



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

July 23, 2018

Mr. Rob Paulus, AIA LEED AP
Rob Paulus Architects Ltd
990 East 17th Street
Tucson, AZ 85701

Dear Mr. Paulus:

SUBJECT: Trinity PAD (H) Clarification and Minor Amendment Request

I have reviewed your letter (attached) requesting clarification on the following items below, as well as a request for a minor amendment to allow for tandem parking in the Trinity PAD (H), and which requests the following:

Clarifications

- The Trinity PAD will be developed in two phases, Phase 1 – Office and Phase 2 – Residential (as outlined in your Phasing Plan). The phase plan identifies the scope of work for each phase, including building square footage, required and provided parking for each phase, and at final build-out, pedestrian connections and landscape elements, demolitions, and relocation of Historic Bungalow;
- Historic Bungalow – will not be relocated outside the PAD District, rather re-located across the alley to the east within the PAD District and kept closer to its original location, maintaining the original orientation of the bungalow, and improving the historic streetscape by infilling the gap created by the existing parking lot. The proposed location of the bungalow has been reviewed and approved by West University Historic Zone

Advisory Board (WUHZAB), Tucson-Pima County Historical Commission, Plans Review Subcommittee (TPCHC, PRS) and Infill Incentive District, Design Review Committee (IID DRC);

- Revised Office Building Design – there are minor changes to both simplify the structural system and construction methodology while accommodating more leasable area on the bottom floor.

Minor Amendment

- Revise Part III.C.2 “Vehicular Use Areas and Parking” of the Trinity PAD(H) to allow for tandem parking. UDC Section 7.4.6 Motor Vehicle Use Area Design Criteria does not allow tandem parking for multi-family residential. The Trinity PAD(H) Part III.C.2 addresses parking area design, and although tandem parking was indicated graphically in the PAD(H) (Exhibit M “Conceptual Site Plan” and Exhibit O “Landscape Adjacent to Parking Types”), the text did not specifically allow tandem parking for multi-family residential.

The Trinity PAD document recognizes that clarifications and amendments to this PAD may become necessary for a variety of reasons, including responding to a changing market, best practices, and new information that wasn’t addressed at the writing of the PAD document, provided such changes are not in conflict with the overall intent, goals and objectives of the PAD.

Therefore, it is determined that the request for clarification is approved, and the request for a minor amendment to the Trinity PAD is a non-substantial change and is approved, pursuant to the City of Tucson’s Unified Development Code, Section 3.5.5.J.2.

This clarification and the minor amendment is supported by the following:

1. Addition of new information to the PAD, Site Plan, maps, or text that does not change the effect of any regulation, development standard, or guideline (Trinity PAD, III.L.2.a,

- p. 59) - *Revised phasing plan responds to market conditions, and outlines the required improvements and parking requirements for each phase; parking requirements have been further refined to reflect future development of the site.*
2. Relocation of the contributing historic duplex located within the PAD(H) district shall be subject to UDC Article 5.8.8. Full HPZ Review Procedure (Trinity PAD, III.I., p. 42) - *The Historic Bungalow on-site relocation is consistent with PAD guidelines and goals. The proposed location has been reviewed and approved by WUHZAB, TPCHC-PRS, and IID DRC. The relocation which is proposed to take place in Phase 2 will go through the required Full HPZ Review process.*
 3. Compliance with the goals, purposes and intent of the PAD (Trinity PAD I.C and D, p. 4-8) - *The clarifications and minor amendment request are consistent with the PAD's goal of historic preservation/adaption, economic development, infill development, housing and supporting the Modern Streetcar.*
 4. Design review shall be conducted by the IID Design Review Committee (DRC) for compliance with the relevant Development Standards in Section 3 of the PAD (Trinity PAD, III.J.1., p. 55) - *The City of Tucson Design Professional has reviewed the elevation drawings against the previously approved Trinity Office elevations and found that there were no significant changes and does not recommend another major review with the IID DRC.*
 5. The Trinity PAD allows for adjustments to the Development Standards in Part III.C that are not explicitly stated in the PAD but which are consistent with the goals and objectives of the project and which do not create any public health or safety issues (Trinity PAD, III.L.3., p. 59) - *While tandem parking was indicated graphically in the PAD (H), conceptual site plan and Exhibit O - Landscape Adjacent to*

Parking Types, tandem parking was not called out in the text for allowed standards for multi-residential uses. Tandem parking is consistent with the PAD's goal of embracing urban design best practices, and will not create any public health or safety issues.

A copy of this letter and your attached request letter and Exhibits must be attached to any development package submittal.

Sincerely,



Scott Clark, Interim Director
Planning and Development Services Department

Attachments: Applicant's Request Letter and Exhibits



16 July 2018

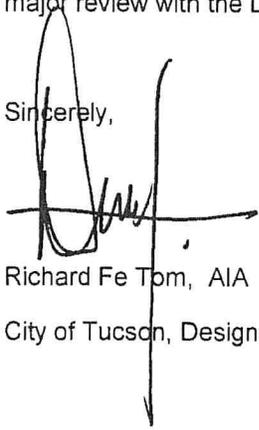
Carolyn Laurie
Principal Planner
Planning and Development Services
City of Tucson
201 North Stone
Tucson, Az 85701

Re: Trinity Office
400 E. University Blvd
TAC # 17017

Dear Ms. Laurie:

Per your request, I have reviewed the revised elevation drawings against the previously approved Trinity Office elevations and found that there was no significant changes and would not recommend another major review with the DRC.

Sincerely,



Richard Fe Tom, AIA
City of Tucson, Design Professional

Rob Paulus Architects Ltd

July 2, 2018

John Beall
City of Tucson Planning and Development Services
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

Subject: **Trinity PAD(H) Clarification and Request for Minor Amendment**
Activity No: C9-16-13
400 E. University Blvd.

Dear John,

We are currently in development plan review and are working on construction drawings for the office phase of The Trinity project at Fourth Avenue and University Boulevard. This letter is to provide clarification to our phasing approach, revised office building design, parking, relocation of the historic bungalow, and a Minor Amendment request to allow tandem parking.

CLARIFICATIONS

Phasing

We had always anticipated doing the project in two phases – office and residential – but had thought we would do the residential building first. We have elected to do the office building first since we have an office tenant who would like the entire first floor and would like to move in next summer.

The Trinity project will be completed in two phases: the north half of the site will be developed as the first phase and will meet the PAD requirements for drainage, parking, trash, fire, pedestrian access, and landscaping. The south half of the site will be developed as the second phase, and will include: moving of the bungalow and the associated reviews, easements for the residential building over the ROW, and PIA for the proposed parking in the ROW.

Phase one will include the following:

- 25,147 SF Office building.
- Parking lot and Parking Area Access Lanes
- Pedestrian connection from University Blvd. to the new office building and adjacent Trinity Church.
- New trash enclosure to serve the new office building, Trinity Church, Time Market, adjacent residents, and future phase uses.
- Landscape elements including required screening, streetscape, and internal landscaping to provide shade for pedestrians and automobiles.

Phase two will include the following:

- Demolition of existing Children's Building and canopy (noted in PAD as Building C1 and C2, Exhibit C, Existing Development).
- Relocation of historic bungalow (noted in PAD as Building D, Exhibit C, Existing Development)
- New 62,039 SF mixed-use building including 55,459 SF multi-family residential (58 apartments) and 6,580 SF retail/food service.
- Parking areas and PAALs
- Pedestrian connections from 4th Avenue and 4th Street to the new mixed-use building
- Completion of pedestrian connections providing access through the site
- Landscape elements including required screening, streetscape, and internal landscaping to provide shade for pedestrians and automobiles.

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Parking

We have modified and refined the parking from what was anticipated in the approved PAD(H) document. Phase one now includes a medical clinic in place of the proposed retail/food service. The shared parking agreement with the church has also changed with 12 spaces permanently assigned to the church in phase one, 54 total on-site spaces available to the church on Sunday, and the balance of the required spaces will be available in the existing parking located on the south parcel. The Phase two development will provide additional on-street parking - increasing the total available from 49 to 55.

Revised Office Building Design

Our approved plans for the office building included ground floor retail at the north end of the building and ground level parking under south half of the building. We have eliminated the podium and are designing the entire ground floor as office space. We did this for two reasons – 1) It was important to our tenant that all of their business be located on the ground floor, and they need over 7,000 SF of space, and 2) podium construction is expensive and it was too costly to amortize the cost over such a small building.

Please note the following:

- The look and views of the building from all elevations remain largely unchanged and in some cases the overall mass (east and west elevations) is reduced
- Parking still meets the PAD(H) requirements
- The volume of the building remains less than the allowable volume per the PAD(H)

Specifically the Revised Trinity Office Building design has retained the character, materiality, overall massing and approach of the original, approved Infill Incentive District (IID) submittal with minor changes to both simplify the structural system and construction methodology while accommodating more leasable area on the bottom floor.

Changes to the approved design include:

- A larger portion of the building will touch the ground plane to create more leasable space on the first floor. This larger ground floor will provide access on all four sides to create a more historical approach to how the building connects to the ground plane.
- This greater use of the ground plan also eliminates the parking under the central portion of the building of the previous scheme and reconfigures the parking around the building per the requirements set forth in the PAD (H) document.
- Square footage at upper floors reduces slightly at 2nd and 3rd floors.
- The overall square footage of the building increases from 20,924 SF to 25,147 SF.
- West facing balcony is removed and replaced with a 2nd floor roof deck at the east façade.
- Simplified fenestration on east and west facades becomes more regular and consistent with a more traditional and balanced solid/void façade treatment
- The building height directly adjacent to the Time Market reduces by 5' from 25' to 20'.

IID and HPZ Review Timeline

- IID Design Guidelines approved May 15, 2017
- West University Historic Zone Advisory Board approval May 16, 2017
- Tucson-Pima County Historical Commission Plans Review Committee approval June 29, 2017
- IID Design Review Committee approval August 16, 2017
- Planning Director approval on the IID request August 25, 2017

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Historic Bungalow

The Trinity PAD(H) section III I. Historic Preservation Zone Standards stipulates that the relocation of the historic bungalow located with the PAD(H) district shall be subject to UDC Article 5.8.8 Full HPZ Review Procedure. At the time of the adoption of the PAD our plans were to relocate the historic bungalow to an undetermined site within the West University Historic Zone boundary. Shortly after the adoption of the PAD and before HPZ and IID reviews we decided to move the bungalow across the alley to east, keeping it within the PAD district. This approach had the advantage of keeping the bungalow as close as possible to its original location, maintaining the original orientation of the building, and improving the existing historic streetscape by infilling the gap created by the existing parking lot. Keeping the bungalow onsite reduced the number of parking spaces that we could provide. We meet the parking requirements by utilizing allowed on-street parking.

The proposed location of the bungalow has been reviewed and approved by the WUHZAB, TPCHC PRS, and the IID DRC. The relocation of the bungalow will occur as part of the phase two work and at that time we will submit plans for Full HPZ Review per UDC 5.8.8.

MINOR AMENDMENT REQUEST

We are requesting a Minor Amendment to Part III.C.2 "Vehicular Use Areas and Parking" of the Trinity PAD(H) to allow for tandem parking. UDC Section 7.4.6 Motor Vehicle Use Area Design Criteria does not allow tandem parking for multi-family residential. The Trinity PAD(H) Part III.C.2 addresses parking area design, and although tandem parking was indicated graphically in the PAD(H) (Exhibit M "Conceptual Site Plan" and Exhibit O "Landscape Adjacent to Parking Types"), the text did not specifically allow tandem parking for multi-family residential.

The Trinity PAD(H) under Part III L.2 allows the Planning and Development Services Department Director to approve minor changes that are not in conflict with the overall intent, goals, and objectives of the PAD(H). We believe that the proposed modification can be considered minor for the following reasons:

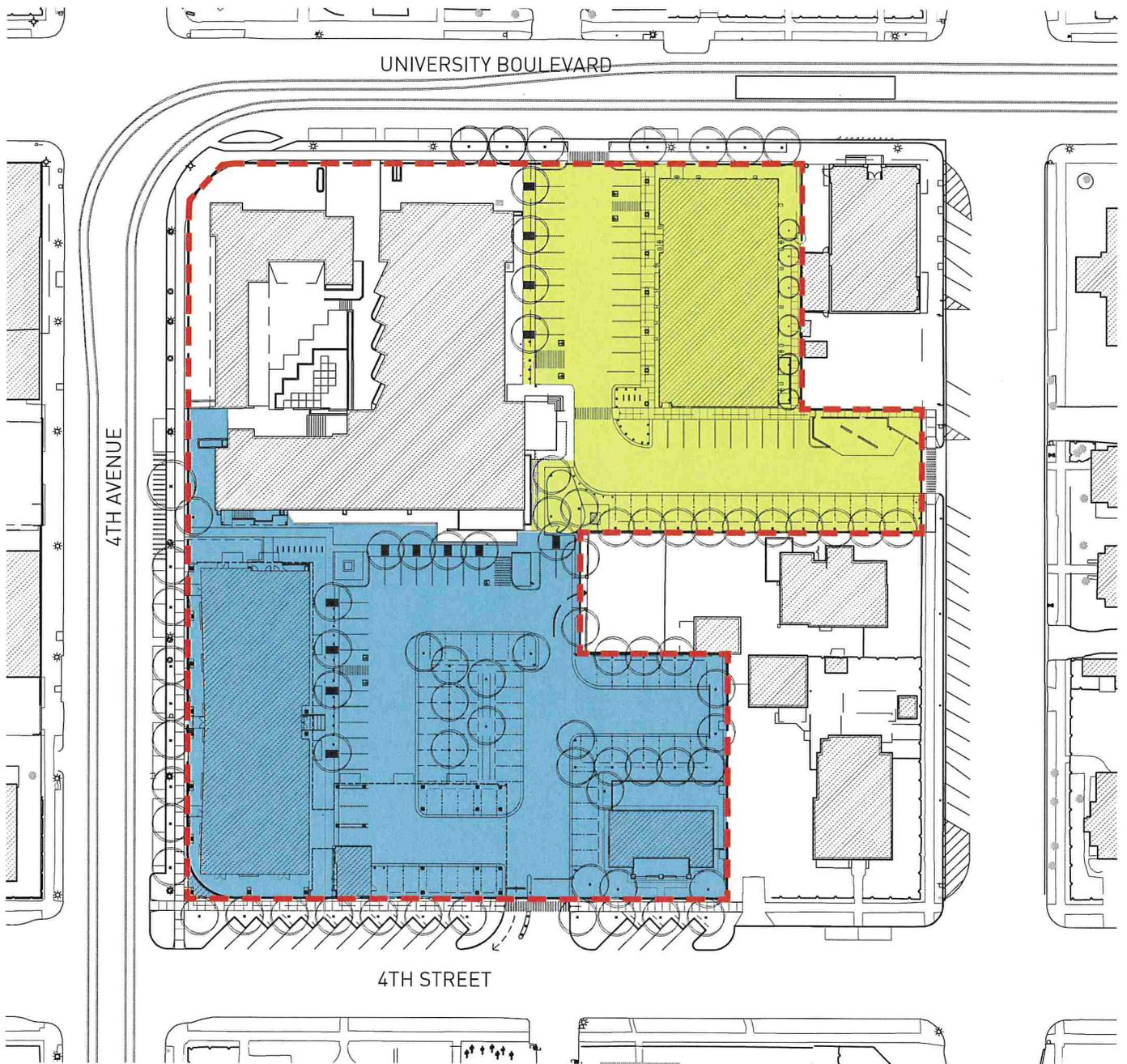
1. This adjustment to the Development Standards in Part III.C.2 was not explicitly stated in the PAD(H), but is consistent with the goals and objectives of the project and does not create any public health or safety issues.

Thank you for your review of the Minor Amendment. We look forward to your administrative review and determination letter for the PAD Minor Amendment.

Respectfully,



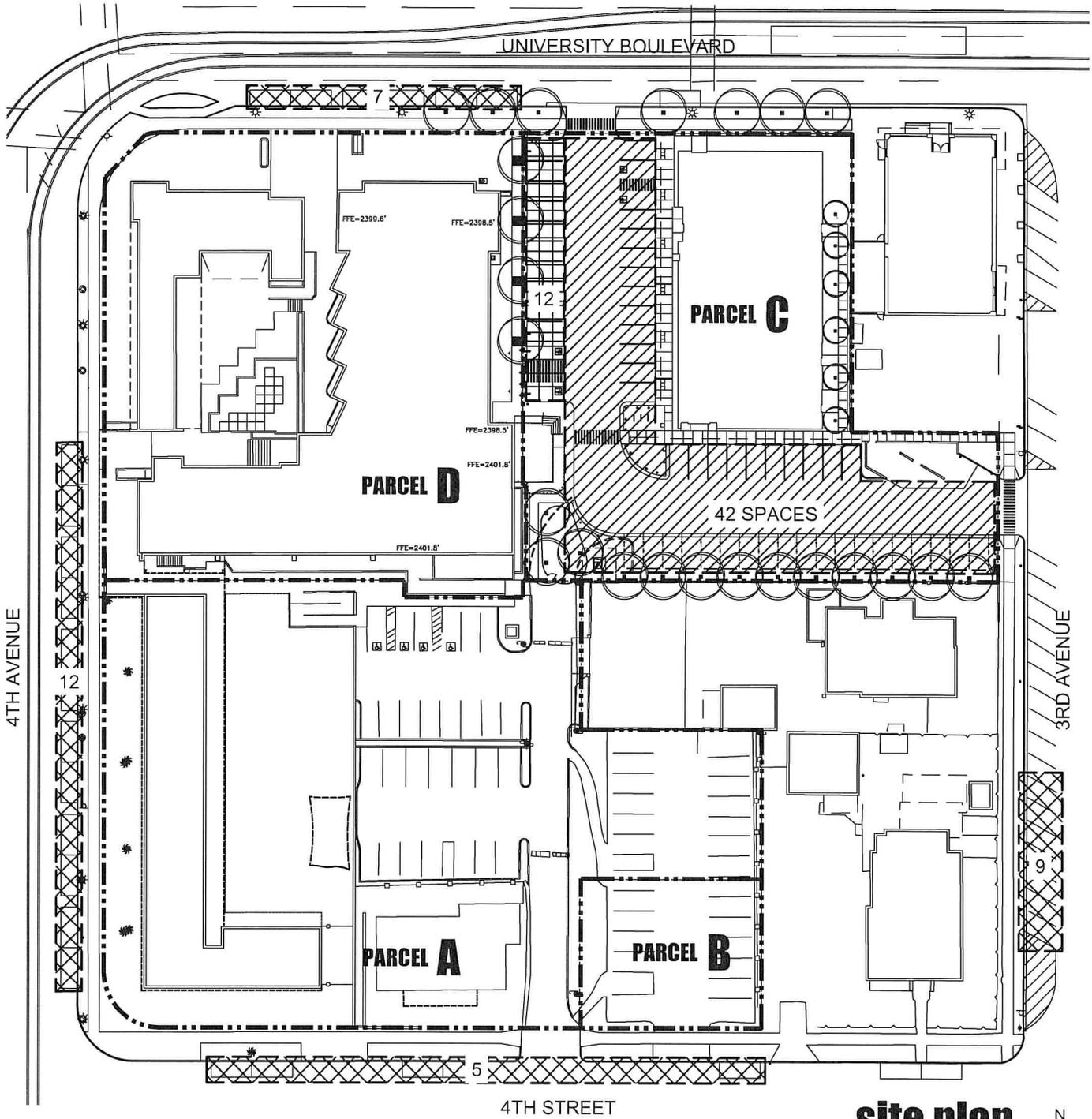
Rob Paulus, AIA LEED AP



- PAD(H) BOUNDARY
- PHASE 1
- PHASE 2

PHASING SITE PLAN





-  12 PARKING SPACES AT ALL TIMES FOR CHURCH STAFF AND VOLUNTEERS
-  42 ON-SITE PARKING SPACES AT FOR CLINIC AND OFFICE
-  33 ON-STREET PARKING SPACES AT FOR CLINIC AND OFFICE

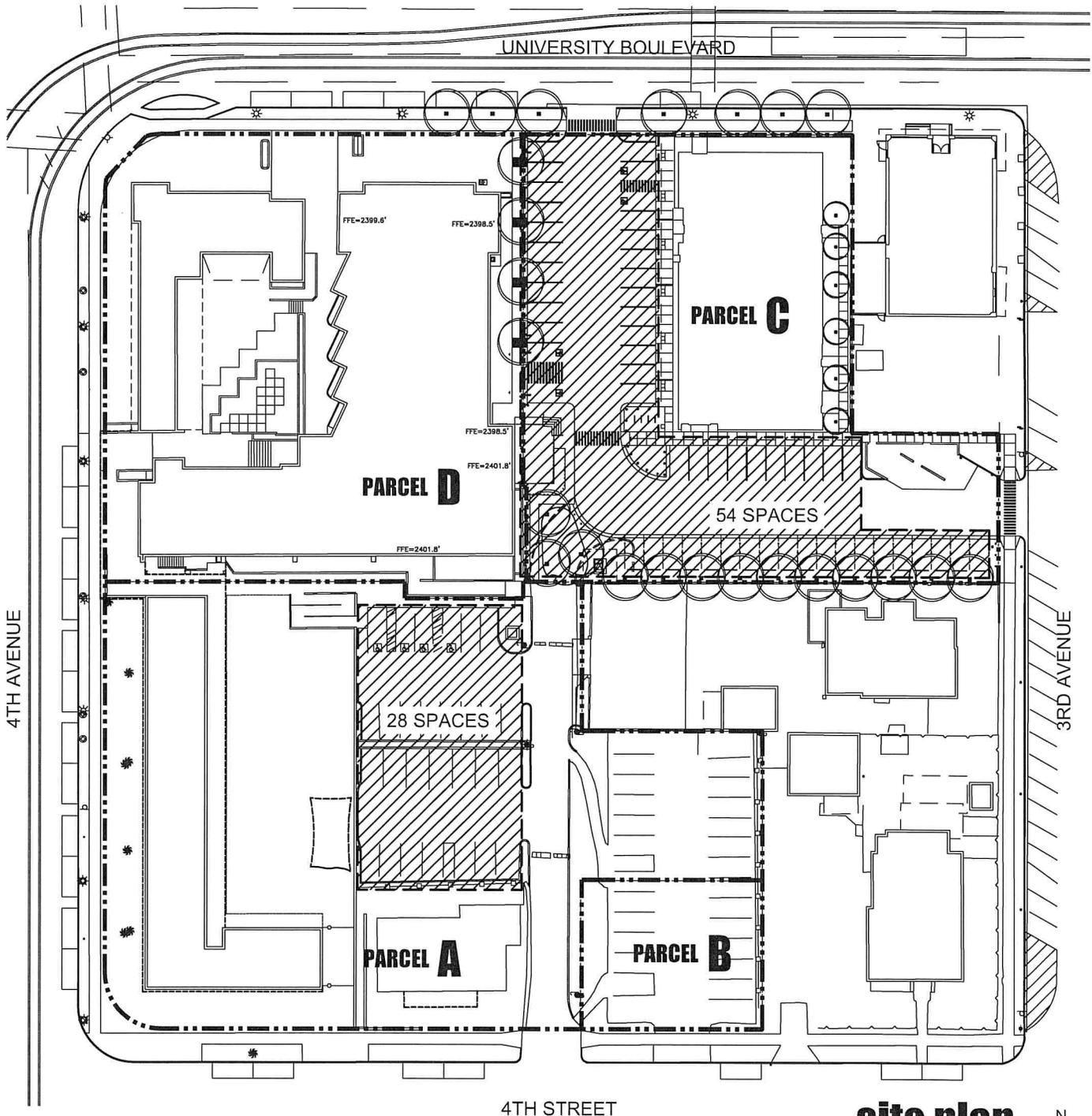
PHASE ONE PARKING

JULY 2, 2018

site plan 

0 25' 50' 100'

THE TRINITY
MIXED USE



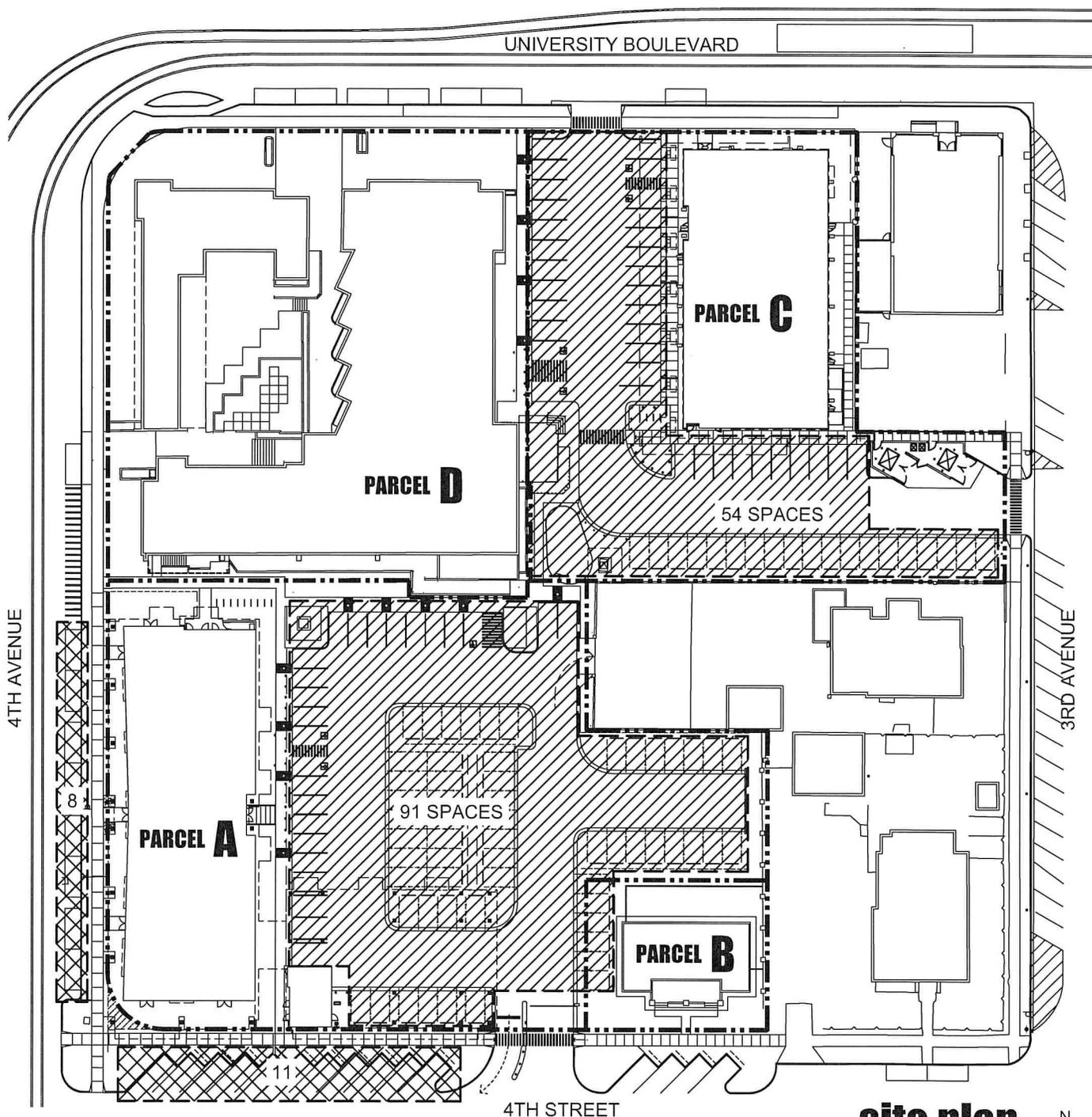
 80 PARKING SPACES ON EACH SUNDAY FROM 7:00 AM TO 2:00 PM, ON CHRISTMAS EVE (FROM NOON TO 1:00 AM) AND THURSDAY AND FRIDAY BEFORE EASTER (FROM NOON TO 8:00 PM)

site plan 
 0 25' 50' 100'

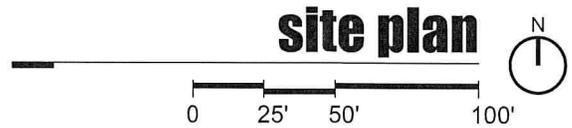
THE TRINITY
 MIXED USE

PHASE ONE PARKING

JULY 2, 2018



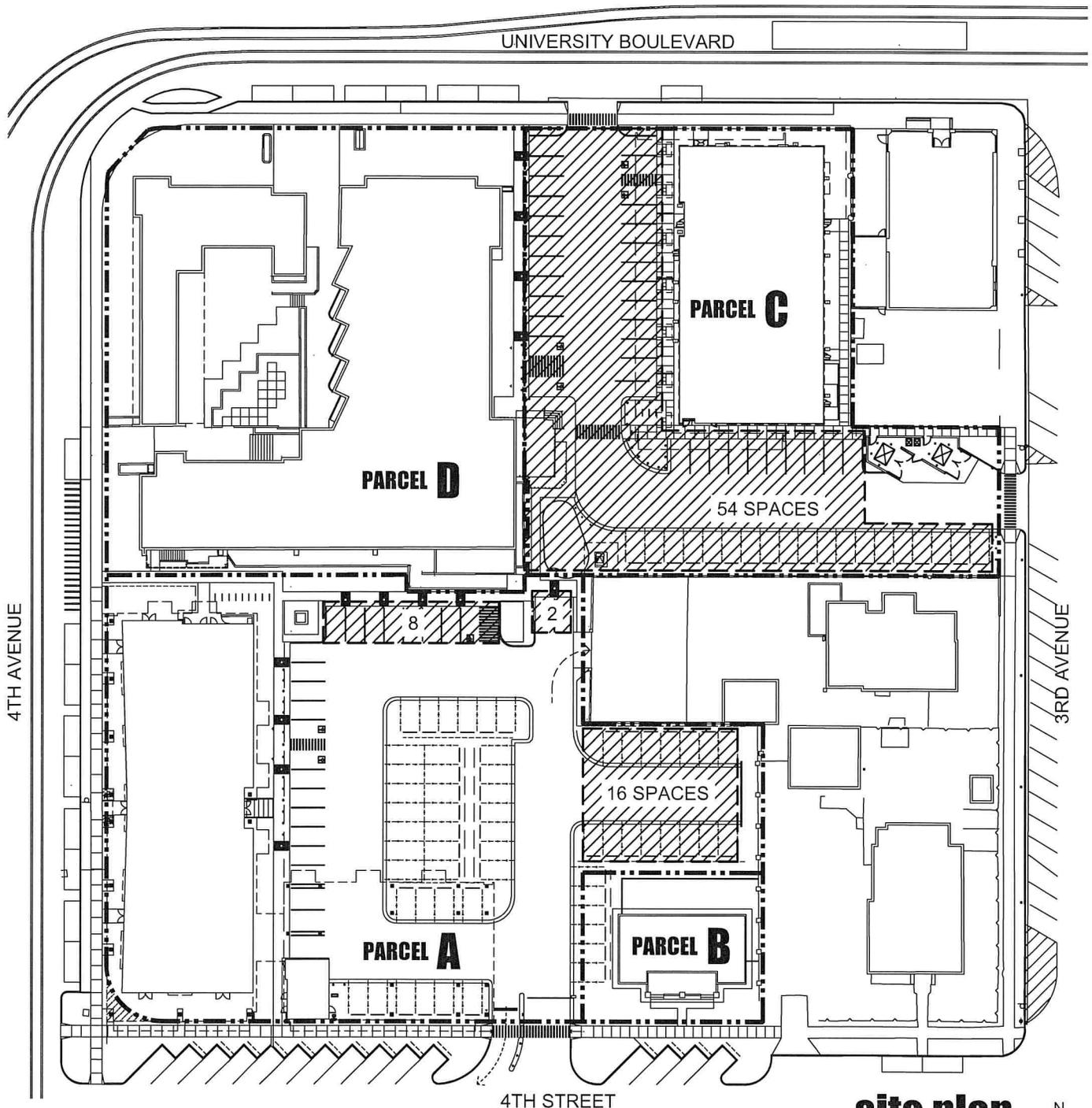
-  145 ON-SITE PARKING SPACES
-  19 ON-STREET PARKING SPACES



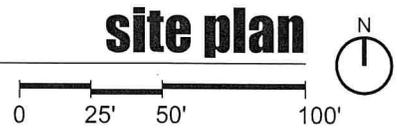
FULL BUILD-OUT PARKING

JULY 2, 2018

THE TRINITY
MIXED USE




 80 PARKING SPACES ON EACH SUNDAY FROM 7:00 AM TO 2:00 PM, ON CHRISTMAS EVE (FROM NOON TO 1:00 AM) AND THURSDAY AND FRIDAY BEFORE EASTER (FROM NOON TO 8:00 PM)



THE TRINITY
MIXED USE

FULL BUILD-OUT PARKING

JULY 2, 2018

**Trinity Design Revisions since IID Approval Elevation Comparison
IID-17-03**

The Revised Trinity Office Building design has retained the character, materiality, overall massing and approach of the original, approved Infill Incentive District (IID) submittal with minor changes to both simplify the structural system and construction cost while accommodating more leasable area on the bottom floor.

Minor revisions include:

- A larger portion of the building will touch the ground plane to create more leasable space on the first floor. This larger ground floor eliminates the raised building on columns and will provide access on all four sides to create a more historical approach to how the building connects to the ground plane.
- This greater use of the ground plan also eliminates the parking under the central portion of the building of the previous scheme and reconfigures the parking around the building per the requirements set forth in the PAD (H) document.
- Square footage at upper floors reduces slightly at 2nd and 3rd floors.
- West facing balcony is removed and replaced with a 2nd floor roof deck at the east façade.
- Simplified fenestration on east and west facades becomes more regular and consistent with a more traditional and balanced solid/void façade treatment
- The building height directly adjacent to the Time Market reduces by 5' from 25' to 20'.

Specific revisions:

North Elevation

- Building height adjacent to Time Market reduces in height by 5' from 25' to 20'
- Structural system changes from steel to heavy timber thereby reducing glass height from 12' to 11' at all elevations due to deeper beams
- Storefront simplifies to reflect larger, one tenant on lower floor with lobby entrance to the top two floors off the east elevation
- Overhang at west creates shaded walkway

East Elevation

- Upper floors reduce in size and mass
- Lower floor fills in with ground floor tenant space

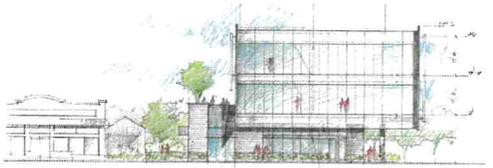
West Elevation

- Upper floors reduce in size and mass
- Lower floor fills in with ground floor tenant space
- Primary entrance to upper floors is created at west façade

South Elevation

- Lower floor fills in with ground floor tenant space
- Overhang at west creates shaded walkway

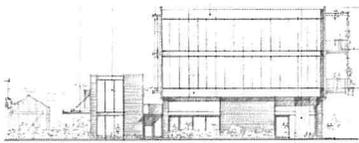
DESIGN CHANGES SINCE IID APPROVAL - ELEVATION COMPARISON



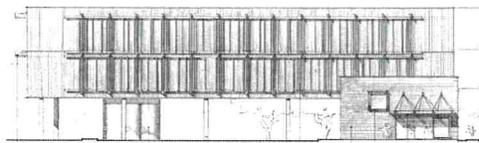
Revised North Elevation



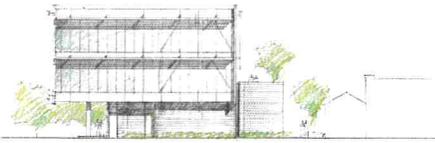
Revised East Elevation



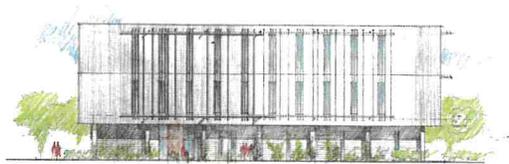
Approved North Elevation



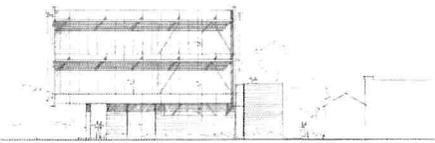
Approved East Elevation



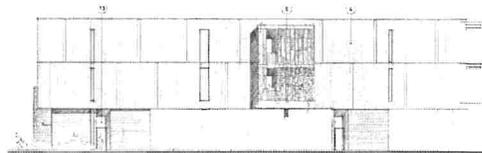
Revised South Elevation



Revised West Elevation



Approved South Elevation



Approved West Elevation

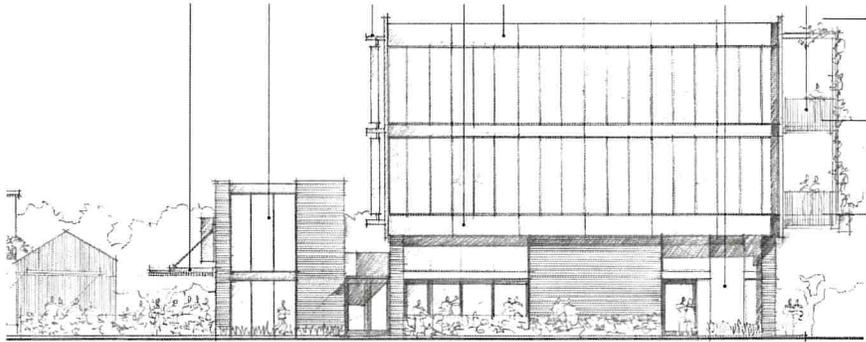
IID-17-03

THE
TRINITY

DESIGN CHANGES SINCE IID APPROVAL - ELEVATION COMPARISON



Revised North Elevation

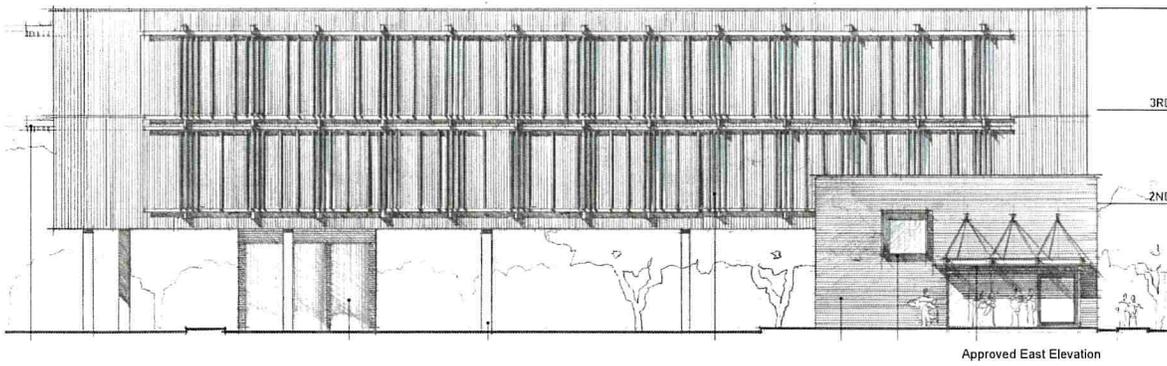


Approved North Elevation

IID-17-03

THE
TRINITY

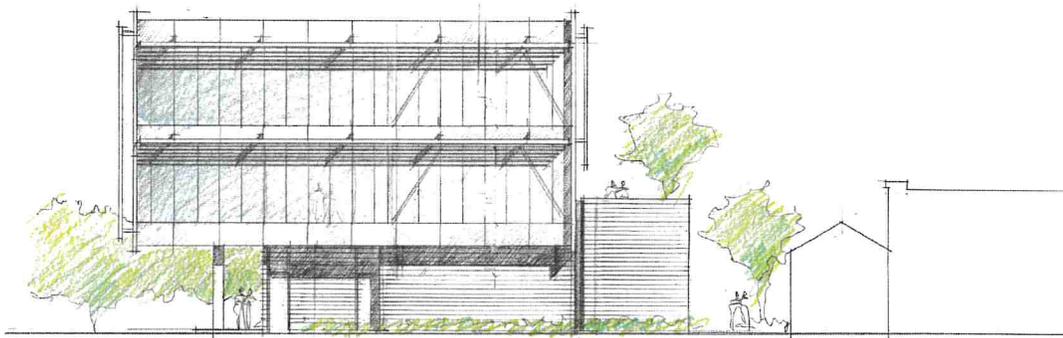
DESIGN CHANGES SINCE IID APPROVAL - ELEVATION COMPARISON



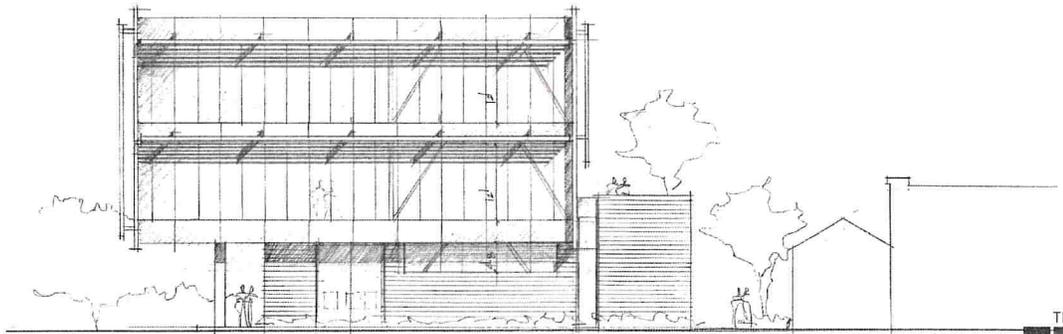
IID-17-03

THE
TRINITY

DESIGN CHANGES SINCE IID APPROVAL - ELEVATION COMPARISON



Revised South Elevation



Approved South Elevation

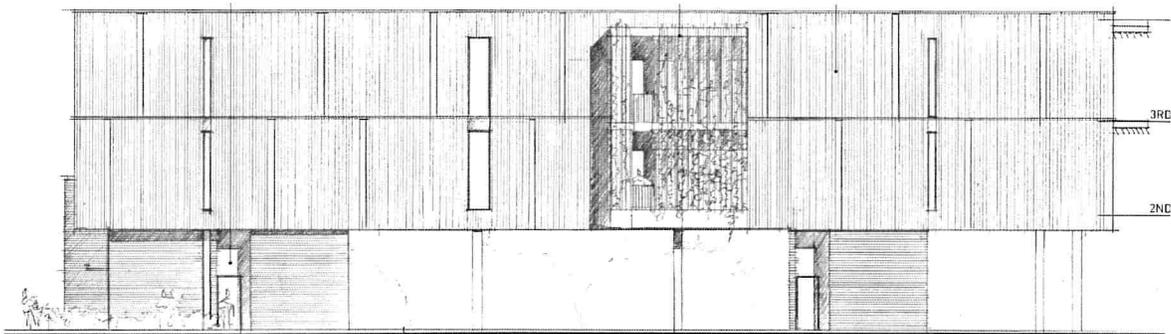
IID-17-03

THE
TRINITY

DESIGN CHANGES SINCE IID APPROVAL - ELEVATION COMPARISON



Revised West Elevation

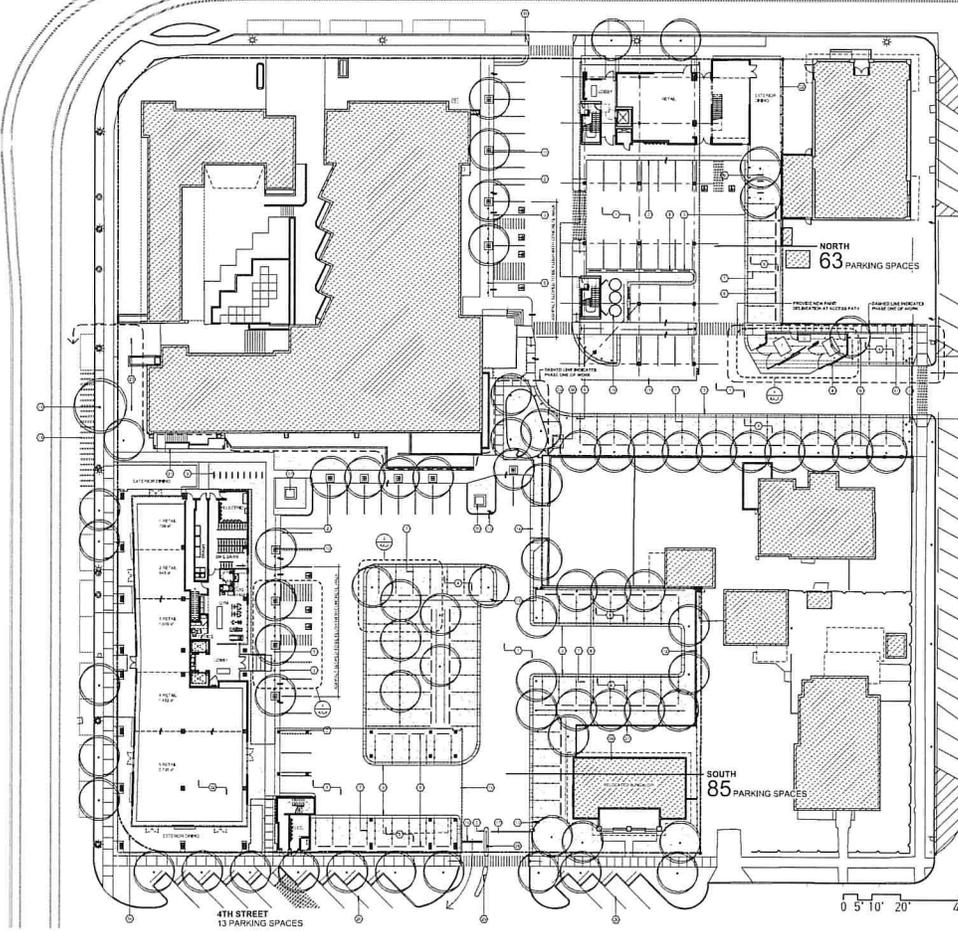


Approved West Elevation

IID-17-03

THE
TRINITY

APPROVED SITE PLAN



keynotes

1. ASPHALT OVER COMPACTED BASE COURSE
2. 8" HIGH RAISED CONCRETE CURB
3. FILLER CONCRETE CURB 4" THICK 4" HIGH
4. STABILIZED DECOMPOSED GRANITE AT PARKING SPACES WITH LANDSCAPE AND DECOMPOSED GRANITE ELSEWHERE ELSE
5. 7" O.D. 4.35" WALL THICKNESS ROUND STEEL BEING SQUARE AT 5' DIA. MANHOLE CAP TOP WITH 1/4" THICK FLATSTEEL WELD AND 6" DIA. SMOOTH ALL AROUND. SEE DETAIL
6. 3" ROUND 4.25" WALL STEEL PIPE WHEEL STOP WITH TWO 3/4" x 20" x 1/2" FLATSTEEL ANCHORING PLATES CUT TO SQUARE OF PIPE AND WELD ALL AROUND INTO CONCRETE FOOTING. SEE DETAIL
7. 6" DIAMETER 4" WALL STEEL MANHOLE COVER HOLLOW RIBBED CUT MOUNTED TO 8" x 8" REBAR SET IN CONCRETE IN GROUND. SEE DETAIL
8. 12" DIA. 8" HIGH TRAFFIC VEHICLE COMPOST ENCLOSURE. PROVIDE 8" X 8" GATES WITH TUBESTEEL OUTER FRAMES
9. 3/4" DIA. GALVANIZED IN-GROUND MOUNT "HORSeshOE SHOE RACK" MODEL #1510A WWW.HOBASUSAFLORIDA.COM
10. 4" x 4" STEEL TREE GRATE. PROVIDE WITH "TREE GRATE" WITH 1/2" SLOTS. HTTP://WWW.PORCELANITE.COM/PRODUCTS/TREEGRATE/
11. EXISTING CONCRETE WALK TO REMAIN OR BE RECONSTRUCTED TO MATCH CHANNEL
12. 8" CMU RETAINING WALL WITH MAXIMUM 24" GRADE DIFFERENTIAL. PROVIDE 4" HIGH UPRAISE FENCING AT TOP OF WALL
13. EXISTING POWER POLE TO REMAIN. VERIFY WITH ELECTRICAL ENGINEER IF POLE SHALL REMAIN
14. EXISTING DRIVE AND ACCESS TO ADJACENT PROPERTY TO REMAIN
15. EXISTING TREE TO REMAIN
16. CORN. 2" 1" LENGTH 2" ONLY TRAFFIC SPIKES. HTTP://WWW.SECURELANE.COM/TRAFFIC-SPIKES-2116
17. VEHICLE BARRIER GATE AND OPERATOR. HOLLOW WALL VEHICLE BARRIER GATE OR EQUAL. WWW.WHOLESALESPARKING.COM
18. ON STREET LOADING ZONE
19. DASHED LINE INDICATES BUILDING ABOVE
20. EXISTING CHURCH WATER COOLER TOWER TO REMAIN
21. NEW SUPPORT FOR EXISTING ROOF AND A.C. LINE. RE-PURPOSE SHADE PANELS FROM EXISTING EDUCATION BUILDING. EXPANDED / SHARPER METAL SHALL PROVIDE ANCHORAGE FOR RICE
22. EXISTING TIME MARKET COUNTY AND METAL FENCE AND TRILLS ABOVE. SEE EXISTING DRAWINGS DATED 12/2017 FOR SCOPE OF DEMOLITION WORK AT CHURCH AND EDUCATION BUILDINGS. GC SHALL PROVIDE BUCKET NUMBERS TO REPAIR AND CLOSE UP EXISTING BUILDING HISTORIC FACADE WHERE CUTS ARE MADE INTO EXISTING FABRIC OF BUILDING
23. RELOCATE BUNGALOW FROM ADJACENT PROPERTY TO NEW LOCATION MOVE EAST - 1175' SEE AS-BUILT DRAWINGS DATED 4.2017. BUNGALOW SHALL BE RETURNED TO ITS HISTORIC PLANNING CONFIGURATION TO EXCLUDE ADDITIONS TO NORTH-EAST SIDE. BUNGALOW SHALL HAVE ITS OWN POWER, CABLE, PHONE, WATER AND SEWER CONNECTIONS WHERE POSSIBLE
24. AREA FOR BUS PARK. PROVIDE TUBESTEEL 3X3 OUTER FRAME WITH WELDED WIRE 1" IN-FILL PANEL. CARRY WELDED AIRE MINIMUM 4' BELOW FINISH GRADE INTO 4" SLAB CONCRETE CURB
25. NEW CANONICAL PARKING IN RIGHT-OF-WAY PER DOT STANDARDS
26. OPTIONAL WATER HARVESTING SYSTEM FOR OFFICE BUILDING. PROVIDE 3/4" DIA. TUBESTEEL 10" HIGH CORRUGATED COLLECTOR TANKS WITH 5/8" DIA. CAP AND 7" DIA. 1/2" DIA. WPT SET TANKS INTO 16" THICK CONCRETE FOUNDATION AND IN ALL THREE TANKS
27. KEY PAD ACCESS CONTROLLER
28. "RIGHT TURN ON" SPACING
29. "LEFT TURN ON" SPACING
30. 50" HIGH CHROME FENCE CORRUGATED METAL HORIZONTAL MOUNTED TO 3X3X1/8 GAGE TUBE STEEL UPRIGHTS AT 6" O.C.
31. INTERIOR CONCRETE FLOOR PART OF TENANT IMPROVEMENT
32. 4x4" STEPS
33. CORNER OF SITE CURRENTLY OWNED BY THE CITY OF TUCSON SHALL BE ACQUIRED BY DEVELOPER OR DEFINE A VERTICAL EASEMENT IN ORDER TO BUILD OUT THE CORNER OF THE BUILDING AS INDICATED
34. CURB CHAINED TO PAVEMENT AS SHOWN TO ALLOW CONTROL ACCESS TO REMAIN VESTIGUS 25' RADIUS
35. EXISTING ELECTRICAL TRANSFORMER TO REMAIN AND SERVICE OFFICE BUILDING

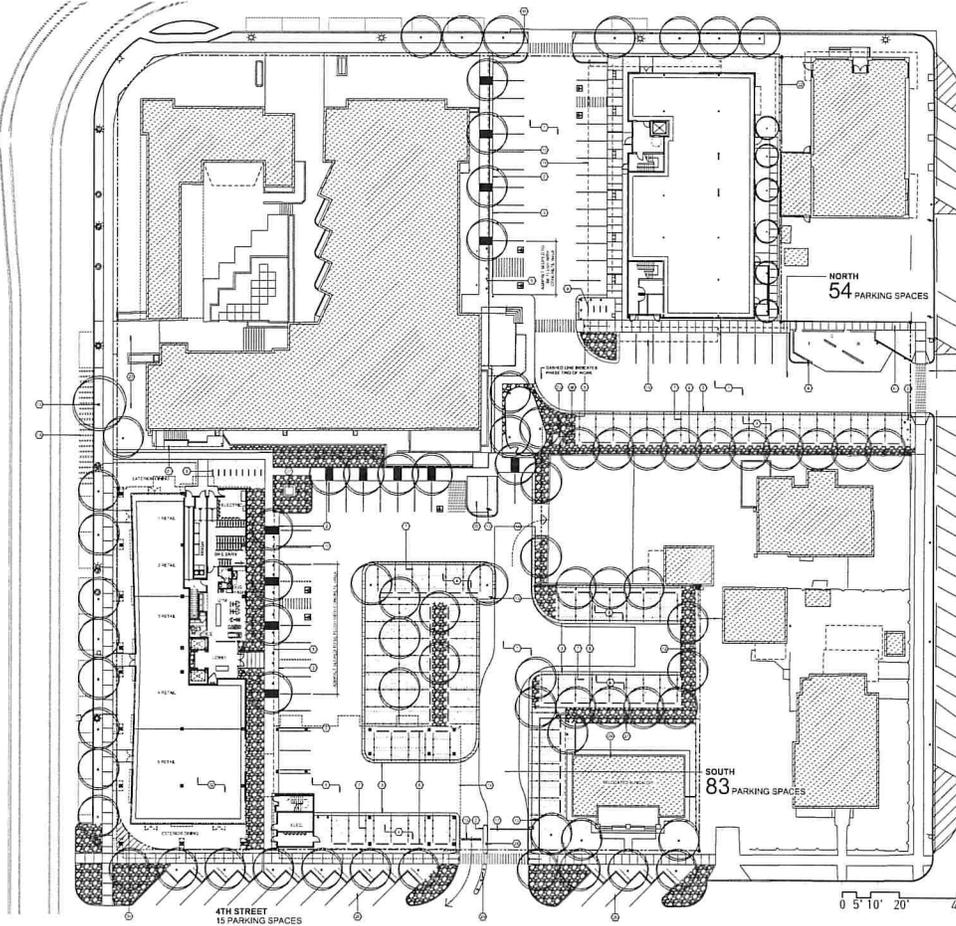
square footages gross

north site	office	retail
3rd floor	9,060 sf	
2nd floor	9,060 sf	466 sf
1st floor	871 sf	2,319 sf
total	18,851 sf	2,785 sf
GROSS	21,776 sf	

south site	residential	retail
4th floor	16,263 sf	
3rd floor	17,981 sf	
2nd floor	17,981 sf	
1st floor	3,218 sf	6,590 sf
total	55,443 sf	6,590 sf
GROSS	62,033 sf	

THE TRINITY

REVISED SITE PLAN



keynotes

1. ASPHALT OVER COMPACTED BASE COURSE
2. 8" HIGH-BASED CONCRETE CURB
3. FLUSH CONCRETE CURB 4" THICK 18" WIDE
4. STABILIZED DECOMPOSED GRANITE AT PARKING SPACES WITH LANDSCAPE AND DECOMPOSED GRANITE EVERYWHERE ELSE
5. 7" O.D. X 3/16" WALL THICKNESS ROUND STEEL TUBING BOLLARD AT 5' O.C. MANHOLE CAP TOP WITH 3/16" THICK FLAT STOCK WELD AND SPIND SMOOTH ALL AROUND. SEE DETAIL.
6. 3" ROUND X 2 1/2 WALL STEEL PIPE WHEEL STOP WITH TWO 3/4" X 2 1/2 X 1/2" B&S STOCK MOUNTING PLATES CUT TO SHAPE OF PIPE AND WELD ALL AROUND INTO CONCRETE FOOTING. SEE DETAIL.
7. 8" DIAMETER X 1 1/4" STEEL PARKING CINDER INDICATOR (LASER CUT) MOUNTED TO B&S. B&S SET IN CONCRETE 8" IN GROUND. SEE DETAIL.
8. 8" CIVIL 4" HIGH TRASH "RECYCLE COMPOST" ENCLOSURE. PROVIDE B-DECK GATES WITH TUBESTEEL OUTER FRAMES
9. B&S BACK GALVANIZED INGROUND MOUNT "MIDRANGE B&S HACK" MODEL S&S-08A-WAY. [WWW.HACK.COM](http://www.hack.com)
10. 48" X 48" STEEL "FREE GATE "IRONSMITH METRO TREE GRATE" WITH 1/2" SLOTS. [HTTP://WWW.IRONSMITH.COM/TREE-GRATES-METRO.HTM](http://www.ironsmith.com/tree-grates-metro.htm)
11. EXISTING CONCRETE WALK TO REMAIN OR BE RECONSTRUCTED TO MATCH ORIGINAL.
12. 8" CIVIL RETAINING WALL WITH MAXIMUM 2 1/4" GRADE DIFFERENTIAL. PROVIDE 4" HIGH GRANULE FENCING AT TOP OF WALL.
13. EXISTING POWER POLE TO REMAIN. VERIFY WITH ELECTRICAL ENGINEER IF POLE SHALL REMAIN.
14. EXISTING DRIVE AND ACCESS TO ADJACENT PROPERTY TO REMAIN.
15. EXISTING TREES TO REMAIN.
16. COBRA EZ 9' LENGTH EXIT ONLY TRAFFIC SPIRES. [HTTP://WWW.SECURELANE.COM/TRAFFIC/SPIRES.HTML](http://www.securelane.com/traffic/spires.html)
17. VEHICLE BARRIER GATE AND OPERATOR. APOLLO 14 ICE M&B BARRIER GATE OR EQUAL. [WWW.ICE.COM](http://www.ice.com)
18. "ON STREET" LOADING ZONE
19. EXISTING LINE PROTECTS BUILDING ABOVE.
20. EXISTING CHURCH WATER COOLER TOWER TO REMAIN
21. NEW SUPPORT FOR EXISTING ROOF AND AC UNIT. RE-PURPOSE SHAKE PANELS FROM EXISTING EDUCATION BUILDING. EXPANDED SHAPED METAL SHALL PROVIDE ARMATURE FOR VIBES
22. EXISTING TREE MARKET COURTYARD METAL FENCE AND TRELLIS ABOVE.
23. SEE DEMOLITION DRAWINGS (DATED 9.22.2015) FOR SCOPE OF DEMOLITION WORK AT CHURCH AND EDUCATION BUILDING. GC SHALL PROVIDE BLADES, HOBBES TO REPAIR AND CLOSE UP EXISTING BUILDING HISTORIC FACADE WHERE CUTS ARE MADE INTO EXISTING FABRIC OF BUILDING
24. RELOCATE BLUEGALOW FROM ADJACENT PROPERTY TO NEW LOCATION (MOVE EAST 4'-11") SEE AS-BUILT DRAWINGS DATED 4.1.2011. BLUEGALOW SHALL BE TURNED TO THE NORTH. PLAN AND CONFIGURATION TO EXCLUDE ADDITIONS TO NORTH-EAST SIDE. BLUEGALOW SHALL HAVE ITS OWN POWER, CABLE, PHONE, WATER AND SEWER CONNECTIONS WHERE POSSIBLE.
25. AREA FOR DOG PARK. PROVIDE TUBESTEEL 3X3 OUTER FRAME WITH WELDED WIRE 1 1/2" MESH PANEL. CARRY WELDED WIRE MINIMUM 4" BELOW FINISH GRADE INTO 6" X 6" FLAT CONCRETE CURB.
26. NEW DIAGONAL PARKING IN RIGHT-OF-WAY PER DOT STANDARDS.
27. OPTIONAL WATER HARVESTING SYSTEM FOR OFFICE BUILDING. PROVIDE 3/4" DIAMETER 6' HIGH CORRUGATED GALVEST TANKS WITH SOLID CAP AND 3" OVERFLOW PIPE TO LANDSCAPE. WET SET TANKS INTO 18" THICK CONCRETE FOUNDATIONS AND LEAK-ALL T-TRIE TANKS
28. KEY AND ACCESS CONTROLLER
29. "RIGHT TURN ONLY" SIGNAGE
30. "LEFT TURN ONLY" SIGNAGE
31. 32" HIGH GRANULE FENCE. CORRUGATED METAL HORIZONTAL MOUNTED TO 3/8" X 1/2" GAGE TUBE STEEL UPRIGHTS AT 5'-0" O.C.
32. INTERIOR CONCRETE FLOOR PART OF TENANT IMPROVEMENT
33. 4 1/2" STEPS
34. CORNER OF SITE CURRENTLY OWNED BY THE CITY OF TUCSON SHALL BE ACQUIRED BY DEVELOPER OR DEFINE A EASEMENT IN ORDER TO BUILD OUT THE CORNER OF THE BUILDING AS INDICATED
35. CIVIL ENGINEER TO PURSUE A T.S.M.U. TO ALLOW EXISTING ACCESS TO REMAIN VERSUS 20' RAILS
36. EXISTING ELECTRICAL TRUNKING TO REMAIN AND SERVICE OFFICE BUILDING
37. NEW ELECTRICAL TRUNKING TO SERVICE RESIDENTIAL BUILDING

square footages gross

north site	office	retail
3rd floor	8,670 sf	
2nd floor	8,670 sf	
1st floor	7,807 sf	
total	25,147 sf	
GROSS	25,147 sf	

south site	residential	retail
4th floor	16,263 sf	
3rd floor	17,971 sf	
2nd floor	17,971 sf	
1st floor	2,168 sf	6,589 sf
total	54,403 sf	6,589 sf
GROSS	62,039 sf	

ID-17-03

THE TRINITY