIMA COUNTY RECORDER, BEING A PORTION OF THE NE 1/4 OF SECTION 13, T-14 S., R-13 E. OF THE G.&S.R.M., PIMA COUNTY, ARIZONA				SITE ADDRESS 140 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85701
DEVELOPMENT PACKAGE for LEWIS HOTEL LOFTS notes + details				DP 2 OF 5



SCALE: 1"=10'

- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING CURB ACCESS RAMP TO REMAIN.
 - 5 EXISTING CONCRETE/SIDEWALK TO REMAIN.
 - 6 EXISTING WALL TO REMAIN.
 - 7 EXISTING STORM DRAIN INLET.
 - 8 EXISTING BIKE RACK TO REMAIN.
 - 9 NEW 2.5" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL A, SHEET 2.
 - 10 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
 - 11 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
 - 12 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
 - 13 NEW BUILDING OVERHANG PER BUILDING PLANS.
 - 14 NEW HANDRAIL PER PAG DETAIL 105.
 - 15 NEW SIDEWALK SCUPPER (TYPE 1) PER PAG DETAIL 204. SEE DETAIL B, SHEET 2.
 - 16 NEW ROOF DOWNSPOUT PER BUILDING PLAN.
 - 17 NEW RETAINING WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS AND FINISHES.
 - 18 EXISTING CONCRETE. REMOVE AND REPLACE AT CONTRACTORS OPTION.
 - 19 EXISTING SIDEWALK OR PAVEMENT REPLACEMENT REQUIRED BY NEW GRADING.

Contact Arizona 811 at least two full working days before you begin excavation
 ARIZONA 811
 Call 811 or click Arizona811.com

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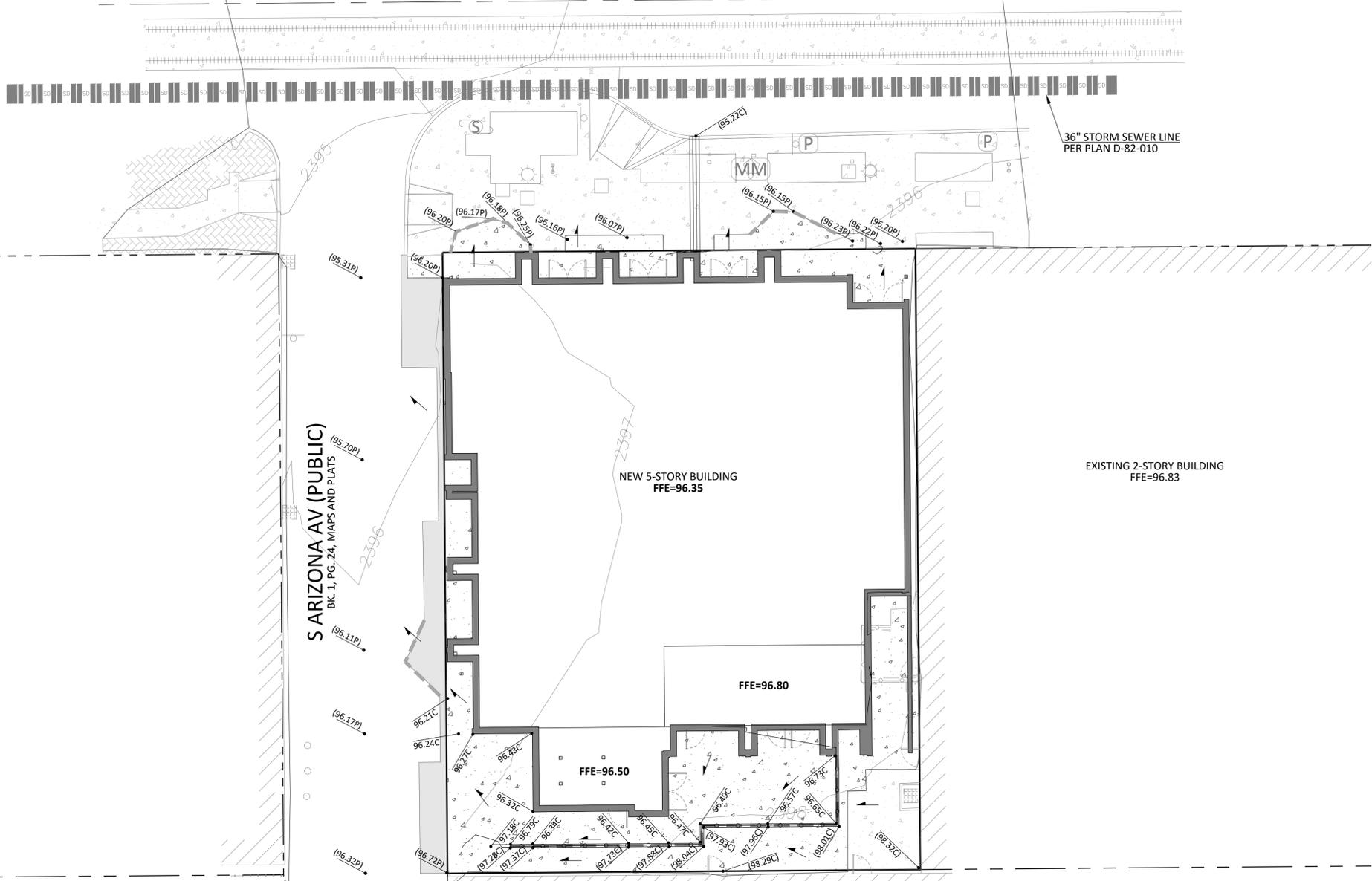
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DEVELOPMENT PACKAGE for
 LEWIS HOTEL LOFTS
 site plan

E BROADWAY BLVD (PUBLIC)(MS&R)(GATEWAY)

BK. 1, PG. 24, MAPS AND PLATS
R-83-07, RIGHT OF WAY
I-86-73, RIGHT OF WAY

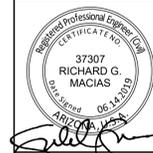
SCALE: 1"=10'
C.I. = 1 FOOT



S ARIZONA AV (PUBLIC)
BK. 1, PG. 24, MAPS AND PLATS



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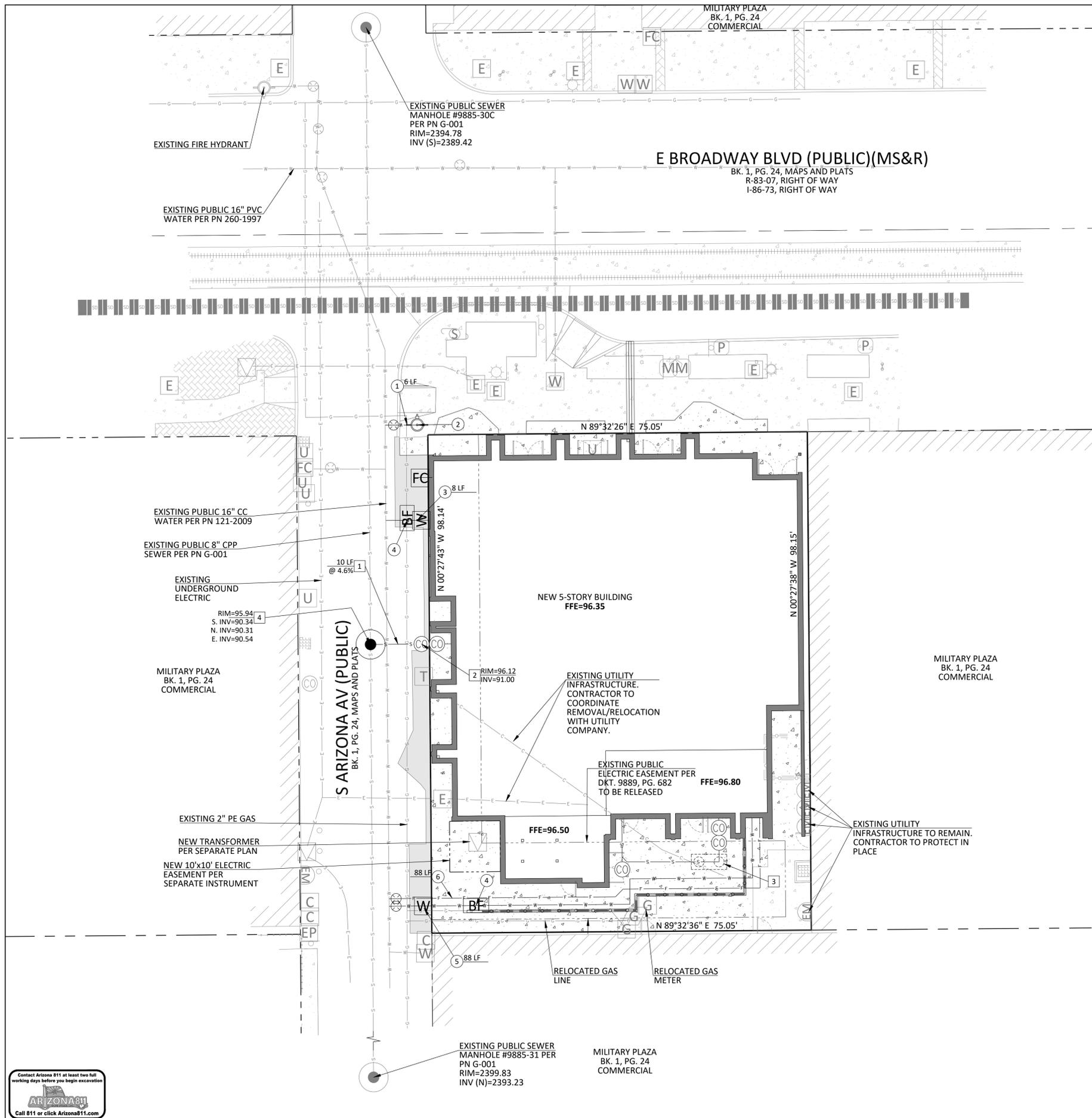
CYPRESS CIVIL DEVELOPMENT
strength + sustainability

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COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for
LEWIS HOTEL LOFTS
grading + drainage plan**

DP
4
OF
5



- SEWER KEYNOTES**
- 1 NEW PRIVATE 6" PVC SEWER LINE. SEE KEYNOTE FOR LENGTH AND SLOPE.
 - 2 NEW PRIVATE TWO-WAY SEWER CLEANOUT. SEE KEYNOTE FOR RIM AND INVERT.
 - 3 NEW GREASE INTERCEPTOR WITH ASSOCIATED CLEANOUTS. SEE PLUMBING PLAN FOR DETAIL.
 - 4 NEW PUBLIC SEWER MANHOLE. SEE KEYNOTE FOR RIM AND INVERT.
- WATER KEYNOTES**
- 1 NEW PUBLIC 8" WATER MAIN. SEE KEYNOTE FOR LENGTH.
 - 2 NEW FIRE HYDRANT.
 - 3 NEW 2.5" WATER SERVICE + 1.5" METER. SEE KEYNOTE FOR LENGTH.
 - 4 NEW 2.5" BACKFLOW PREVENTER.
 - 5 NEW 2.5" WATER SERVICE + 2" METER. SEE KEYNOTE FOR LENGTH.
 - 6 NEW PRIVATE 6" FIRE SERVICE. SEE KEYNOTE FOR LENGTH.

UTILITY NOTE

UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED AND ARE PRESENTED BASED UPON PRELIMINARY INFORMATION AVAILABLE TO CYPRESS CIVIL DEVELOPMENT. UTILITY LOCATIONS AS SHOWN ARE NOT INTENDED TO BE EXACT OR COMPLETE AND CYPRESS CIVIL DEVELOPMENT DOES NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN THE UTILITY LOCATIONS OR ANY UTILITY RELOCATIONS THAT MAY BE NECESSARY. PRIOR TO EXCAVATION, ARIZONA STATUTES REQUIRE THAT ANYONE WHO INTENDS TO EXCAVATE MUST PROVIDE TWO FULL WORKING DAYS NOTICE TO THE OWNERS OF ALL UTILITIES WITHIN THE PROJECT AREA. EXCAVATORS SHOULD CONTACT "ARIZONA BLUE STAKE" @ 1-800-782-5348 TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION. SATURDAYS, SUNDAYS, AND STATE HOLIDAYS ARE NOT CONSIDERED WORKING DAYS. ALSO BE ADVISED THAT THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA THAT ARE NOT MEMBERS OF "ARIZONA BLUE STAKE". THE CONTRACTOR IS RESPONSIBLE TO POTHOLE ALL UTILITIES (SHOWN OR NOT SHOWN ON THE PLANS) MARKED BY BLUE STAKE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

PRIVATE UTILITY NOTES

1. ALL ON-SITE BUILDING SEWER CONNECTION LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
2. ALL ON-SITE DOMESTIC WATER SUPPLY LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
3. ALL ON-SITE FIRE SERVICE MAINS ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PUBLICATION 24, LATEST EDITION.

PRIVATE FIRE SUPPRESSION NOTES

1. INSTALLATION OF FIRE SERVICE UNDERGROUND SHALL CONFORM TO NFPA 24.
2. MINIMUM DEPTH OF BURY TO BE 36".
3. SYSTEM TO BE TESTED AT 200 PSI (OR 50 PSI ABOVE STREET PRESSURE) FOR 2 HOURS.
4. SYSTEM TO BE FLUSHED. FLUSH TO BE WITNESSED BY TFD INSPECTOR.
5. RESTRAINT METHOD FOR NEW FIRE SERVICE INSTALLATION TO BE CONCRETE THRUST BLOCKS.
6. TRACER WIRE OR APPROVED EQUIVALENT SHALL BE INSTALLED WITH ALL UNDERGROUND PIPING.

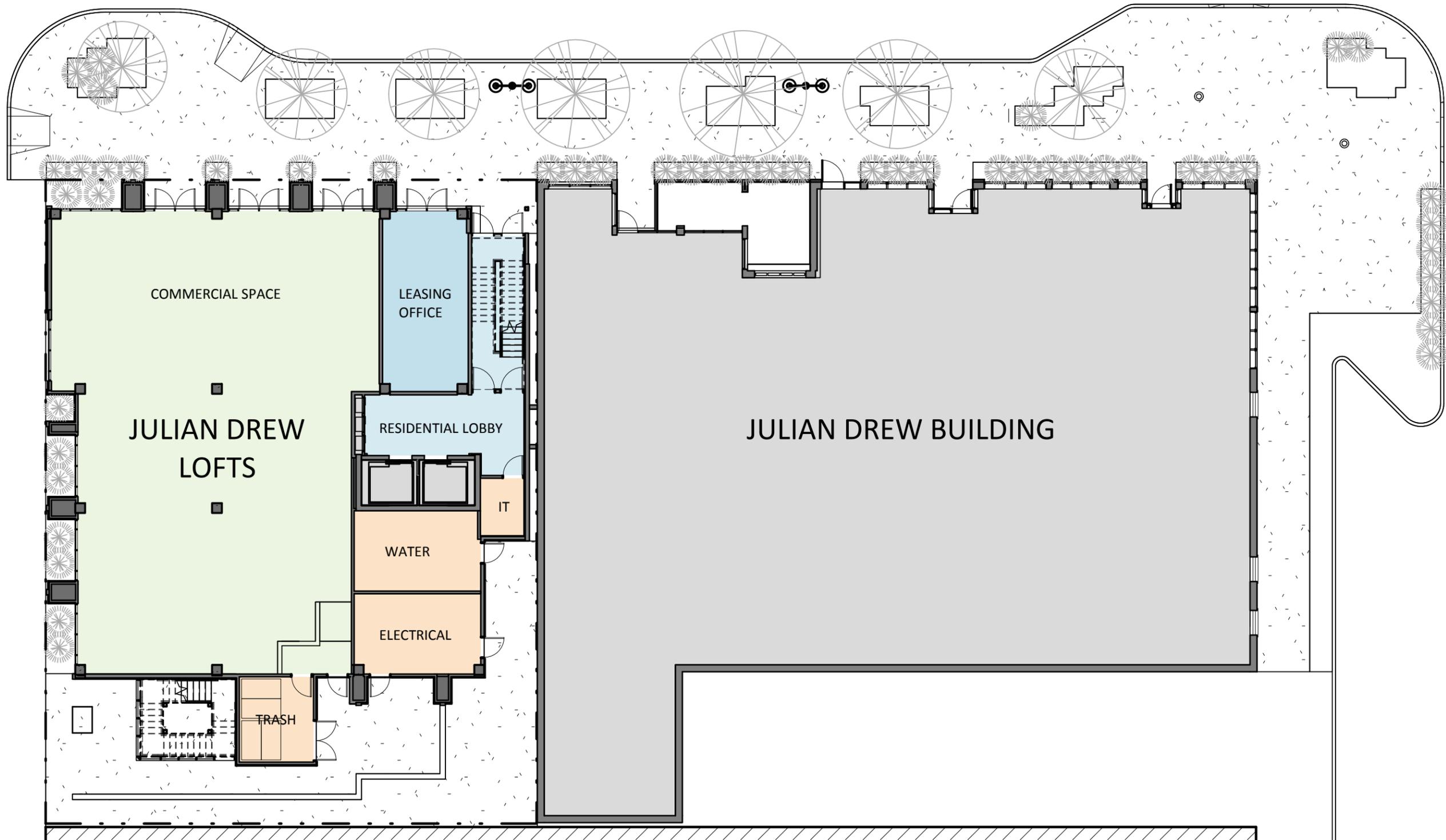
NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				JULIAN DREW LOFTS, LLC P.O. BOX 43426 TUCSON, ARIZONA 85733 ATTN: ROSS RULNEY PH: (520) 622-1902 E: rossrulney@gmail.com
				CYPRESS CIVIL DEVELOPMENT 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cypresscivil.com
				SITE ADDRESS 140 EAST BROADWAY BOULEVARD TUCSON, ARIZONA 85701

LOT 2, BLOCK 256, CITY OF TUCSON "MILITARY PLAZA" AS SHOWN IN BOOK 1 OF SURVEY MAPS AT PAGE 24, RECORDS OF PIMA COUNTY RECORDER, BEING A PORTION OF THE NE 1/4 OF SECTION 13, T-14 S., R-13 E. OF THE G.&S.R.M., PIMA COUNTY, ARIZONA

DEVELOPMENT PACKAGE for LEWIS HOTEL LOFTS utilities + easements plan



Drawings



Julian Drew Lofts

LEVEL ONE
 SCALE: 1/16" = 1'-0"

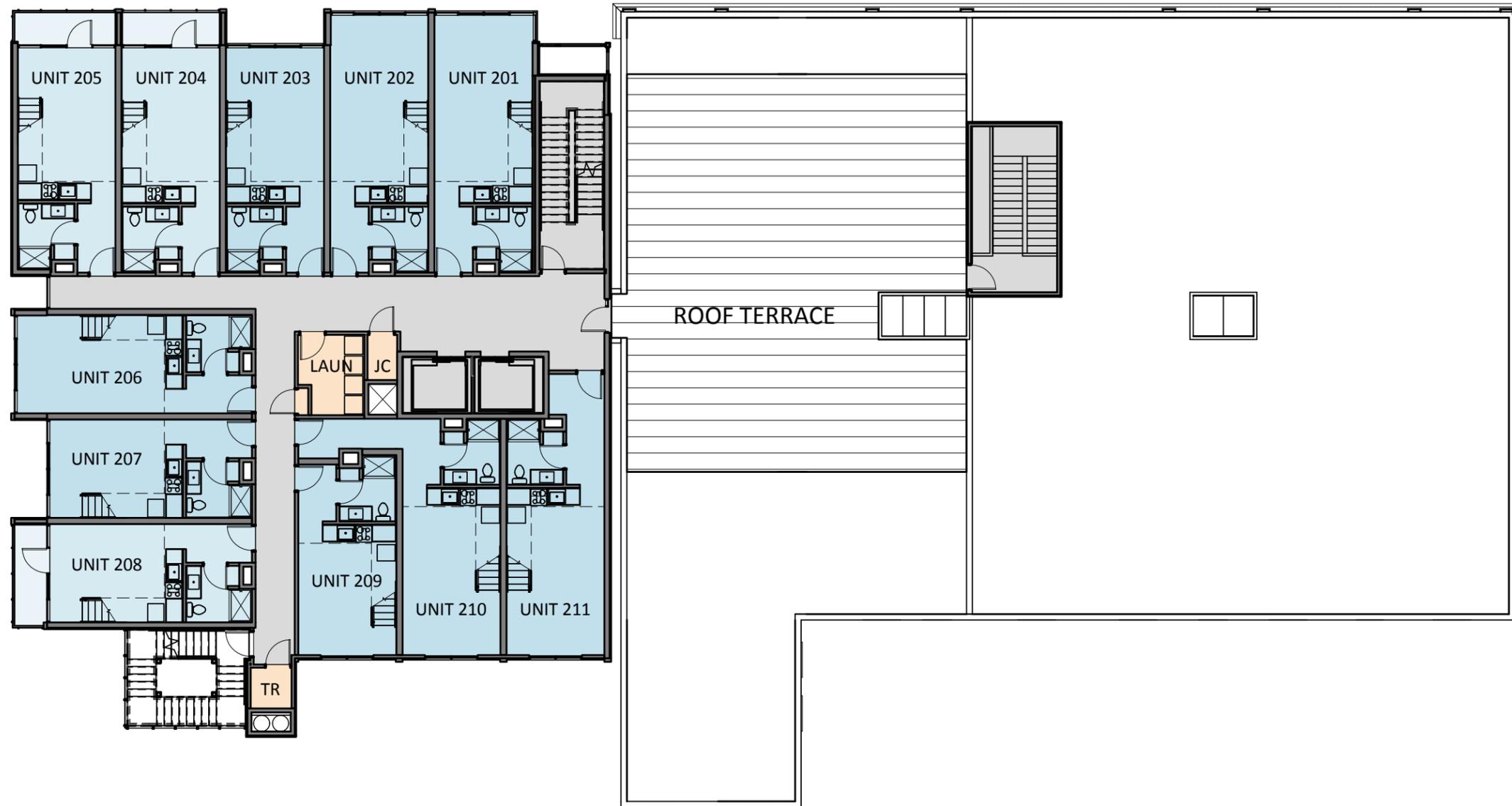
Engberg Anderson Project No. 193009



Julian Drew Lofts

LEVEL TWO
SCALE: 1/16" = 1'-0"

Engberg Anderson Project No. 193009



Julian Drew Lofts

LEVEL THREE
 SCALE: 1/16" = 1'-0"

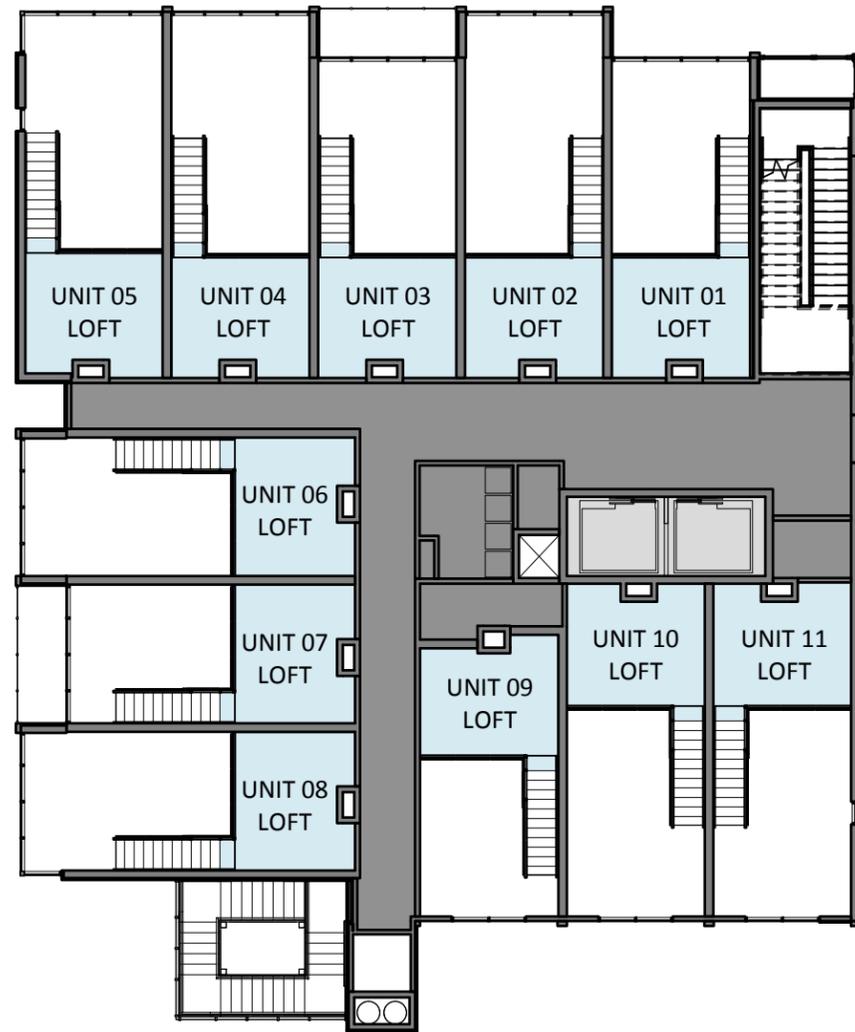
Engberg Anderson Project No. 193009



4



5



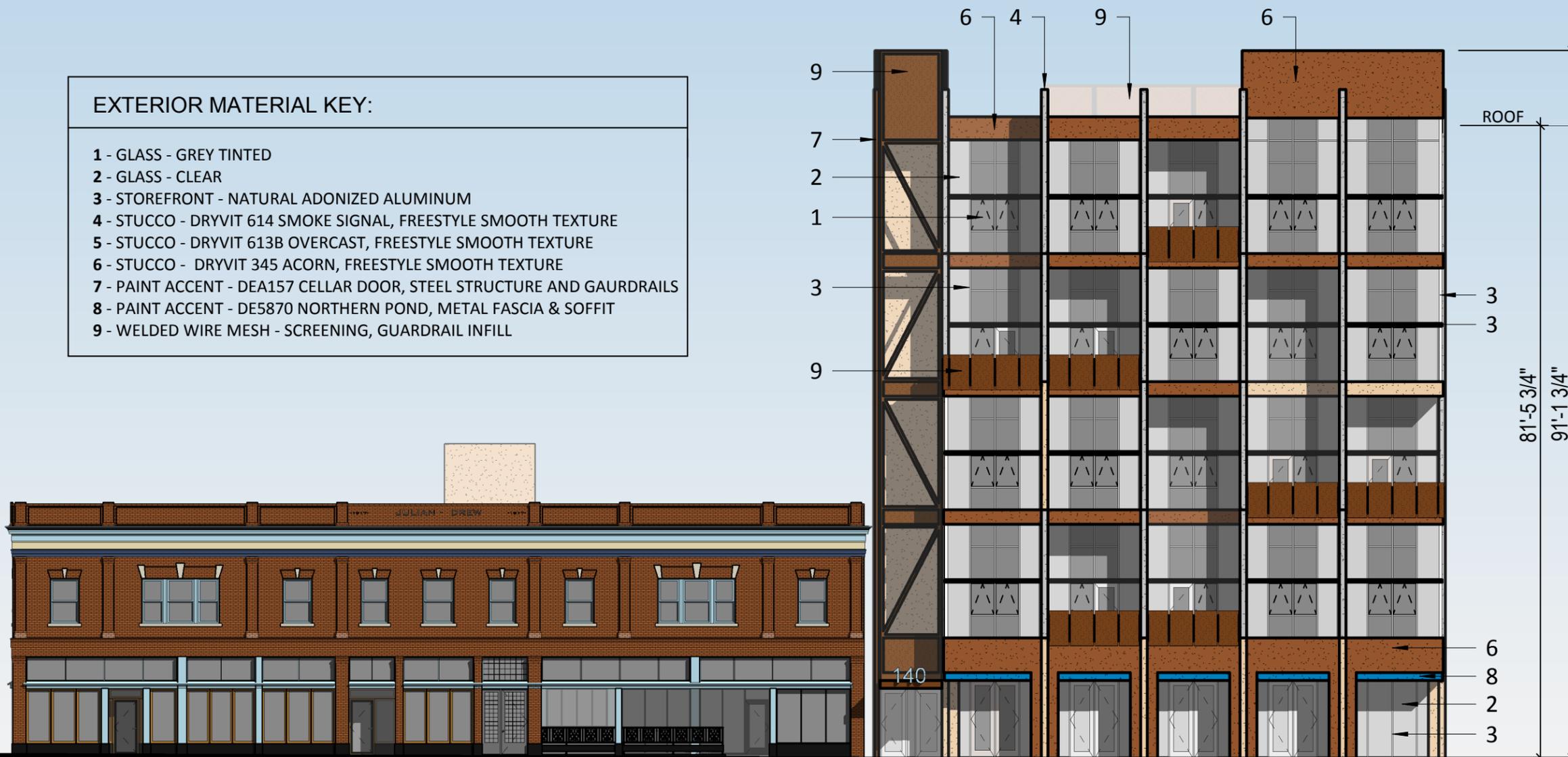
Julian Drew Lofts

TYPICAL LOFT LEVEL
SCALE: 1/16" = 1'-0"

Engberg Anderson Project No. 193009

EXTERIOR MATERIAL KEY:

- 1 - GLASS - GREY TINTED
- 2 - GLASS - CLEAR
- 3 - STOREFRONT - NATURAL ANODIZED ALUMINUM
- 4 - STUCCO - DRYVIT 614 SMOKE SIGNAL, FREESTYLE SMOOTH TEXTURE
- 5 - STUCCO - DRYVIT 613B OVERCAST, FREESTYLE SMOOTH TEXTURE
- 6 - STUCCO - DRYVIT 345 ACORN, FREESTYLE SMOOTH TEXTURE
- 7 - PAINT ACCENT - DEA157 CELLAR DOOR, STEEL STRUCTURE AND GAURDRAILS
- 8 - PAINT ACCENT - DE5870 NORTHERN POND, METAL FASCIA & SOFFIT
- 9 - WELDED WIRE MESH - SCREENING, GUARDRAIL INFILL



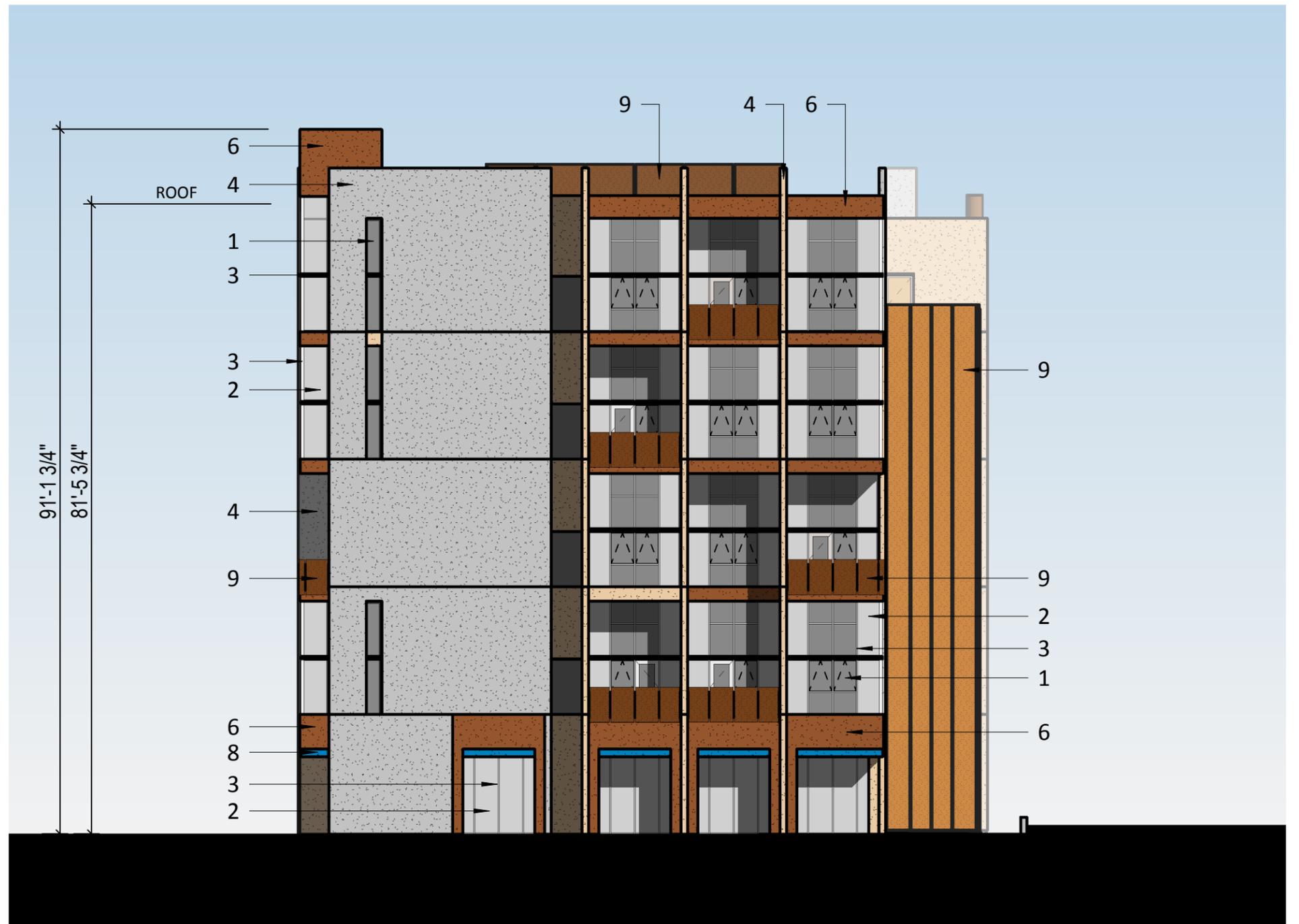
Julian Drew Lofts

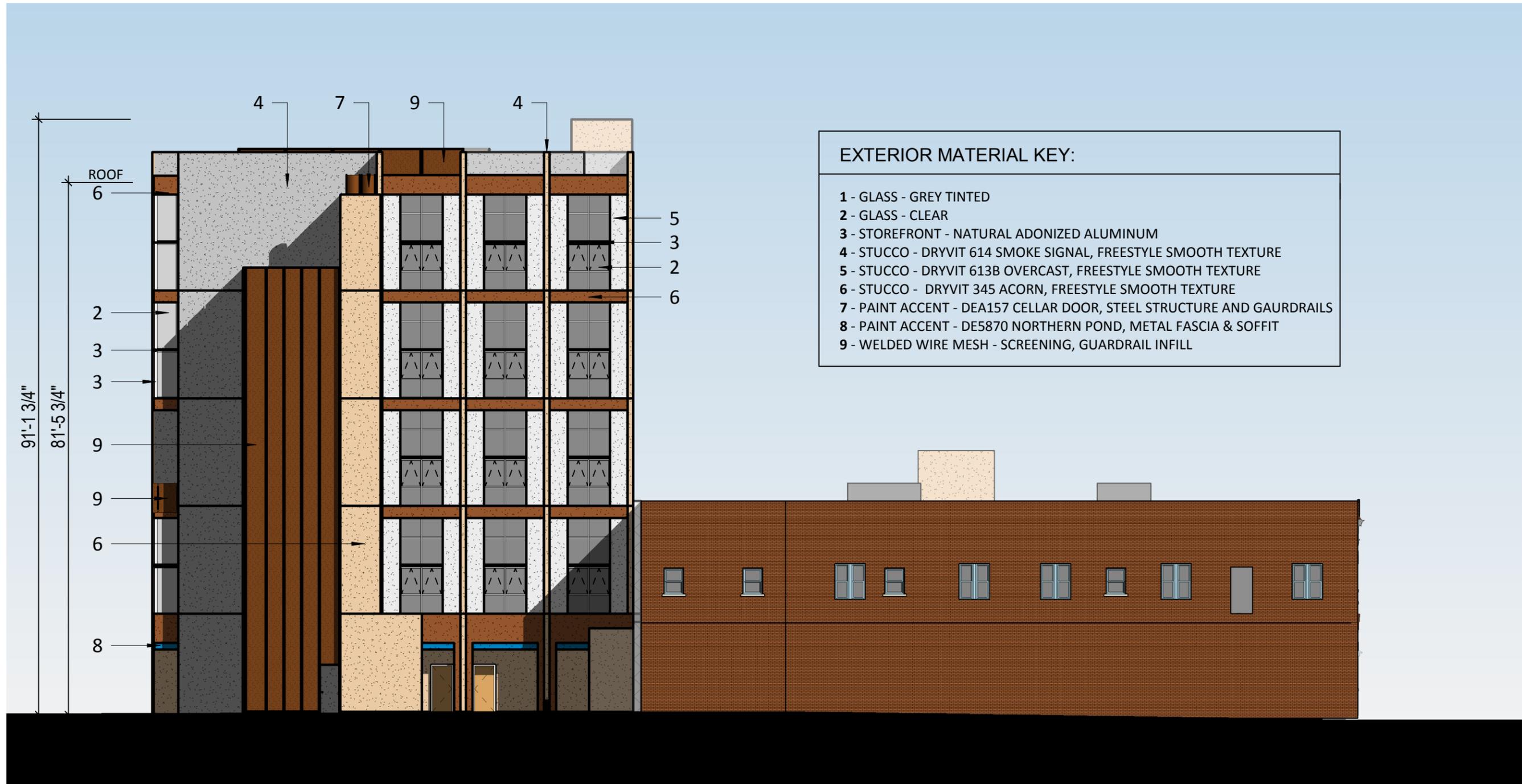
NORTH ELEVATION
SCALE: 1/16" = 1'-0"

Engberg Anderson Project No. 193009

EXTERIOR MATERIAL KEY:

- 1 - GLASS - GREY TINTED
- 2 - GLASS - CLEAR
- 3 - STOREFRONT - NATURAL ADONIZED ALUMINUM
- 4 - STUCCO - DRYVIT 614 SMOKE SIGNAL, FREESTYLE SMOOTH TEXTURE
- 5 - STUCCO - DRYVIT 613B OVERCAST, FREESTYLE SMOOTH TEXTURE
- 6 - STUCCO - DRYVIT 345 ACORN, FREESTYLE SMOOTH TEXTURE
- 7 - PAINT ACCENT - DEA157 CELLAR DOOR, STEEL STRUCTURE AND GAURDRAILS
- 8 - PAINT ACCENT - DE5870 NORTHERN POND, METAL FASCIA & SOFFIT
- 9 - WELDED WIRE MESH - SCREENING, GUARDRAIL INFILL





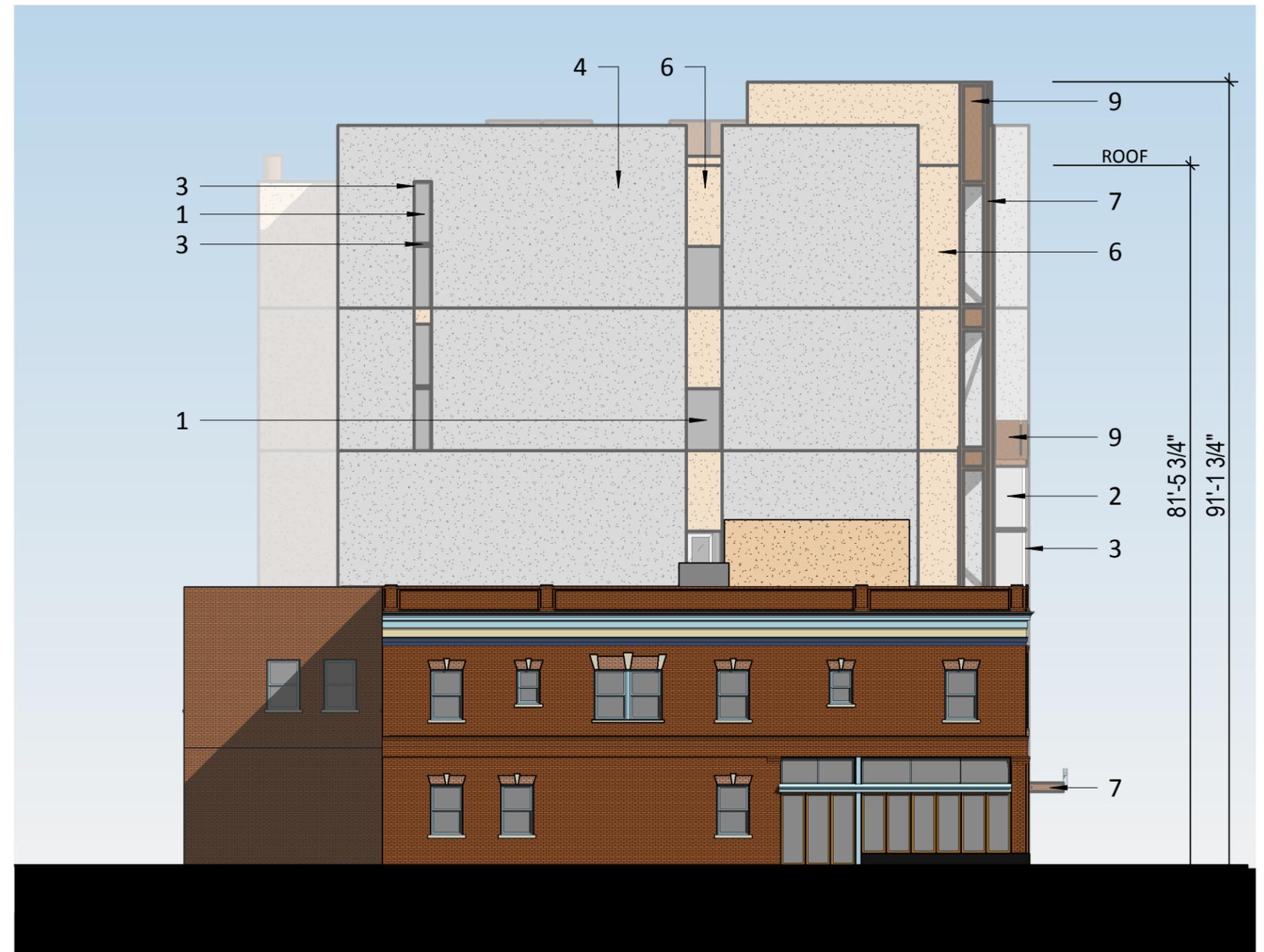
Julian Drew Lofts

SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Engberg Anderson Project No. 193009

EXTERIOR MATERIAL KEY:

- 1 - GLASS - GREY TINTED
- 2 - GLASS - CLEAR
- 3 - STOREFRONT - NATURAL ADONIZED ALUMINUM
- 4 - STUCCO - DRYVIT 614 SMOKE SIGNAL, FREESTYLE SMOOTH TEXTURE
- 5 - STUCCO - DRYVIT 613B OVERCAST, FREESTYLE SMOOTH TEXTURE
- 6 - STUCCO - DRYVIT 345 ACORN, FREESTYLE SMOOTH TEXTURE
- 7 - PAINT ACCENT - DEA157 CELLAR DOOR, STEEL STRUCTURE AND GAURDRAILS
- 8 - PAINT ACCENT - DE5870 NORTHERN POND, METAL FASCIA & SOFFIT
- 9 - WELDED WIRE MESH - SCREENING, GUARDRAIL INFILL











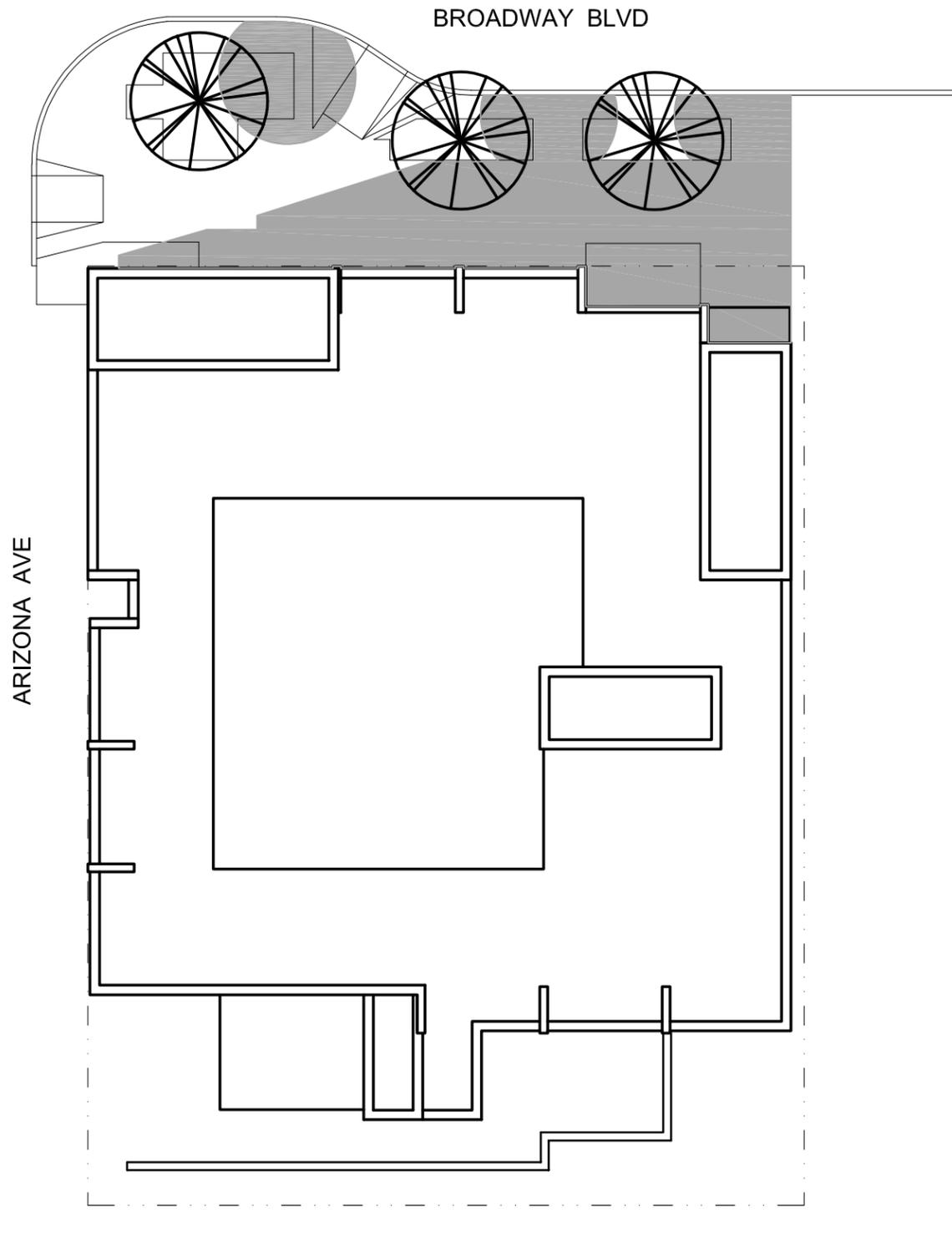
JULIAN — DREW



140

JULIAN DREW



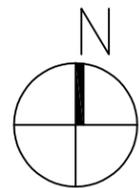


JUNE 21 - 2 pm - TUCSON , AZ

PAVED AREA = 1,676 S.F.

SHADED AREA = 1,064 S.F.

SHADED AREA = 63%



Materials



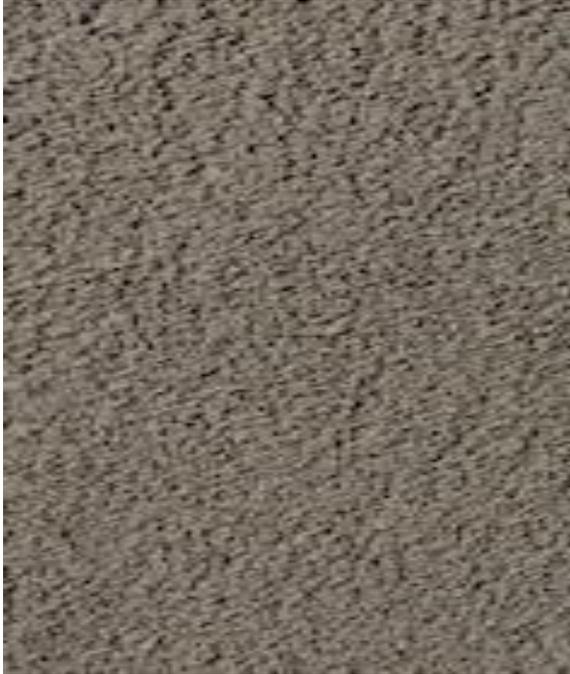
Glass (GL-1) – Gray Tinted



Glass (GL-2) – Clear



Storefront (ALS-1) – Natural Anodized Aluminum



Stucco (EIFS-1) – Dryvit 614 Smoke Signal
Freestyle Smooth Texture



Stucco (EIFS-2) – Dryvit 613B Overcast
Freestyle Smooth Texture



Stucco (EIFS-3) – Dryvit 345 Acorn
Freestyle Smooth Texture



Paint Accent (PT-1) - DEA157 Cellar Door Steel Structure and Guardrails



Paint Accent (PT-2) – DE5870 Northern Pond Metal Fascia & Soffit



Welded Wire Mesh (WWM-1) – 2” x 4” Centers Guardrail Infill

End of Design Package