

# INFILL INCENTIVE DISTRICT DESIGN PACKAGE for 1 WEST BROADWAY

1 JULY 2015

## OWNER/PROJECT ADMINISTRATION

7740 Oracle LLC, Elcaro Xtra LLC, Vistoso LLC  
6422 E Speedway Blvd, Suite 130  
Tucson, Arizona 85710

## PREPARED FOR

Robert Caylor Construction Company  
6422 E Speedway Blvd, Suite 130  
Tucson, Arizona 85710  
Attn: Rob Caylor



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## Project Introduction

With a surge of investment in Tucson's Downtown Core, long term housing has become important to the future fabric of the area. The increasing employment opportunities and amenities being offered in the Downtown Core are resulting in increased demand for a variety of housing options and lifestyles. The 1 West Broadway project seeks to fulfill that demand by offering a mixed use, transit-oriented development, at one of the major activity corners of Downtown Tucson —Stone & Broadway.

The proposed 1 West Broadway development will offer a distinct retail oriented base, while supporting 4 unique floors of residential units above. The almost 5,000 square feet of retail and office space, and the 40 multi-family residential units will be in the heart of Downtown Tucson, offering prospective tenants exceptional access to some of the finest establishments and employment opportunities Tucson has to offer. Bounded to the east by Stone Avenue, and the north by Broadway Boulevard, the project site is surrounded by amenities and employment opportunities, including 1 South Church, La Placita, Fox Tucson Theatre, St. Augustine Cathedral, the Municipal Complex, the Tucson Convention Center, and Congress Street to name a few. Conveniently located along the Sun-Link transportation system, the proposed development offers easy access to the entire Central Business District, 4<sup>th</sup> Avenue, and the University of Arizona.

Development in Tucson, especially the Downtown Core, must preserve the rich cultural history while seeking to obtain an architectural model focused on accommodating the future higher population densities within the Central Business District. This project understands the balance between progress and respect for previous developments.

Being a part of the Infill Incentive District Overlay, comments and questions are welcomed as a part of the Design Review Committee process. This project is committed to bringing long-term value to Downtown Tucson, and looks forward to a positive review process. Please see the following pages representing a snapshot of the proposed 1 West Broadway development.

Sincerely,



Matt Stuart

Project Manager

Cypress Civil Development



# EXISTING PHOTO INDEX

The following pages show images taken from various locations adjacent to the 1 West Broadway development area. Please refer to this page to orient the following photos with the surrounding area.



# SOUTHEAST

This picture displays the existing conditions at the intersection of Stone Avenue and W Jackson Street—looking west. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties.



Engberg  
Anderson  
ARCHITECTS

CYPRESS  
CIVIL DEVELOPMENT

Caylor  
CONSTRUCTION COMPANY

onewest

# SOUTHEAST

This picture displays the existing conditions at the intersection of Stone Avenue and Jackson Street—looking north. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties of the Downtown Core.



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COLLECTIVE CONSULTANTS

onewest

# SOUTHWEST

This picture displays the existing conditions at the southwest corner of the site, along Jackson Street—looking west. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties.



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# SOUTHWEST

This picture displays the existing conditions at the southwest corner of the site, along Jackson Street—looking east. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties.



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CIVIL DEVELOPMENT

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COLLECTIVE CONSULTING ENGINEERS

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# NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, along Broadway Boulevard—looking west. This photo displays the existing streetscape and architecture of the adjacent historic & neighboring properties of the Downtown Core.



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# NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, along Broadway Boulevard—looking east. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties of the Downtown Core.



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# NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, along Broadway Boulevard—looking south into the site. This photo displays the existing architecture of the adjacent historic & neighboring properties.



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# NORTHWEST

This picture displays the existing conditions at the northwest corner of the site, along Broadway Boulevard—looking north away from the site. This photo displays the existing architecture of the Downtown Core.



# NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, at the corner of Stone Avenue and Broadway Boulevard—looking east. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties of the Downtown Core.



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# NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, at the corner of Stone Avenue and Broadway Boulevard—looking south. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties.



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# NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, at the corner of Stone Avenue and Broadway Boulevard—looking west. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties of the Downtown Core.



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# NORTHEAST

This picture displays the existing conditions at the northeast corner of the site, at the corner of Stone Avenue and Broadway Boulevard—looking north. This photo displays the existing streetscape and architecture of the adjacent & neighboring properties of the Downtown Core.



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1 July 2015

City of Tucson Development Services  
201 N Stone Avenue  
Tucson, Arizona 85701

**The following letter provides a description outlining the proposed scope of work for the 1 WEST BROADWAY development as it relates to the Downtown Area Infill Incentive District (IID) overlay zone:**

**EXEMPTION REQUEST:**

The 1 West Broadway project is located at the southwest corner of Stone Avenue and Broadway Boulevard, within the Downtown Core Subdistrict (DCS) and Rio Nuevo Area (RNA) of the Downtown Area Infill Incentive District overlay zone. This project is seeking to modify certain development requirements through the Infill Incentive District Design Package submittal process. As a part of the DCS, the Development will be required to comply with the following:

- 1) Permitted uses listed within Section 5.12.9.A;  
Mixed Use – combination of Retail Trade Group, Commercial Services Group, and Multifamily Dwelling 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 C-3 = 75', OCR-2 = 300'
- 3) Demolition and façade alteration standards and review requirements in accordance with UDC Section 5.8.10, Demolition of Historic Properties, Landmarks, and Structures of the Rio Nuevo Area and Infill Incentive District;  
New Construction – no demolition or alteration
- 4) When provided, landscaping shall be in accordance with the City's drought-tolerant plant list;  
Plants have been selected from approved list
- 5) Bicycle parking shall be provided when motor vehicle parking is provided; The required number of bicycle parking spaces may be reduced pursuant to an IID Parking Plan, Section 5.12.8.E;  
New bike parking provided per UDC requirements
- 6) Where applicable, applicants are strongly encouraged to comply with Section 7.7, Native Plant Preservation;  
No Native Plants to be removed

## **INFILL INCENTIVE DISTRICT (IID) NARRATIVE:**

### **1. STATE THE APPLICANT'S INTENTION TO USE THE IID ZONING OPTION IN LIEU OF EXISTING UNDERLYING ZONING;**

**Response:** It is the intent of the proposed development to use the IID zoning option in lieu of the underlying zoning in order to maximize the site's location as it pertains to creating a sustainable, transit-oriented infill development project; that offers a pedestrian friendly environment, takes advantage of the Tucson Sun-Link transportation system, and provides a much needed boost to the Downtown Core and the major Broadway/Stone activity center. The project seeks the following modifications permitted through the use of the IID overlay zone:

Multi-Zone Parcels – Per UDC Section 5.12.8.F – multi-zone parcels may distribute the uses and building massing across the multiple zoning districts and parcels. The site consists of 2 zoning districts – C-3 and OCR-2. In return for allowing uses and building massing to be distributed across the multiple districts and parcels, the proposed development seeks to enhance some of the design standards by creating a unique pedestrian experience while also mitigating the potential impact of the new development through architectural design and construction techniques on the existing, less intensely developed adjacent parcels,.

Building Height – Per UDC Section 5.12.8.F – multi-zone parcels may distribute the building massing and uses across the zoning districts. The site consists of 2 zoning districts – C-3 and OCR-2, which allow for a maximum building height of 75 feet and 300 feet respectively. As a multi-zone parcel, the proposed development seeks to distribute the building massing evenly across the entire site and establish a maximum height limit of 90 feet. The even distribution of building mass allows for a consistent architectural approach to the site, maximizing the building footprint – congruent with neighboring parcels within the development area; while also minimizing the impact to the surrounding buildings and parcels by limiting the overall height.

Maximum Lot Coverage – Per UDC Section 5.12.10.C.3 – relief from maximum lot coverage standards is allowed for projects within the DCS. Relief from the lot coverage requirements would allow this Development to maintain a buildable footprint congruent with the surrounding buildings within this development zone, and distribute the building massing evenly across the entire site.

Environmental Services – Per UDC Section 5.12.10.D.2 – modifications to the on-site refuse collection standards are allowed for projects within the DCS. Due to the site's constraints, and the building's design to create a sustainable, transit-oriented development, a modification is necessary to accommodate the recycle and waste removal. Waste and recycle containers will remain hidden from pedestrian view during normal business hours through storage options within the architectural footprint, providing easy and secure access for tenants and building management. Utilizing the existing loading zone along Stone Avenue,

building management can transition the containers to the street for easy and convenient pick up by Environmental Services during the morning hours, avoiding any public health and/or traffic safety issues. At the time of this writing, site specifics, and the details of a management plan are still being considered by each party; however, an agreement in principal has been made based on the actions described hereto.

Off-Street Loading – Per UDC Section 5.12.10.C.6 – relief from the off-street loading requirements is allowed for projects within the DCS. Following preliminary review by Environmental Services, City Staff has recommended that the existing Off-Street Loading zone along the proposed building frontage off Stone Avenue, be transitioned to from an 8-hour loading and unloading zone to a 24-hour loading and unloading zone. This action ensures recycle and waste collection is not disrupted by legally parked vehicles and thus avoiding a public health and/or traffic safety issue.

Major Streets and Routes Setback Zone – Per UDC Section 5.12.5.B.1 – relief from the MS&R setbacks is allowed for projects within the DCS. The proposed project is located within the DCS, and as such, the proposed development seeks relief from the requirements of the Major MS&R setbacks. Doing so creates a unique pedestrian friendly environment that maximizes the development footprint with setbacks and perimeter yards congruent with adjacent parcels.

Landscaping/Screening – Per UDC Section 5.12.10.C.7 – relief from landscaping and screening standards is allowed for projects within the DCS. The proposed project is located within the DCS and, as such, the proposed development seeks relief to maintain a building footprint that is congruent with the surrounding buildings within this development zone. Also, in order to create a unique pedestrian friendly environment that maximizes the transit-oriented development's footprint (while maintaining visible ground floor activity), relief from the landscaping and screening requirement is necessary. Where available and applicable, drought tolerant trees and plants will be installed or left in place to maintain the minimum 50% shade coverage for pedestrian paths.

Minimum Perimeter Yard – Per UDC Section 5.12.10.C.2 – relief from the minimum perimeter yard standard is allowed for projects within the DCS. The proposed project is located within the DCS and, as such, the proposed development seeks relief to maintain a building footprint that is congruent with the surrounding buildings within this development zone. Also, in order to create a unique pedestrian friendly environment that maximizes the transit-oriented development's footprint (while maintaining visible ground floor activity), relief from the minimum perimeter yard requirement is necessary.

Sight Visibility Triangle – Due to the low intensity uses and reduced traffic volume environment of Jackson Street, a reduction in the Sight Visibility Triangle is being requested from the 20 foot short stem standard, per TSM Section 10.-01.5.3, to a 15 foot short stem at the vehicular ingress/egress point.

Motor Vehicle Parking – Per UDC Section 5.12.10.C.5 – relief from minimum vehicular and bicycle parking standards is allowed for projects within the DCS. The proposed project is located within the DCS and, as such, the proposed development seeks relief from the requirements of the Motor Vehicle Parking requirement. Private parking will be made available for building tenants, while bicycle parking will continue to be provided per UDC Section 7.4 requirements. Urban environment parking alternatives are available, including metered on-street spaces along Stone Avenue and Jackson Street, as well as spaces within the La Placita garage - located immediately to the south of the proposed project.

Plazas and Open Space – Per UDC Section 5.12.7.D.3.a – relief from the plaza and open space requirement may be waived or reduced if the development enhances the downtown pedestrian environment. The proposed project is within the Rio Nuevo Area, and seeks to provide approximately 4,775 square feet, or 4.7% of the gross floor area, as Plaza and Open Space for public and private use. Elements associated with the open space include a recessed plaza near the main entry of the building, enhanced pedestrian paths, patios and balconies, and green terraces. This project seeks to request a modification to the 5% gross floor area requirement for Plazas and Open Space based on the additional elements presented to enhance the pedestrian environment, including: Enhanced and varied pedestrian pathways and streetscapes; increased shade and heat island effect reduction; enhanced pedestrian safety measures through the consolidation of vehicular access points; visually appealing architectural elements; and the development of a sustainable, transit-oriented, infill project.

**2. DESCRIBE HOW THE PROJECT IS CONSISTENT WITH THE IID PURPOSE TO CREATE SUSTAINABLE INFILL DEVELOPMENT;**

**Response:** This project creates 40 multi-family residential units and approximately 5,000 square feet of retail & office space on a half-acre of land within the Downtown Core Subdistrict. This development supports the existing commercial and retail development within the Downtown Core by providing workers and consumers a unique downtown housing and shopping opportunity. Ideally positioned along the Tucson Sun-Link transportation system, the proposed project is a model for transit-oriented development, and will be able to provide easy accessibility to, and from, the Tucson Central Business District, the vibrant 4<sup>th</sup> Avenue, and the University of Arizona. The project site is surrounded by amenities and employment opportunities, including 1 South Church, La Placita, Fox Tucson Theatre, St. Augustine Cathedral, the City/County Municipal Complex, the Tucson Convention Center, and Congress Street to name a few.

**3. DESCRIBE THE BENEFITS THE PROJECT WILL BRING TO THE ADJACENT PROPERTIES AND THE SURROUNDING AREA;**

**Response:** This project will increase consumer traffic within an area lush with restaurant, retail, and office employment centers, both new and old, within Tucson's Downtown Core Subdistrict. This project replaces an underutilized surface parking lot with residential and retail opportunities, meeting the increasing demand of the general population to relocate to

an urban environment and experience the various amenities offered. The result is an improved built environment that provides a pedestrian friendly streetscape, accessibility to alternative modes of transportation, and architectural features that offer more visual appeal than the existing paved parking area.

*4. DESCRIBE ANY SIGNIFICANT ADVERSE EFFECTS, SUCH AS NOISE LEVELS, GLARE, ODORS, VIBRATION, ILLUMINATION, FUMES AND VAPORS, THE PROJECT WILL HAVE ON ADJACENT PROPERTY;*

**Response:** Noise levels, illumination, vibration, fumes and vapors, and odors associated with this project would be no different, if not less than, those associated with the existing surrounding businesses. The proposed uses – retail, office, and predominantly residential, are all relatively low intensity uses, and comparable to those being implemented by adjacent properties. It is not only in the best interest of building management, but also their goal, to be cautious in leasing retail space to those whose operations do not conflict with the quiet, peaceful nature of the residences.

In regard to the neighboring Historic structures, we propose to undertake the following measures and precautions:

- Adjacent to the north wall of the existing Cope Community Services building (at the southeast corner of the proposed development), we will maintain a three to five foot separation distance. Excavation depth of the 1 West Broadway project will be to the depth of the Cope basement foundation. This approach eliminates the possibility of soil pressure loading on the existing foundation walls.
- Where the 1 West Broadway building is within twelve to eighteen inches of either the Cope building or the Ben's Bells building (west of the proposed development), the perimeter wall will bear on a 24" deep grade beam supported at each end by drilled caissons. The grade beam will require minimal excavation to construct, just the depth of the beam, and will essentially eliminate any soil pressure loading on adjacent foundations as the caissons will support the load transferred from the grade beams. The caissons, spaced approximately 30 feet apart, are offset from the property line with the edge coming no closer than three feet to adjacent existing construction. They will be drilled to minimum depths of twenty five feet. The drilling procedure minimizes construction vibration as it requires no soil compaction.

*5. DESCRIBE HOW THE PROJECT WILL CREATE A PEDESTRIAN-ORIENTED STREETScape IN COMPLIANCE WITH THE STREET STANDARDS (UDC SEC. 5.12.8.A);*

**Response:** The base of the building will consist of a single level of retail and a level of parking above, and seeks to provide transparency at the pedestrian level by creating minimal structural impact and providing windows for at least 50% of the frontage. The height of the parking level will closely resemble the height of the adjacent building at 40 West Broadway, as

well as the 2-story building to the south; and is intended to assist in transitioning the scale between the new mid-rise building and neighboring properties.

The project will provide architectural elements and details on the first two floors levels, while ensuring any single plane of façade is no longer than 50 linear feet without being broken up by additional architectural detail. The building mass is punctuated by balconies consisting of both recessed and projecting elements. The recesses add a degree of privacy, while the combination with projection adds both depth and shadow interplay to the façade. The building mass is then broken at the parapet line above the balconies by both a change in height and in material, creating a varied silhouette at the skyline.

The streetscape will provide shaded opportunities by way of the recessed and projecting architectural elements, along with trees and various planters to assist in reducing the variable heat island effect. Varied paving along Broadway Boulevard and Stone Avenue will offer an enhanced pedestrian environment, and along with the inclusion of a recessed corner plaza, provide a safe and friendly pedestrian zone at one of Downtown Tucson’s major activity intersections.

Entrances will be visible and identifiable from both Broadway Boulevard and Stone Avenue through the use of illumination, graphics, or other unique details. Parking is located within the interior of the site and will be screened accordingly through the use of the building’s architecture, ensuring the view from the street level of parked vehicles is limited.

6. *DESCRIBE HOW THE PROJECT WILL SUPPORT A SAFE STREETScape COORDINATED WITH ADJOINING PROPERTIES;*

**Response:** Vehicular traffic into the property will be limited to a single ingress and egress location along Jackson Street. The single entry/exit for vehicles focuses travel to a predictable location for pedestrian travelers, all but eliminating pedestrian/vehicle conflict along the 2 major arterials – Broadway Boulevard and Stone Avenue. This design improves the ability for pedestrian users to anticipate vehicle movements and increases caution at the conflict point, while offering a friendly and safe pedestrian streetscape environment where alternative transportation options may be maximized.

7. *DESCRIBE HOW THE PROJECT WILL TRANSITION TO ADJACENT EXISTING RESIDENCES AND PROVIDE MITIGATION IN COMPLIANCE WITH THE DEVELOPMENT TRANSITION STANDARDS (UDC SEC. 5.12.8.B);*

**Response:** The Development Transition standards do not apply to this project as this development does not abut any residences lying outside of the Downtown Core Subdistrict.

8. *INDICATE WHETHER THE PROJECT WILL SIGNIFICANTLY IMPEDE SOLAR ENERGY OPTIONS TO ADJACENT PROPERTIES;*

**Response:** In the Downtown Core Subdistrict, future development is zoned for higher intensity developments. This project’s underlying zoning is C-3 and OCR-2, which allows for construction up to 75 feet and 300 feet in height respectively. The IID allows for uses and building massing to be distributed across the multiple zoning districts, provided that the development mitigates the impact on existing, less intensely developed adjacent parcels. The project is proposing a building height of 90 feet, less than 1/3 of the maximum allowable height under the OCR-2 zoning. The property is bordered to the north by Broadway Boulevard and the One South Church building, which stands at approximately 330 feet in height. To the south the property is bordered by Jackson Street and the La Placita parking garage. Being in the northern hemisphere, it is recommended that solar panels are oriented in a southerly fashion. The proposed project will not impede the existing adjacent parcels, to the east and west (Ben’s Bells and Cope Building) from exploring solar energy options in the future.

*8. DESCRIBE THE TYPES OF DROUGHT TOLERANT AND NATIVE LANDSCAPING THAT WILL BE USED IN THE PROJECT AND HOW IT WILL BE USED TO ENHANCE THE PROJECT;*

**Response:** This project is within the Downtown Core Subdistrict and will be proposing the use of drought tolerant trees/shrubs per the approved City of Tucson Plant List, as well as those species recommended within the Downtown Streetscape Interim Policy. As a result, the potable water demand ratio for this project per square foot of usable space will be drastically lower than the typical City of Tucson commercial retail and lodging project ratio.

**THIS PROJECT REQUESTS REDUCTIONS IN PARKING AND THEREFORE MUST RESPOND TO THE FOLLOWING:**

*1. DEMONSTRATE HOW THE PROPOSED REDUCED OFF-STREET MOTOR VEHICLE PARKING WILL NOT HAVE AN ADVERSE IMPACT ON ADJACENT PROPERTIES;*

**Response:** This project lies within the Downtown Core Subdistrict and is surrounded by arterial and collector streets. The new development will incorporate garage parking for private leasing. Also, other urban parking options are available, including metered on-street spaces and spaces within the La Placita garage.

*2. DEMONSTRATE HOW TRAFFIC GENERATED BY THE OFF-STREET MOTOR VEHICLE PARKING PROPOSED IN THE MDR APPLICATION DOES NOT BURDEN NEIGHBORING RESIDENTIAL STREETS;*

**Response:** (SAME AS RESPONSE #1) This project lies within the Downtown Core Subdistrict and is surrounded by arterial and collector streets. The new development will incorporate garage parking for private leasing. Also, other urban parking options are available, including metered on-street spaces and spaces within the La Placita garage.

## **RIO NUEVO DISTRICT (RND) NARRATIVE:**

### **Building Design Standards – UDC section 5.11.14**

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 is zoned C-3 and OCR-2, allowing for a maximum height of up to 300 feet. However, to reduce the impact on the surrounding developments and to maintain an appropriate scale, the new building will be a maximum height of approximately 90 feet, less than 1/3 of the allowable and underlying zoning height. This height is of similar scale to the adjacent structures within the same block. The height of the parking level will closely resemble the height of the adjacent building at 40 West Broadway (Ben's Bells), as well as the 2-story building to the south (Cope Building); and is intended to assist in transitioning the scale between the new mid-rise building and neighboring properties.

2. *ALL NEW CONSTRUCTION SHALL MAINTAIN THE PREVAILING SETBACK EXISTING WITHIN ITS DEVELOPMENT ZONE;*

**Response:** As part of the Downtown Core Subdistrict, this project is exempt from Perimeter Yard Setback standards. 40 West Broadway (Ben's Bells) and 80 South Stone (Cope Building), both adjacent properties, maintain a zero lot line setback. The new building will provide minimal setbacks, and maintain a congruent footprint within the development zone.

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 base of the building will consist of a single level of retail and a level of parking above, and seeks to provide transparency at the pedestrian level by creating a minimal structural impact and providing windows for at least 50% of the frontage. The height of the parking level will closely resemble the height of the adjacent building at 40 West Broadway, as well as the 2-story building to the south (Cope Building); and is intended to assist in transitioning the scale between the new mid-rise building and neighboring properties. Windows along the lower level will be constructed of a natural anodized, thermally broken, aluminum storefront style system, similar to what is currently represented at 1 East Broadway. Transparency for the lower level windows is desirable, as typical solar exposure for this location is from the east and north. The façade will present scale-defining elements through the use of recessed areas, which will feature contrasting color horizontal cement board. A smooth sand texture, comprised of stucco/EIFS, will serve as the



predominant material along the frontage, with painted steel being utilized to frame the main building entrance. The second story parking will be screened by a painted horizontal tube structure, backed by an opaque metal screen. Paint color is anticipated to be of the same family and palette that is present at the 40 West Broadway (Ben’s Bells) building and parcel.

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 base of the building will consist of a single level of retail and a level of parking above, and seeks to provide transparency at the pedestrian level by creating a minimal structural impact and providing windows for at least 50% of the frontage. Windows along the lower level will be constructed of a natural anodized, thermally broken, aluminum storefront style system, similar to what is currently represented at 1 East Broadway. Transparency for the lower level windows is desirable, as typical solar exposure for this location is from the east and north.

5. *A SINGLE PLANE OF FAÇADE AT THE STREET LEVEL MAY NOT BE LONGER THAN 50 WITHOUT ARCHITECTURAL RELIEF OR ARTICULATION BY FEATURES SUCH AS WINDOWS, TRELLISES AND ARCADES;*

**Response:** See included elevation following this narrative. Architectural relief has been detailed on all sides of the building, ensuring any single plane of façade does not extend further than 50 feet.

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, and safety, and will rely on lighting that not only compliments the building architecture without distracting from the elements of the façade, but also be in full compliance with the Dark Sky Ordinance. Additional architectural details have been added to the exterior to ensure pedestrian scale, including recessed areas which feature contrasting color horizontal cement board, and inviting storefront style window applications.

7. *THE FRONT DOORS OF ALL COMMERCIAL AND GOVERNMENT BUILDING SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED BY GRAPHICS, LIGHTING, MARQUEES, OR CANOPIES;*

**Response:** The main pedestrian entry for the building will be at the corner of Broadway Boulevard and Stone Avenue. It will be highlighted by a recessed plaza to provide increased visibility from either street, and to promote a pedestrian friendly environment. A large, steel number “1” will be located and lighted above the entrance canopy, announcing not only the address, but providing an inviting graphic to the building façade.

8. *MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLIMENT THE OVERALL HISTORIC CONTEXT OF THE DOWNTOWN AND RESPECT THE ARCHITECTURAL INTEGRITY OF THE HISTORIC FAÇADE;*

**Response:** This project consists entirely of new building construction but strives to adhere to the existing aesthetic within this development area.

9. *BUILDINGS SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS-OF-WAY FROM REFLECTED HEAT AND GLARE;*

**Response:** Architectural details and features such as recessed windows, balconies, and other façade variations are represented throughout the design, and provide both depth and shadow interplay to the building appearance. Glazing on the upper level windows will be of a gray tint, reducing not only the infiltration, but drastically reducing the reflective glare and impact on the surrounding buildings. Currently the site is paved asphalt; future development will add landscaping elements that will reduce the heat island effect.

10. *SAFE AND ADEQUATE VEHICULAR PARKING AREAS DESIGNED TO MINIMIZE CONFLICTS WITH PEDESTRIANS AND BICYCLES SHALL BE PROVIDED;*

**Response:** Vehicular traffic into the property will be limited to a single ingress and egress location along Jackson Street. The single entry/exit for vehicles focuses travel to a predictable location for pedestrian travelers, thus eliminating pedestrian/vehicle conflict along the 2 major arterials – Broadway Boulevard and Stone Avenue. This design improves the ability for pedestrian users to anticipate vehicle movements and use increased caution at the conflict point, while offering a friendly and safe pedestrian streetscape environment where alternative transportation options may be maximized.

11. *ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS, USING SHADE STRUCTURES OR VEGETATION, WHERE PERMITTED BY THE CITY OF TUCSON;*

**Response:** This project will utilize a combination of architectural building features and new canopy trees to provide adequate shading for pedestrians.

12. *COLORS MAY CONFORM TO THE OVERALL COLOR PALLETTE AND CONTEXT OF THE DOWNTOWN AREA OR SUBAREA OR MAY BE USED EXPRESSLY TO CREATE VISUAL INTEREST, VARIETY, AND STREET RYTHMS. 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 will adhere to the existing color scheme prevalent within the Downtown development area (see Elevation), and will closely resemble the color palette at 40 West Broadway (Ben’s Bells). The building will have a smooth sand texture, with contrasting horizontal color concrete boards at recessed locations. Materials to be used include, but are not limited to concrete; glass, stucco, and steel.

13. *NEW BUILDINGS SHALL USE MATERIALS, PATTERNS, AND ELEMENTS THAT RELATE TO THE TRADITIONAL CONTEXT OF THE DOWNTOWN AREA OR SUBAREA;*

**Response:** Concrete, glass, stucco, and steel are all materials prevalent throughout the Downtown area. This project intends to feature all of these materials as major architectural elements throughout the building façade.

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 a Mixed Use Development – a combination of Retail, Commercial Office, and Multifamily Residential Dwellings.

15. *PRIMARY PUBLIC ENTRIES 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 OR, AND ACCESS TO, RESIDENTIAL STRUCTURES MAY BE ELEVATED. SECONDARY ACCESS MAY BE PROVIDED FROM OFF-STREET PARKING AREAS;*

**Response:** The primary public pedestrian entry for the building will be at the corner of Broadway Boulevard and Stone Avenue. It will be highlighted by a recessed plaza to provide increased visibility from either street, and to promote an at grade, pedestrian friendly environment. A large, steel number “1” will be located and lighted above the entrance canopy, announcing not only the address, but providing an inviting graphic to the building façade.

#### **Site Design Standards – UDC section 5.11.5**

1. *VEHICULAR CIRCULATION;*

**Response:** See Development Plan DP15-0084.

2. *PARKING;*

**Response:** See Development Plan DP15-0084.

3. *PLAZAS AND OPEN SPACE;*

**Response:** See Development Plan DP15-0084.

4. *STREETSCAPE;*

**Response:** See Development Plan DP15-0084, Color Building Elevation, and Downtown Streetscape Interim Policy response.

**General Restrictions – UDC Section 5.12.7**

1. *NEW DRIVE-IN OR DRIVE-THROUGH FACILITIES ARE NOT PERMITTED, EXCEPT FOR BUSINESSES LOCATED ADJACENT TO THE FREEWAY, OR AS APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS;*

**Response:** This project will not have any drive-in or drive-through facilities.

2. *USES SHALL BE ACCOMODATED WITHOUT ALTERING THE HISTORIC CHARACTER-DEFINING FEATURES OF STRUCTURES ON OR ELIGIBLE FOR DESIGNATION ON THE NATIONAL REGISTER;*

**Response:** This project will consist entirely of new construction.

These responses are intended to supplement the Infill Incentive District Design Package submittal to the City of Tucson. Other items have been submitted, as required, and the package should be considered as a whole. If there are any questions, please feel free to contact the undersigned.

Sincerely,

**Cypress Civil Development**



Matt Stuart

Project Manager

(520) 505-1023

[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)



## 1 WEST BROADWAY APARTMENTS

NORTH EAST ELEVATION

Scale: 1/16" = 1'-0"

JUNE 26, 2015

Engberg Anderson Project No. 132316

MILWAUKEE | MADISON | TUCSON | CHICAGO



Engberg  
Anderson  
ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

## 1 WEST BROADWAY APARTMENTS

SOUTH ELEVATION

Scale: 1/16" = 1'-0"

JUNE 26, 2015

Engberg Anderson Project No. 132316



Engberg  
Anderson  
ARCHITECTS

MILWAUKEE | MADISON | TUCSON | CHICAGO

## 1 WEST BROADWAY APARTMENTS

EAST ELEVATION

Scale: 1/16" = 1'-0"

JUNE 26, 2015

Engberg Anderson Project No. 132316



MILWAUKEE | MADISON | TUCSON | CHICAGO

## 1 WEST BROADWAY APARTMENTS

### SOUTH ELEVATION

Scale: 1/16" = 1'-0"

JUNE 26, 2015

Engberg Anderson Project No. 132316





MILWAUKEE | MADISON | TUCSON | CHICAGO

## 1 WEST BROADWAY APARTMENTS

NORTH ELEVATION

Scale: 1/16" = 1'-0"

JUNE 26, 2015

Engberg Anderson Project No. 132316



MILWAUKEE | MADISON | TUCSON | CHICAGO

## 1 WEST BROADWAY APARTMENTS

### WEST ELEVATION

Scale: 1/16" = 1'-0"

JUNE 26, 2015

Engberg Anderson Project No. 132316

# ARCHITECTURAL PRECEDENT



Engberg  
Anderson  
ARCHITECTS

CYPRESS  
CIVIL DEVELOPMENT

Caylor  
CONSTRUCTION COMPANY

onewest

# ARCHITECTURAL PRECEDENT



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ARCHITECTS

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# ARCHITECTURAL PRECEDENT



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ARCHITECTS

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CIVIL DEVELOPMENT

Caylor  
COLLECTIVE

onewest



# ARCHITECTURAL PRECEDENT



Engberg  
Anderson  
ARCHITECTS



CYPRESS  
CIVIL DEVELOPMENT

Caylor  
COLLECTIVE ARCHITECTURE

onewest

## APPENDICES





NEIGHBORHOOD MEETING DOCUMENTATION





**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 5/4/15,  
(date of mailing)

for the neighborhood meeting to be held on 5/19/15.  
(date of neighborhood meeting)

DM  
(signature of applicant/applicant's agent)

6/29/15  
(date signed)

Documentation if available (such as receipt)

# Notice of Neighborhood Meeting

**Date:** May 19, 2015

**Time:** 6:00 PM

**Location:** 1 East Broadway, Suite 107, Tucson, AZ 87501

**Proposal:** Redevelopment of the southwest corner of Broadway Boulevard and Stone Avenue.

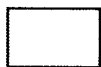
You are cordially invited to attend a presentation related to the redevelopment of the southwest corner of Broadway Boulevard and Stone Avenue. In a continuing effort to improve the quality of urban life and increase housing and retail opportunities in downtown Tucson, plans are currently being developed to transform the existing surface parking lot into a six story, mixed use building featuring ground floor retail, 40 market-rate rental apartments and structured parking for approximately 60 vehicles.

Development team members will provide a brief overview of the project with floor plans, schematic building elevations and images available for your viewing.

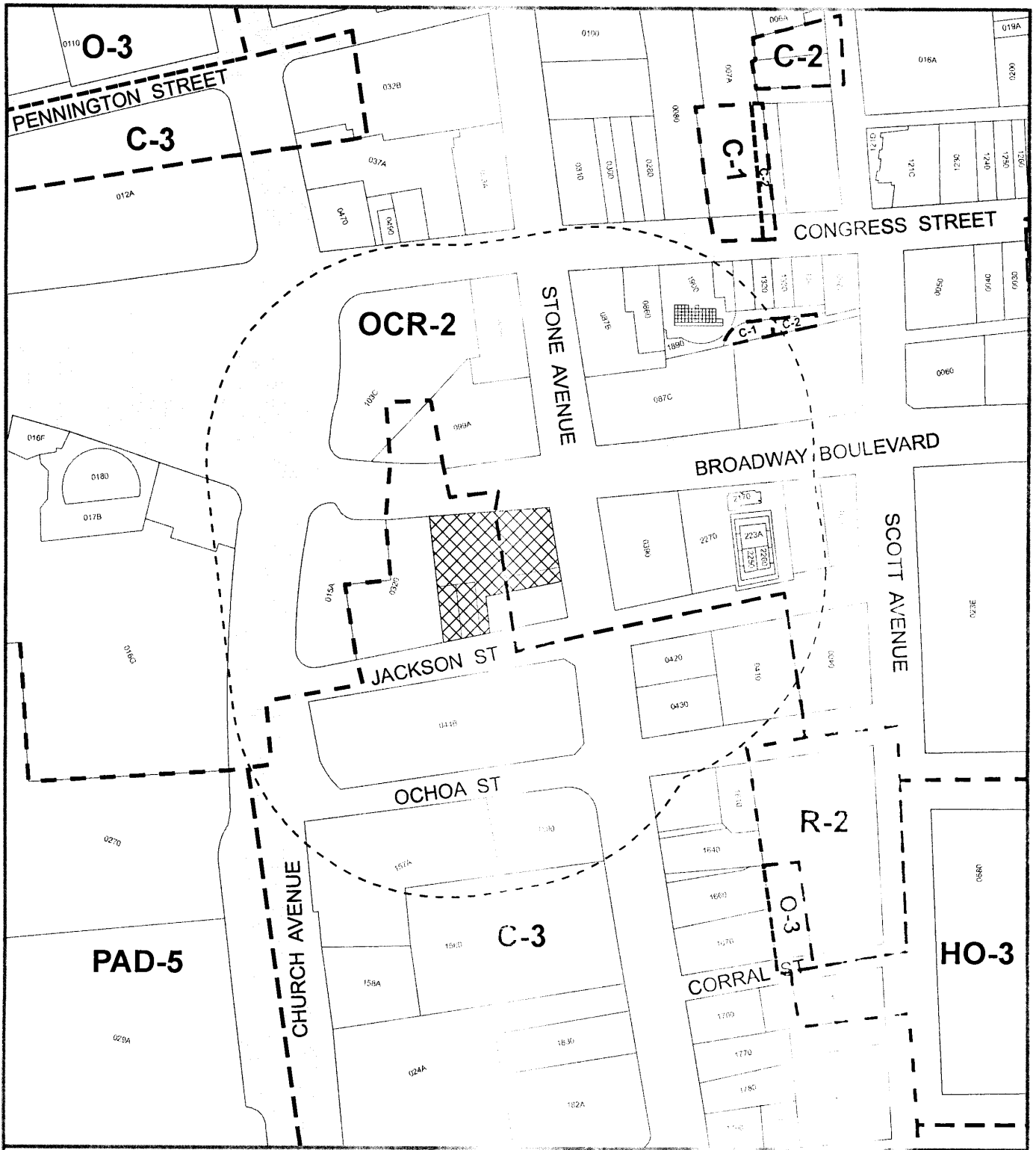
Your questions and comments are welcome during the meeting but may also be submitted in writing to the City of Tucson Planning & Development Services Director.




For additional information you may contact the project applicant, Rob Caylor, at (520) 298-2200.

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



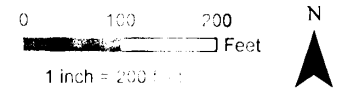
Proposed Redevelopment site



-  Site
-  300' Notification Area
-  Zone Boundaries



Address: 62 S. Stone Avenue  
 Base Maps: Sec.13 T.1 R.13  
 Ward: 6





**PLANNING & DEVELOPMENT SERVICES**  
**201 N. Stone Avenue, 1<sup>st</sup> Floor Tucson, AZ 85701**  
**Phone: 791-5550 Fax: 791-4340**

# RECEIPT

**ACTIVITY #: T15PRE0021**

**FEES RECEIPT #: R1503775**

Title: IID Major application  
 Date: 03/26/2015

Online Trans #:  
 Time: 10:37 AM

Address:  
 62 S STONE AV TUC  
 Legal:  
 TUCSON N82.26' LOT 1 BLK 215 - 03070

Square Footage: 0  
 Composition Type: PREAPPLY  
 Activity Description:

Valuation: \$0.00  
 Construction Type:

Applicant: ROB CAYLOR  
 6422 E SPEEDWAY BL  
 STE. #130 85710

\*\*\*\*\*

PAID BY:

Type	Method	Description	Amount
Payment	Check	45696	220.00

Notation: T15-0021 ROBERT CAYLOR CONST. CO.

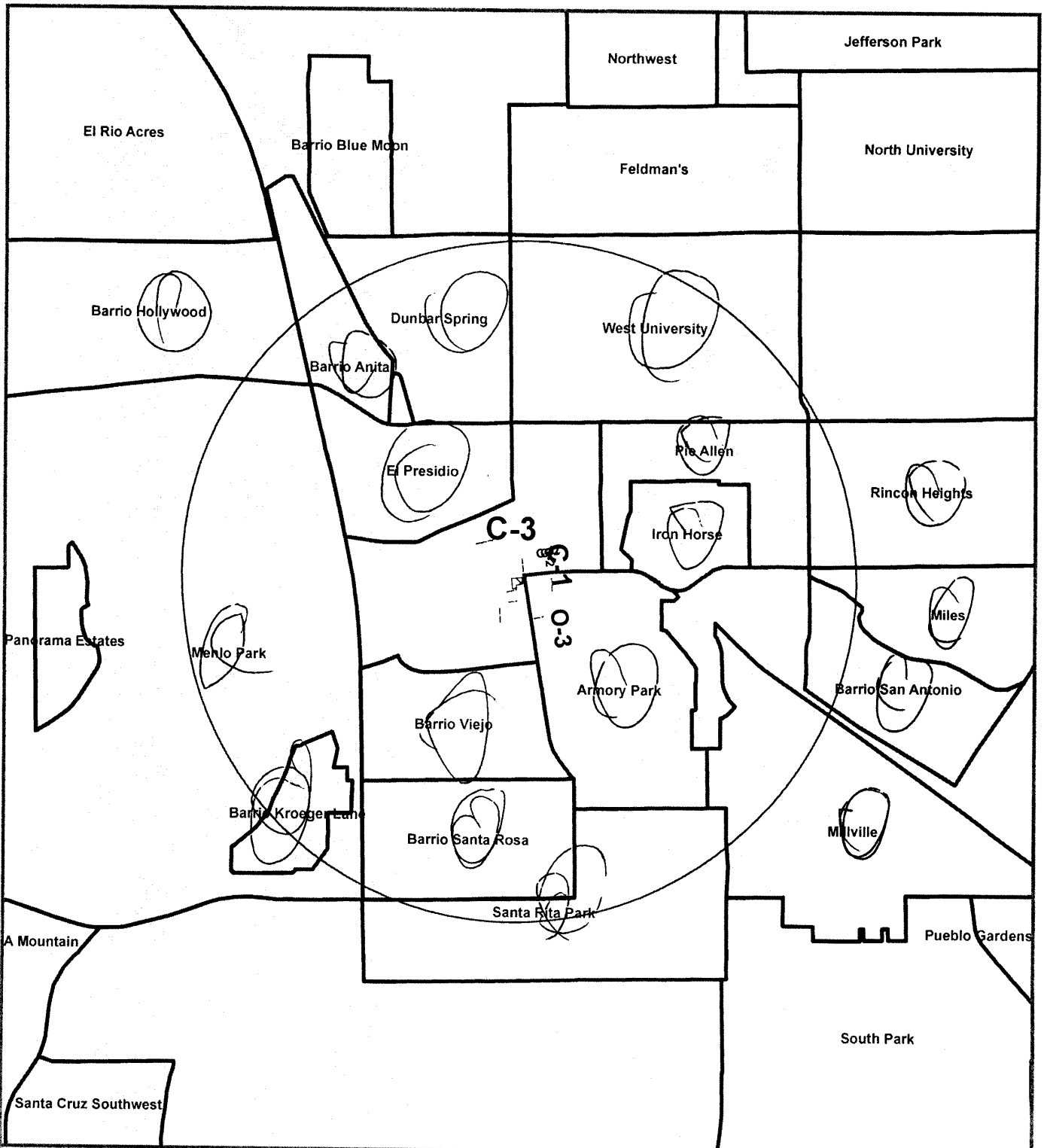
FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-01	PLAN - PUB NOTIFICATION	220.00

Issued by: BFLORES1 TOTAL: 220.00


APA BALANCE:

T15PRE0021



Address: 62 S. Stone Avenue  
 Base Maps: Sec.13 T.14 R.13  
 Ward: 6

 Site

0200  
 Feet  
 1 inch = 2,333.333333 feet



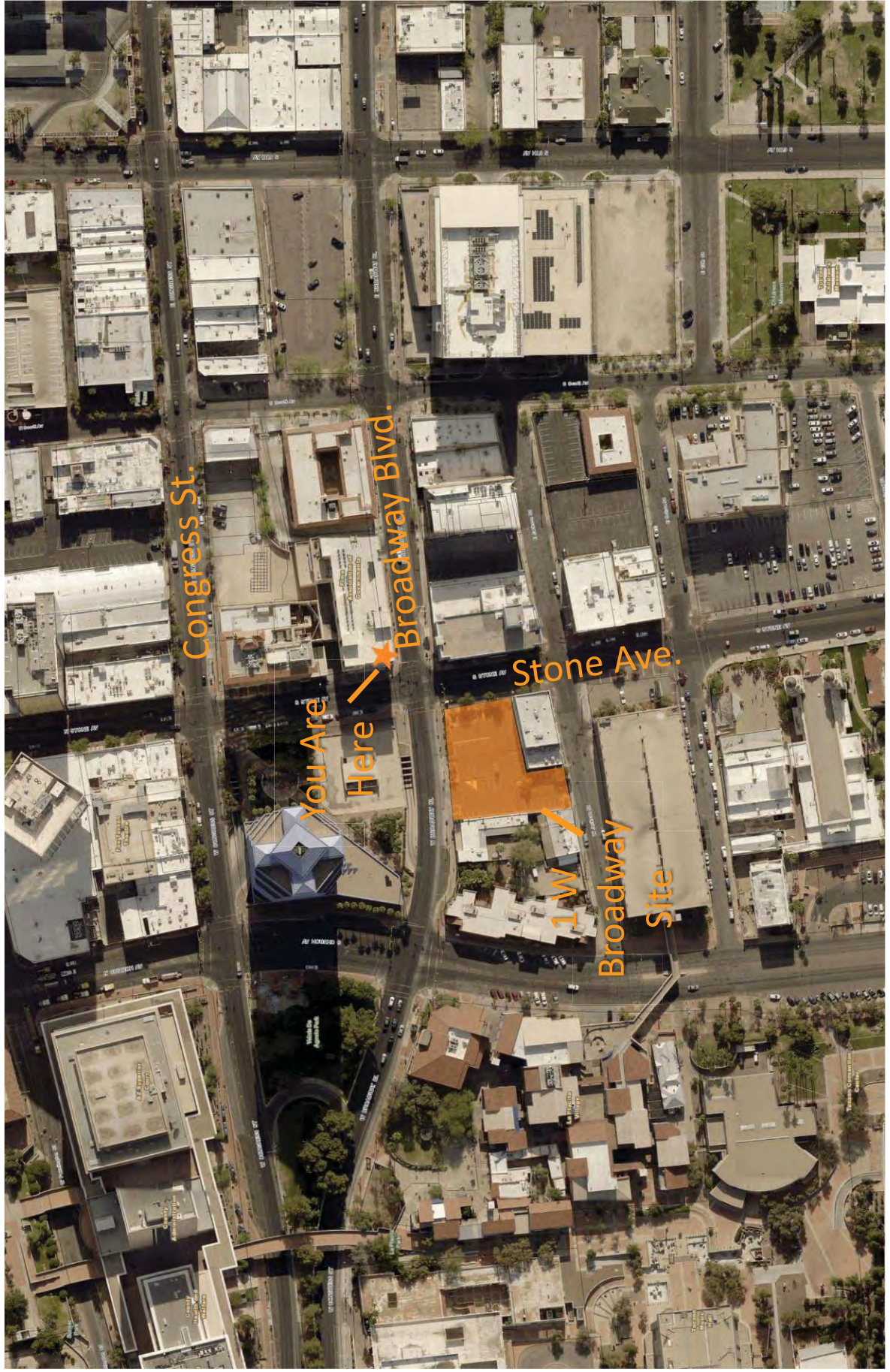




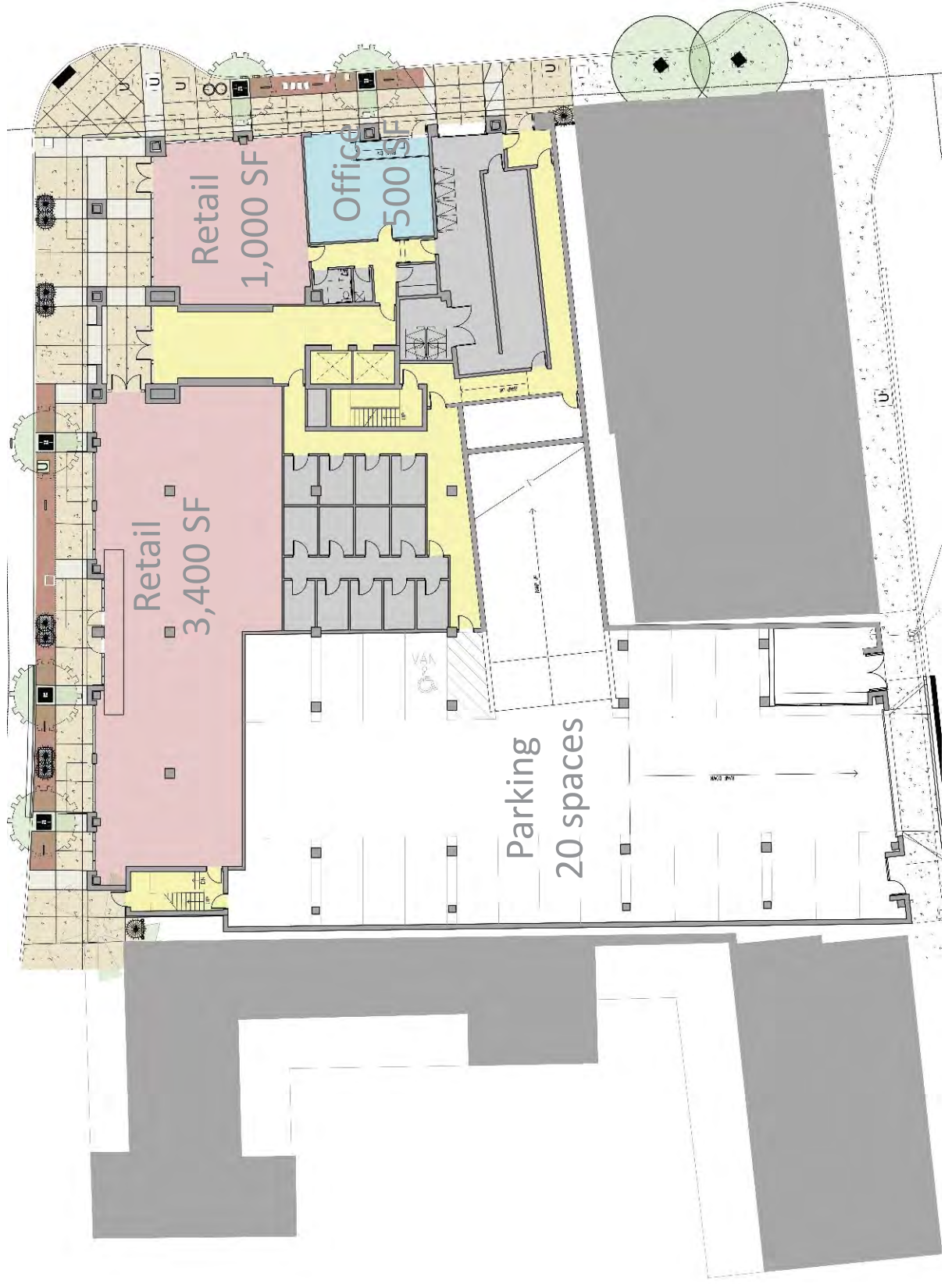
# 1 W. Broadway Apartments



# Neighborhood Map



# First Floor Plan



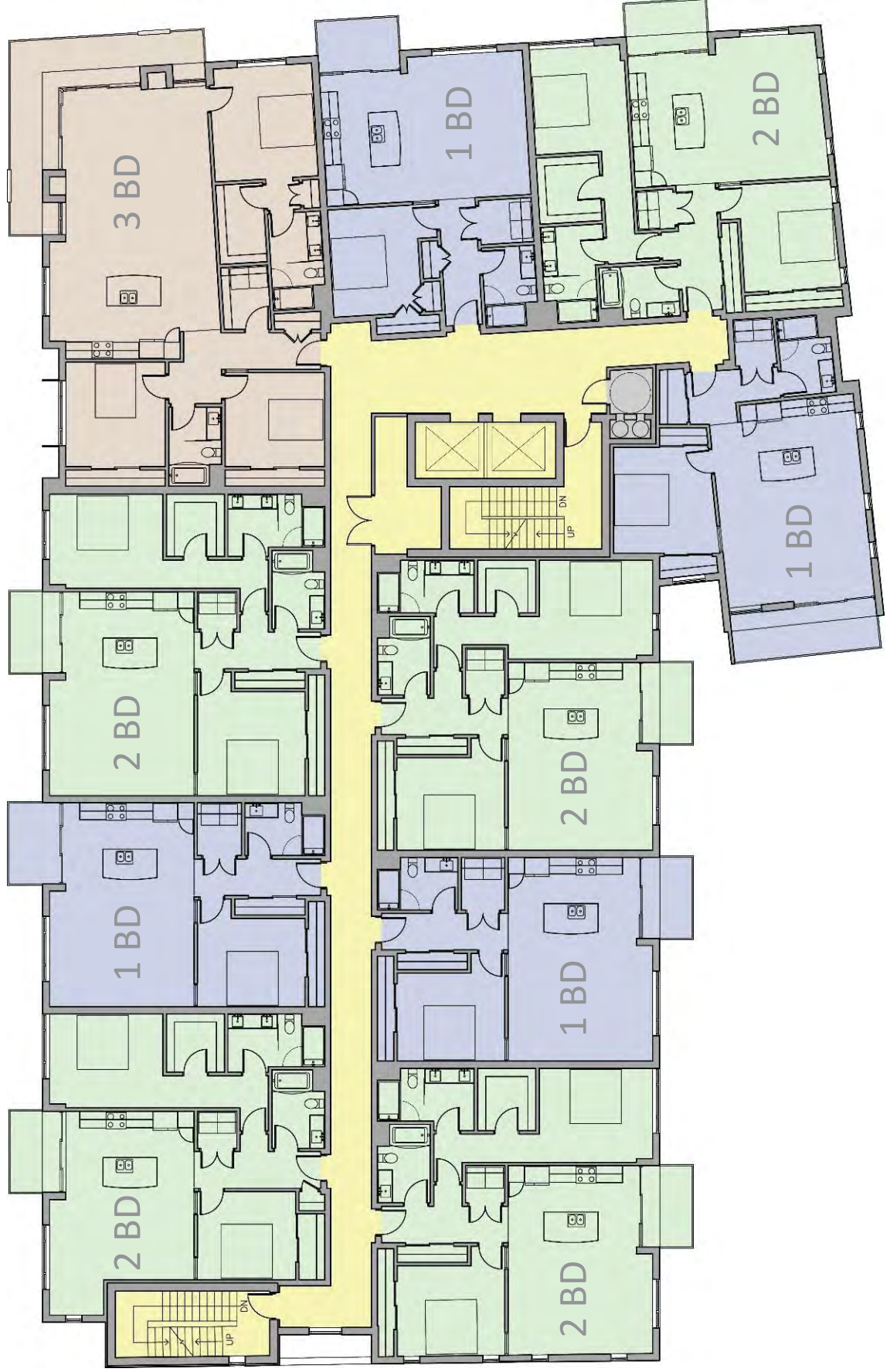
# Second Floor Plan



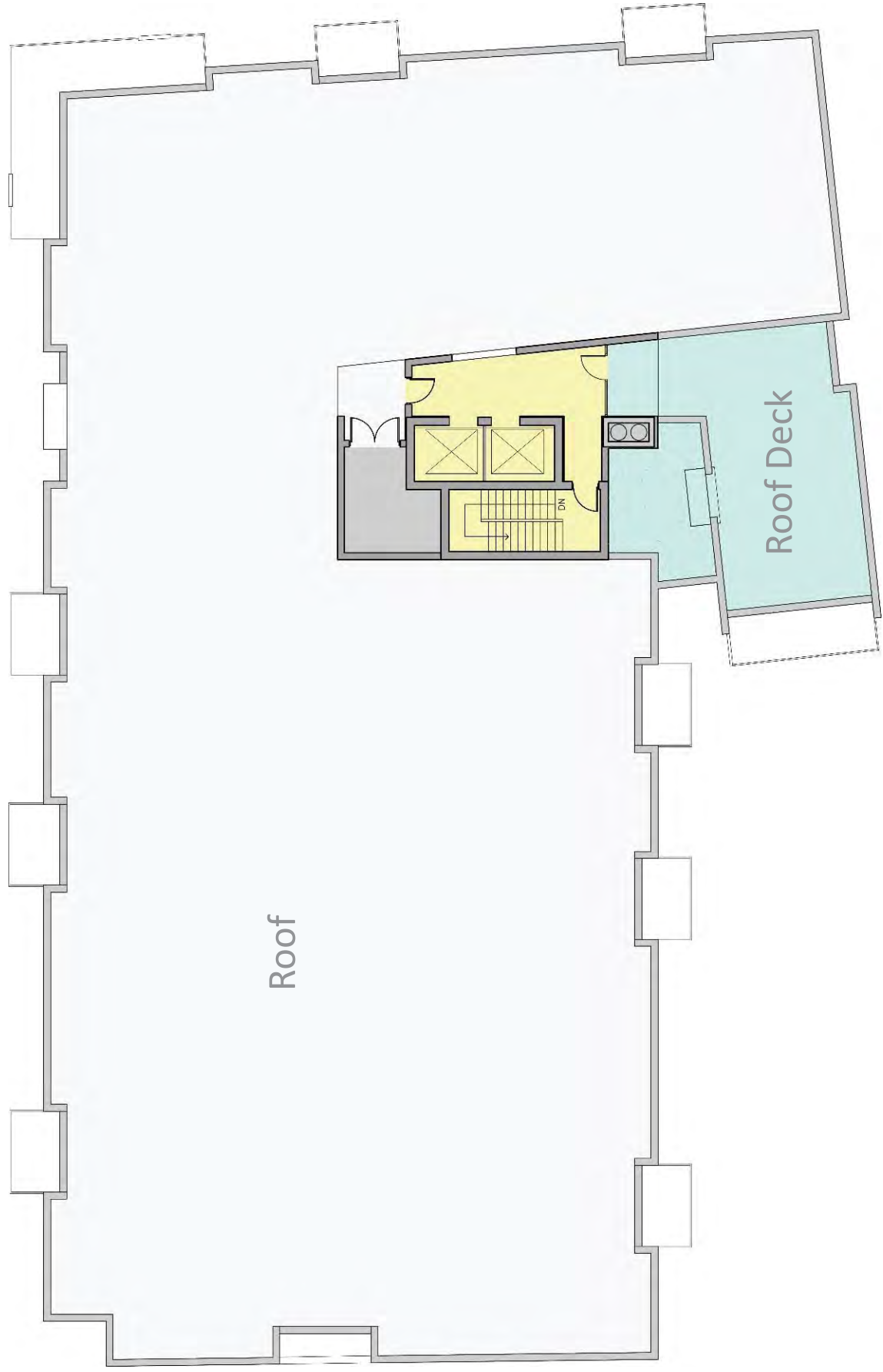
# Third Floor Plan



# Fourth through Sixth Floor Plan



# Roof Plan



# Existing North View

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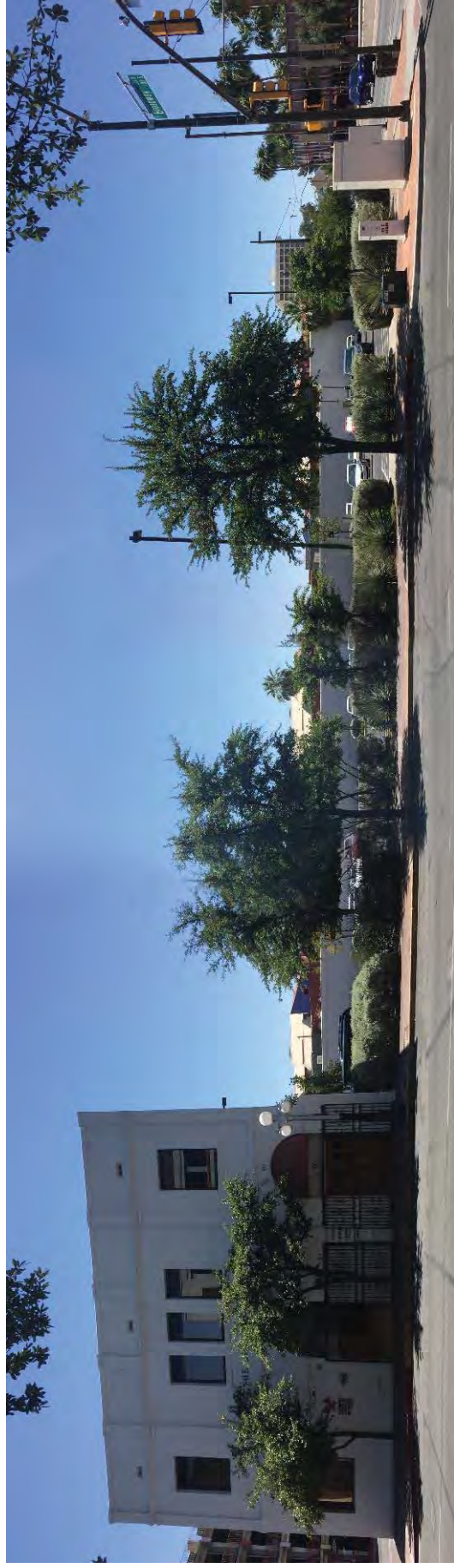
# North Elevation





# Existing East View

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# East Elevation

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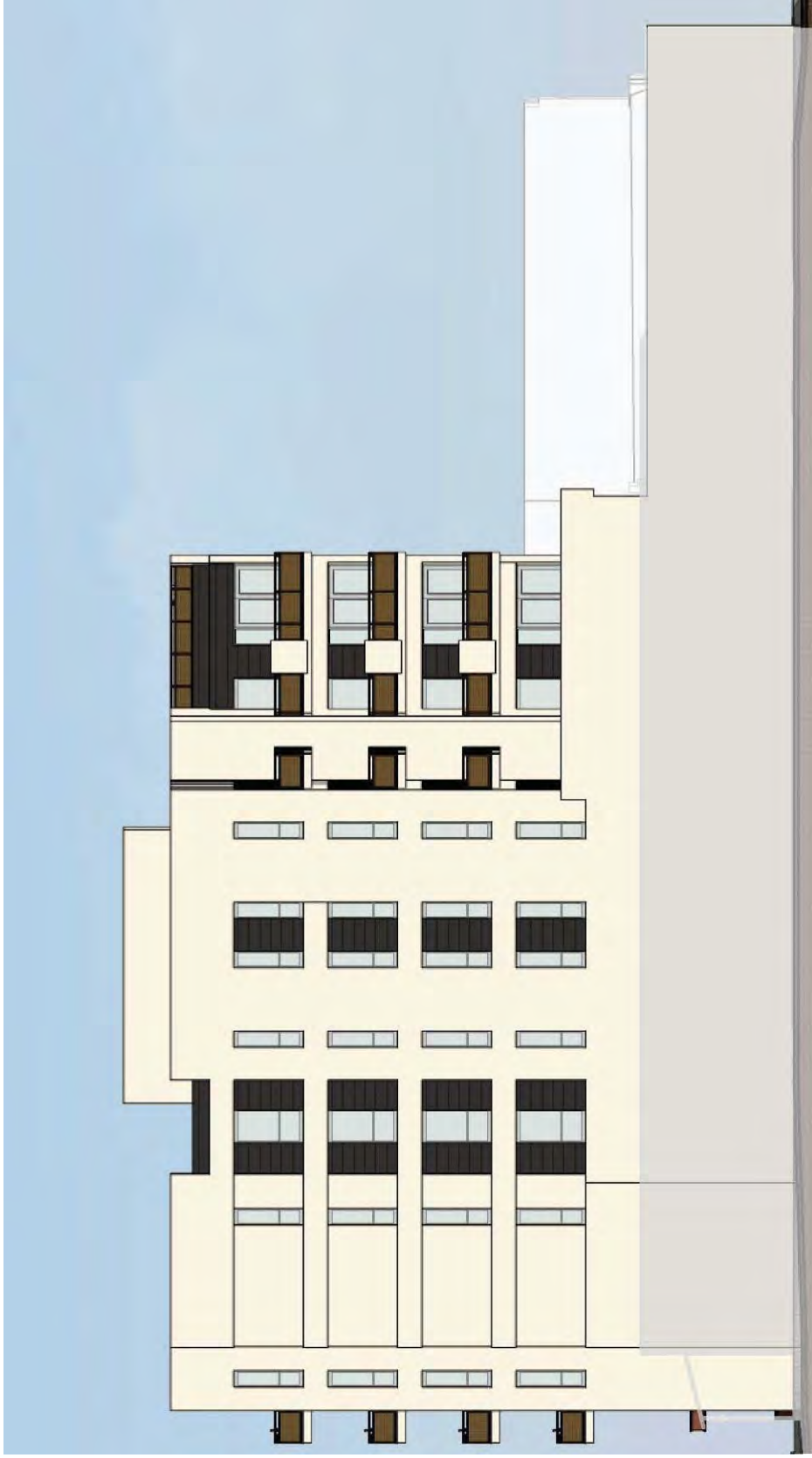


# South Elevation



# West Elevation

---



# Northeast Existing

---



# Northeast Perspective

---



# Northwest Existing

---



# Northwest Perspective

---





# South Parking Entry Existing

---



# South Parking Entry Perspective

---



# Your Comments

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Thank You!



May 20, 2015

## MEETING NOTES | Neighborhood Meeting

1 West Broadway Apartments  
Engberg Anderson Project No. 2316

Date: May 19, 2015  
Attendees: See attached Sign-in Sheet

Bill Williams begins the meeting at 6:05 p.m. by introducing the project team and the project location. He walks through the building floor plans, elevations, and perspectives, explaining the design intent and development parameters of the project. Attendees ask questions and bring concerns during and following the presentation, including:

- The addressing of the building is different than originally thought due to the odd/even number switch at Stove Avenue. (Response to question.)
- The six story proposal is based on highest performing pro-forma using a 1 to 1.5 parking space to apartment ratio. Additional floors of apartments would require additional floors of parking resulting in a reduced ROI. (Response to question.)
- Trash for the building, including apartments, will be contained within the building, only to be rolled out for pick-up. (Audience concern as to whether trash receptacles would be visible from the street.)
- Parking is access controlled for residents and retail/office employees. Not public.
- First and second level parking is separated from adjoining properties by a solid wall. Approximately 5 to 6 feet of wall is visible above the roof as illustrated in elevations and perspective rendering. (Concern was voiced about the visibility of the solid wall from the Ben's Bells property.)
- Building elevations are more animated and composed than those of the 1 E Broadway building. (Attendee viewed this as a positive aspect.)
- Parking area is open air for natural ventilation but shielded from street view.
- The scale of the base of the building draws from the adjacent Ben's Bells building.
- Building one level down into the ground does not make economic sense. Also, there is concern for the adjacent historic buildings. (Response to question.)
- Building columns are pulled back from the west perimeter and tied together to make light structural touch next to historic buildings.

- Street trees will be removed and replaced because of construction access, which must be off of Stone due to the streetcar and the difficulty of closing Broadway. These trees are of a no longer approved type and will be replaced with approved trees. (Response to question.)
- No balconies will be overlooking adjacent properties.
- The materials of the building are proposed to be white-ish stucco, with possibly a more durable material at the base, a rust/terra cotta accent, and a gray panel material. (Response to question.)
- The small windows in the window units are operable. (Response to question.)
- The building will be highly energy efficient, with high insulation and efficient windows. Energy bills in for the units are projected to be low, with low noise transmission between the units.
- Rents will be market rate. 1 East Broadway currently has two student tenants; a graduate student and a “professional student” now in his tenth year. (Audience question as to the likely tenant make-up, any students?)
- The target construction cost is \$130 per square foot. This is total project cost, so slightly higher for residential floors and slightly lower for parking levels. (Response to question.)
- Parking is expected to be adequate for the number of units, based on previous projects. (Response to question.)
- Conventional financing will be used for the project. (Response to question.)

These meeting notes constitute the author's understanding of the issues raised and responses to those concerns.

Prepared by:

**Saretta Tillmaand**  
Engberg Anderson Architects

SHADE STUDY EXHIBIT





2pm Sun, June 21

Existing Building



Proposed Building



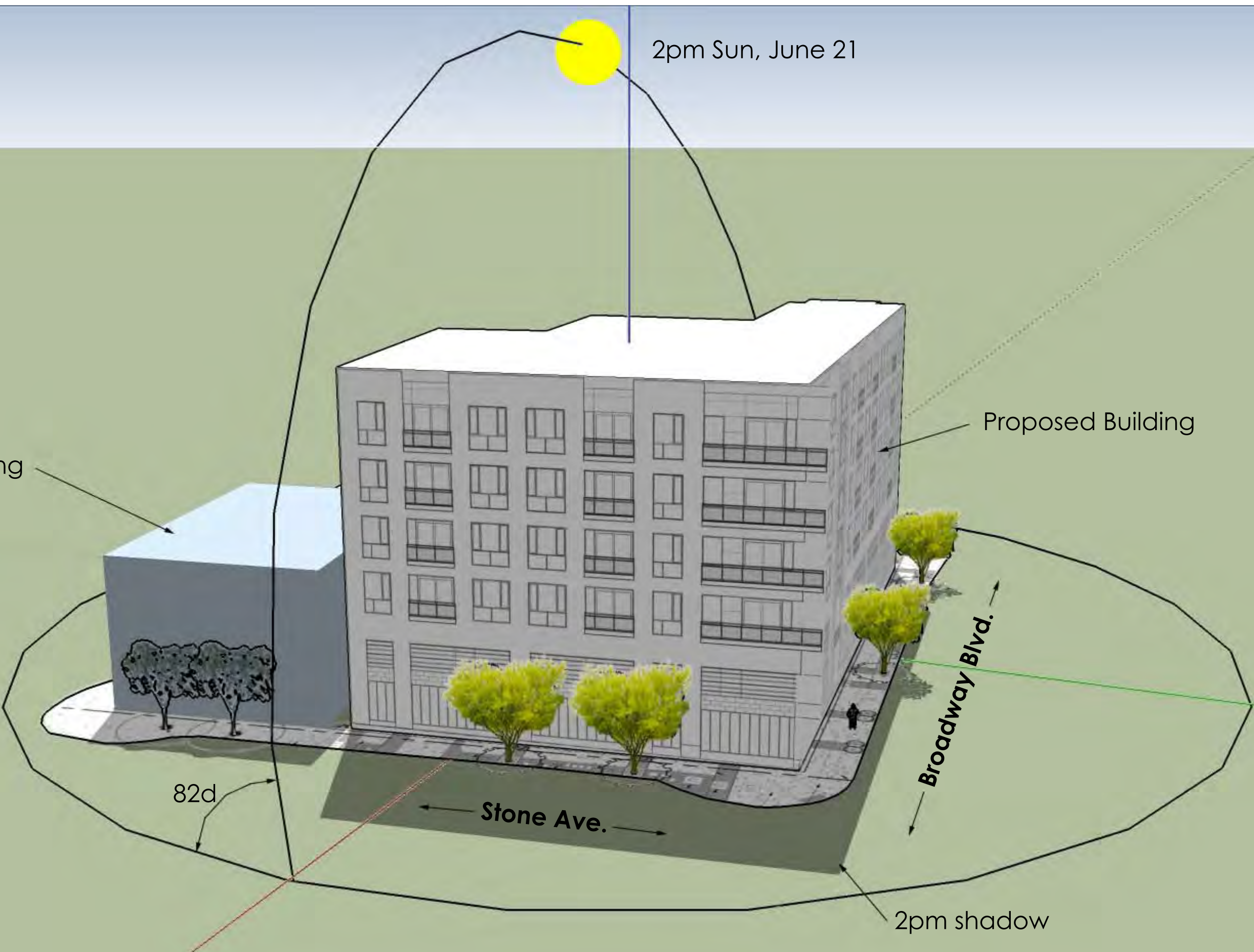
North

Broadway Blvd.

Stone Ave.

82d

2pm shadow



**DOWNTOWN STREETScape INTERIM POLICY**





1 July 2015

City of Tucson Development Services  
201 N Stone Avenue  
Tucson, Arizona 85701

**The following letter addresses the Downtown Streetscape Interim Policy for the 1 WEST BROADWAY IID Design Package Application:**

The 1 West Broadway project is located at the southwest corner of Stone Avenue and Broadway Boulevard, within the Downtown Core Subdistrict (DCS) and Rio Nuevo Area (RNA) of the Downtown Area Infill Incentive District overlay zone. As a part of the DCS, it is the goal of this development to create a distinct project that not only provides a streetscape that is unique, but also finds balance and uniformity within the neighboring area. To accomplish this, we offer the following statements as they relate to the City of Tucson's Downtown Streetscape Interim Policy:

*2. Trees;*

**Response:** Trees will be, at time of installation, of 24" box minimum size. It is the goal of this development to provide a unique streetscape experience and, as such, will be providing the following plant species in addition to the existing species already located adjacent to the site: Palo Brea (*Parkinsonia Praecox*), Lady Slipper (*Pedillanthus macrocarpus*), Giant Hesperaloe (*Hesperaloe Funifera*), New Gold Lantana (*Lantana Species*), Mexican Fence Post Cacti – multi-trunk, min. 3 trunks, 5' tall (*Pachycereus marginatus*). Encumbrances to Pedestrian, Streetcar, and Environmental Services movement will be monitored by building management, and a management plan will be put in place to ensure clear movement by all affected parties.

*3. Pavers;*

**Response:** Brick pavers in a basket weave pattern will be utilized on both the Stone Avenue and Broadway Boulevard streetscapes. Brick pavers will be used in coordination with concrete headers to create a varied pedestrian environment and ensure that at least 30% of the paved area is represented by pavers. Please note that a contractor and/or distributor has not yet been selected for this project as of the date of this letter. It is the goal of the development project to ensure that the bricks selected are consistent with the Sunset Red and HTH Taupe Stone colors outlined within the policy.

4. *Paving;*

**Response:** Grey concrete paving will be provided both on and off-site, and will serve as the predominate (less than 70% of the paved area) hardscape material for pedestrian zones and sidewalk areas. To maintain consistency with the surrounding areas, a mixture of smooth grey, medium broom, and other colored finishes per the architectural program will be utilized.

5. *Street furniture;*

**Response:** Street furniture currently exists at the Sun-Link Transportation stop along Broadway Boulevard. Additional bike racks and trash receptacles will be added to both the Broadway Boulevard and Stone Avenue streetscapes. All additional furniture will be a neutral sage green-grey earth tone – RAL 7013.

6. *Planters and pots;*

**Response:** Rectilinear weathered steel planters will be utilized at all additional tree planting locations along Broadway Boulevard and Stone Avenue. Raised planters will also be added to the streetscapes, and will be limited to a height of 12 to 20 inches. The raised planters will be of steel construction, and be of similar color of those located in front of 1 East Broadway.

7. *Pedestrian lighting;*

**Response:** Existing pedestrian and street lighting will remain within the public rights-of-way. Building lighting will balance the need for way-finding, ambiance, and safety, and will rely on lighting that not only compliments the building architecture, without distracting from the elements of the façade, but be in full compliance with the City of Tucson Outdoor Lighting Code.

These responses are intended to supplement the Infill Incentive District and Rio Nuevo District Package submittal to the City of Tucson. Other items have been submitted, as required, and the package should be considered as a whole. If there are any questions, please feel free to contact the undersigned.

Sincerely,

**Cypress Civil Development**

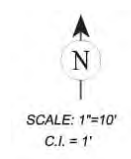


Matt Stuart

Project Manager

(520) 505-1023

[mstuart@cypresscivil.com](mailto:mstuart@cypresscivil.com)

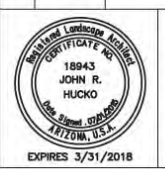


1-800-782-5348  
Blue Stake Center

**CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL**

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE



JOHN HUCKO - LANDSCAPE ARCHITECT  
 5236 N. STONEHOUSE PL.  
 TUCSON, ARIZONA 85750  
 P: (520) 400.8529  
 E: jhucko789@comcast.net  
 PROJECT NO: 15-07

**OWNER/DEVELOPER**  
 LERDAL LP  
 c/o CHAPMAN MANAGEMENT GROUP  
 33 WEST CONGRESS STREET, #130  
 TUCSON, ARIZONA 85701  
 ATTN: MR. ROB CAYLOR; PH: 520-444-0100  
 EMAIL: rob@caylor.net  
**SITE ADDRESS**  
 1 WEST BROADWAY  
 TUCSON, ARIZONA 85701

A PORTION OF LOT 1 AND LOT 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.

**DEVELOPMENT PACKAGE for  
 1 WEST BROADWAY  
 STREET LEVEL HARDSCAPE PLAN**

DP REF: 6 OF 19

DEVELOPMENT PLAN PACKAGE SUBMITTAL



**APPLICABLE CODES**

BUILDING CODE	2012 INTERNATIONAL BUILDING CODE WITH CITY OF TUCSON AMENDMENTS
FIRE SAFETY CODE	2012 INTERNATIONAL FIRE CODE WITH CITY OF TUCSON AMENDMENTS
ELECTRICAL CODE	2011 NATIONAL ELECTRICAL CODE WITH CITY OF TUCSON AMENDMENTS
ACCESSIBILITY CODE	ICC/ANSI A117.1-2009
MECHANICAL CODE	2012 INTERNATIONAL MECHANICAL CODE WITH CITY OF TUCSON AMENDMENTS
PLUMBING CODE	2012 INTERNATIONAL PLUMBING CODE WITH CITY OF TUCSON AMENDMENTS
ENERGY CODE	2012 INTERNATIONAL ENERGY CONSERVATION CODE WITH CITY OF TUCSON AMENDMENTS
ZONING CODE	CITY OF TUCSON UNIFIED DEVELOPMENT CODE
LIGHTING CODE	CITY OF TUCSON/PIMA COUNTY OUTDOOR LIGHTING CODE

**BUILDING DATA**

OCCUPANCY CLASSIFICATIONS	GROUPS B, S-2, M, AND R-2
CONSTRUCTION TYPE	III-A, FULLY SPRINKLERED (NFPR-13)
ALLOWABLE HEIGHTS, AREA PER FLOOR AND STORIES ARE IDENTICAL FOR OCCUPANCY CLASSIFICATIONS LISTED	
ALLOWABLE HEIGHT	85' PROJECT MAX. HEIGHT (PARAPET) = 77'-9"
ALLOWABLE AREA/FLOOR	R-2 72,000 GSF, M 55,500 GSF, S-2 117,000 GSF PROJECT MAX. AREA/FLOOR = 20,345 GSF
ALLOWABLE STORIES	5 PLUS PODIUM PROJECT NUMBER OF STORIES = 6
ALLOWABLE AREA INCREASES	(NONE REQUIRED)
SEISMIC ZONE	SEISMIC ZONE 2A
BUILDING TOTAL SIZE	101,501 GSF

**CONSTRUCTION REQUIREMENTS**

STRUCTURAL FRAME	1 HOUR
BEARING WALLS	
INTERIOR	1 HOUR
EXTERIOR	2 HOUR
NON-BEARING WALLS & PARTITIONS	
INTERIOR	0 HOUR
EXTERIOR	1 HOUR (0 HOUR IF REQ'D FIRE SEPARATION DISTANCE IS GREATER THAN OR EQUAL TO 30')
FLOOR ASSEMBLIES	1 HOUR
ROOF ASSEMBLIES	1 HOUR (INCLUDES SUPPORTING STRUCTURAL FRAME OR BEARING WALLS)
VERTICAL SHAFT ENCLOSURES	2-HR CONNECTING 4 OR MORE STORIES, 1-HR CONNECTING FEWER THAN 4 STORIES
ROOFING CLASSIFICATION	B
OCCUPANCY SEPARATIONS	1 HOUR REQUIRED BETWEEN S-2 & M, S-2 & R

**OCCUPANT LOAD**

FLOOR	AREA	OCCUPANCY TYPE	AREA/OCCUPANT	TOTAL OCCUPANTS
1	4,395	MERCANTILE	30 SF GROSS	147
	865	OFFICE	200 SF GROSS	5
	620	RESIDENTIAL	200 SF GROSS	4
	2,905	STORAGE/MECH	300 SF GROSS	10
	7,615	PARKING	200 SF GROSS	39
2	17,875	PARKING GARAGE	200 SF GROSS	90
	745	STORAGE	200 SF GROSS	4
3	16,070	RESIDENTIAL	200 SF GROSS	81
4	12,865	RESIDENTIAL	200 SF GROSS	65
5	12,865	RESIDENTIAL	200 SF GROSS	65
6	12,865	RESIDENTIAL	200 SF GROSS	65
ROOF	710	ASSEMBLY	15 SF NET	47
		TOTAL		622

**ZONING**

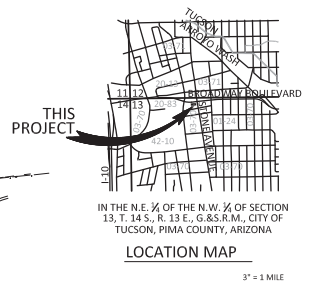
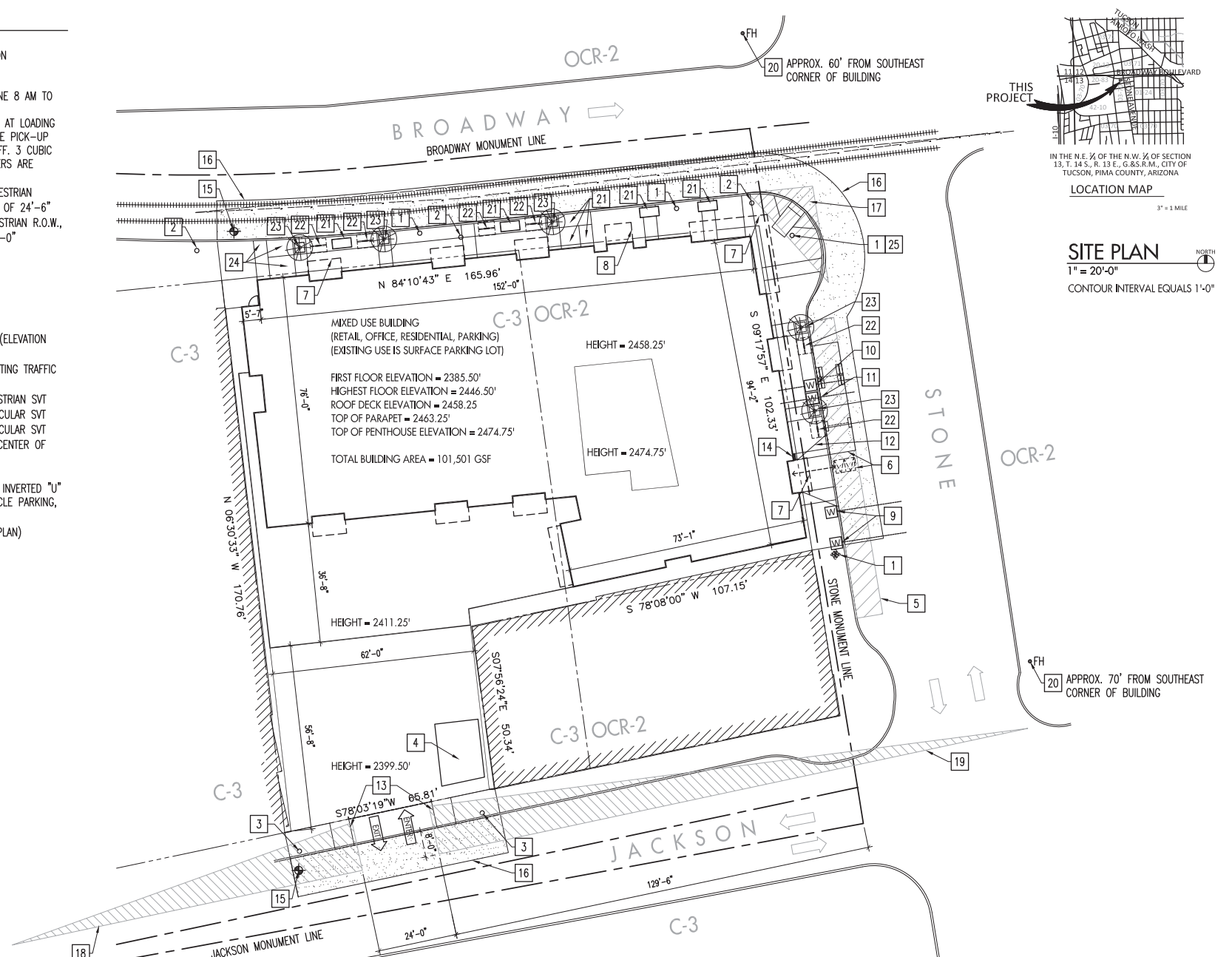
ZONES	OCR-2/C-3
EXISTING USE	PARKING
NEW USE(S)	PARKING, ADMINISTRATIVE & PROFESSIONAL OFFICE, GENERAL MERCHANDISE SALES, RESIDENTIAL
DIMENSIONAL STANDARDS	NON-RESIDENTIAL USES OCR-2 & C-3 ZONES (MULTIFAMILY CONSIDERED NON-RESIDENTIAL)
LOT AREA MINIMUM	0 - BOTH ZONES PROJECT SITE AREA 22,027 SF (.506 ACRES)
LOT COVERAGE	N/A - BOTH ZONES
BUILDING HEIGHT MAXIMUM	75' (C-3), 300' (OCR-2) PROJECT BUILDING HEIGHT MAX 89'-3"
(SEE 5.12.8.F AND 5.12.8.B.1 - NO ABUTTING SINGLE FAMILY OR DUPLEX DWELLING UNITS)	
PERIMETER YARD	0' PROVIDED 6" MIN.
STREET PERIMETER YARD	HEIGHT OF PRIMARY FACADE PROVIDED 1'
(SEE 5.12.10.C EXEMPTION 2)	
OFF-STREET LOADING	
OFFICE < 50,000 GFA	0 REQUIRED PROVIDED 0
RETAIL < 25,000 GFA	0 REQUIRED PROVIDED 0
RESTAURANT < 5,000 GFA	0 REQUIRED PROVIDED 0
RESIDENTIAL	0 REQUIRED PROVIDED 0
PLAZAS AND OPEN SPACE	5% OF GROSS FLOOR AREA = .05 X 101,750 GFA = 5,088 SF PROVIDED = 4,775 SF (INCLUDING PEDESTRIAN R.O.W.)

**GENERAL NOTES**

1 THIS PROJECT MEETS THE OVERLAY ZONE REQUIREMENTS FOR: SEC. 5.4 MAJOR STREETS AND ROUTES (MS&R) SETBACK ZONE, SEC. 5.5 GATEWAY CORRIDOR ZONE, SEC. 5.11 RIO NUEVO DISTRICT, SEC. 5.12 DOWNTOWN AREA INFILL INCENTIVE DISTRICT AND SEC. 5.12.5 DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID) AND DOWNTOWN CORE SUBDISTRICT (DCS).

**KEYED NOTES LEGEND**

- EXISTING STREETLIGHT LOCATION
- EXISTING STREETCAR POWER POLE LOCATION
- EXISTING POWER POLE
- ELECTRICAL TRANSFORMER LOCATION
- EXISTING 30 MINUTE FREIGHT LOADING ZONE 8 AM TO 5 PM MONDAY - FRIDAY
- ENVIRONMENTAL SERVICES TRASH PICK-UP AT LOADING ZONE. BUILDING OWNER TO COORDINATE PICK-UP TIME WITH BUILDING MAINTENANCE STAFF. 3 CUBIC YARD WASTE AND RECYCLING CONTAINERS ARE STORED INSIDE BUILDING.
- 3'-0" BALCONY ENCROACHMENT INTO PEDESTRIAN R.O.W., MINIMUM HEIGHT ABOVE GRADE OF 24'-6"
- 5'-0" CANOPY ENCROACHMENT INTO PEDESTRIAN R.O.W., MINIMUM HEIGHT ABOVE GRADE OF 11'-0"
- EXISTING 3/4" WATER METER TO REMAIN
- NEW 2" WATER METER
- NEW 1 1/2" WATER METER
- TRASH REMOVAL APRON
- PARKING INGRESS/EGRESS APRON
- FIRE DEPARTMENT CONNECTION
- FIRE DEPARTMENT LOWEST ACCESS POINT (ELEVATION 2383.5')
- FIRE DEPARTMENT STREET FRONTAGE (EXISTING TRAFFIC LANES)
- 20' SHORT STEM, 30' STREET STEM PEDESTRIAN SVT
- 15' SHORT STEM, 110' STREET STEM VEHICULAR SVT
- 15' SHORT STEM, 185' STREET STEM VEHICULAR SVT
- FIRE HYDRANT LOCATION WITHIN 300' OF CENTER OF PROPERTY.
- PLANTER (SEE LANDSCAPE PLAN)
- SARIS MODEL 2112 BELOW GRADE MOUNT INVERTED "U" BICYCLE RACK FOR SHORT-TERM BICYCLE PARKING, 2 BICYCLES PER RACK (SEE 2 OF 9).
- TREE AND TREE GRATE (SEE LANDSCAPE PLAN)
- SIDEWALK PAVING (SEE LANDSCAPE PLAN)
- TRAFFIC CONTROL LIGHT

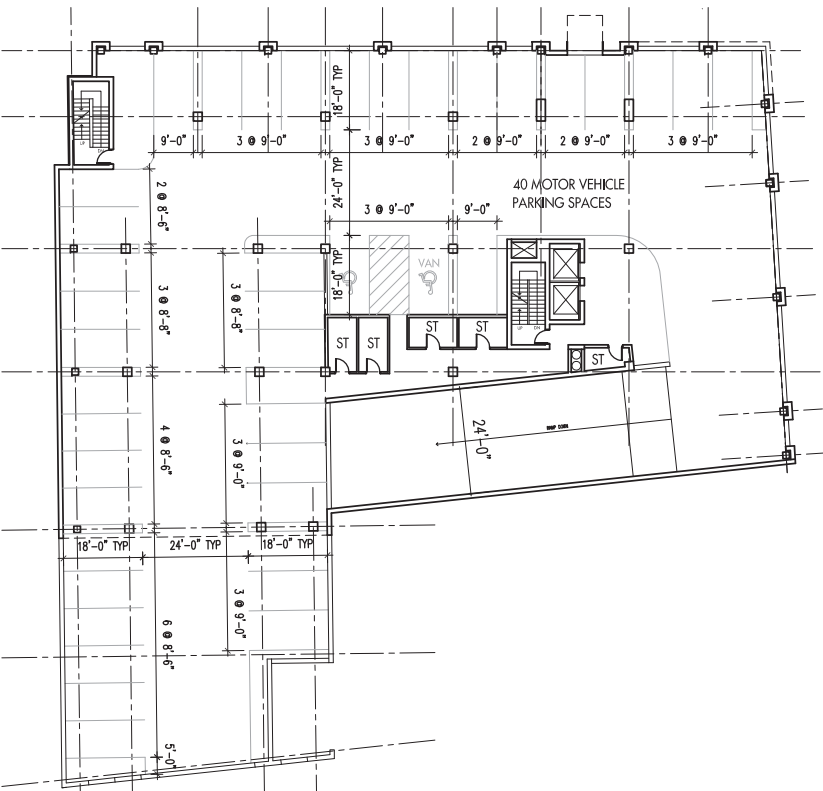


**SITE PLAN**  
1" = 20'-0"  
CONTOUR INTERVAL EQUALS 1'-0"

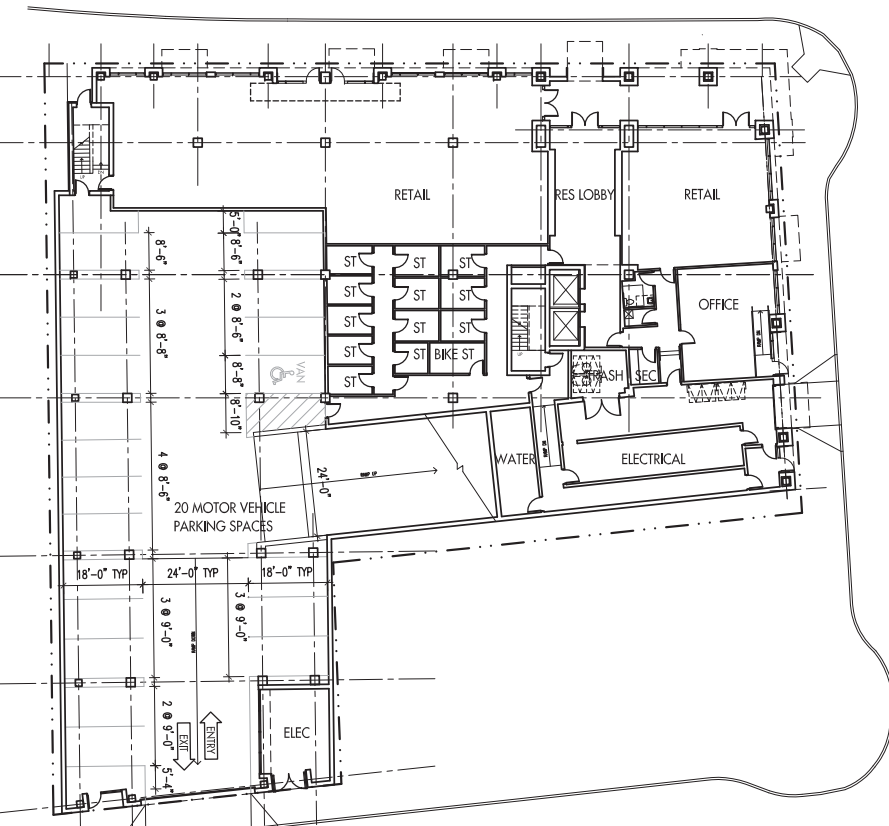
**SHEET INDEX**

- 1 OF 9 SITE PLAN, CODE, BUILDING, ZONING AND GENERAL NOTES
- 2 OF 9 MOTOR VEHICLE AND BICYCLE PARKING PLANS
- 3 OF 9 SURVEY, DRAINAGE AND GRADING NOTES
- 4 OF 9 UTILITY PLAN
- 5 OF 9 GRADING PLAN
- 6 OF 9 HARDSCAPE PLAN
- 7 OF 9 PLANTING PLAN
- 8 OF 9 IRRIGATION PLAN
- 9 OF 9 LANDSCAPE DETAILS

NO.	DATE	REVISION DESCRIPTION	BY
OWNER/DEVELOPER			
7740 ORACLE LLC; ELCARO LLC; VISTOSO LLC (TENANTS IN COMMON)			
6422 EAST SPEEDWAY, SUITE #130 TUCSON, ARIZONA 85710			
ATTN: MR. ROB CAYLOR; PH: 520-444-0100			
EMAIL: rob@caylor.net			
SITE ADDRESS			
1 WEST BROADWAY TUCSON, ARIZONA 85701			
46653 WILLIAM WILLIAMS REGISTERED ARCHITECT ARIZONA, U.S.A.		2 E CONGRESS STREET, #400, TUCSON, ARIZONA 85701	
A PORTION OF LOT 1 AND LOT 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.			
<b>DEVELOPMENT PACKAGE for 1 WEST BROADWAY</b>			



LEVEL TWO - PARKING  
1" = 20'-0"

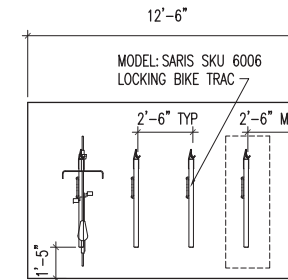


LEVEL ONE - PARKING  
1" = 20'-0"

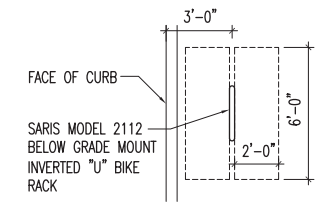
PARKING PLANS  
1" = 20'-0"

VEHICULAR & BICYCLE PARKING

MOTOR VEHICLE PARKING REQUIRED PER SEC. 7.4.4.B.3.					
OCCUPANCY	GFA	GFA/UNIT	APARTMENTS	TOTAL REQUIRED	TOTAL PROVIDED
OFFICE	539	500		2	0*
RETAIL	4,429	400		11	0*
RESIDENTIAL			1 PER UNIT	40	0*
TOTALS				53	0*
* MOTOR VEHICLE PARKING REQUIREMENTS EXEMPT PER XXXXXXXX.					
MOTOR VEHICLE PARKING PROVIDED FOR PUBLIC LEASE					60
TOTAL INCLUDES 1 ACCESSIBLE AND 2 VAN ACCESSIBLE PARKING SPACES					
MOTORCYCLE PARKING PROVIDED					0
BICYCLE PARKING REQUIRED PER SEC. 7.4.8.B.					
LAND USE GROUP	GFA OR BEDROOMS	SHORT-TERM (S-T)	LONG-TERM (L-T)	S-T REQ.	L-T REQ.
OFFICE	539 GFA	1/20,000 GFA, 2 MIN.	1/6,000 GFA, 2 MIN.	2	2
RETAIL	4,429 GFA	1/6,000 GFA, 2 MIN.	1/12,000 GFA, 2 MIN.	2	2
RESIDENTIAL	68 BEDROOMS	.10/BR, 2 MIN.	.5/BR, 2 MIN.	7	34*
TOTAL REQUIRED				11	4
REQUIRED BICYCLE PARKING PROVIDED				12	4
EXCESS BICYCLE PARKING PROVIDED				1	0
TOTAL BICYCLE PARKING PROVIDED				12**	4**
* PER 7.4.9.D.2.a REQUIRED LONG-TERM BICYCLE PARKING IS INSIDE RESIDENTIAL UNITS					
** SHORT-TERM ARE PROVIDED OUTSIDE, LONG-TERM ARE PROVIDED INSIDE IN A LOCKED 1ST FLOOR STORAGE ROOM					



INTERIOR LONG-TERM  
VERTICAL BIKE STORAGE - ELEVATION  
SCALE: 1/4" = 1'-0"



EXTERIOR SHORT-TERM  
BIKE RACK - PLAN VIEW  
SCALE: 1/4" = 1'-0"

- CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL**
- Site/Dev Plan
  - Tentative Plat
  - Grading
  - SWPPP
  - FUP
  - SCZ
  - FRZ
  - HDZ
  - WASH
  - Other
- DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY

**OWNER/DEVELOPER**  
 7740 ORACLE LLC; ELCARO LLC; VISTOSO LLC (TENANTS IN COMMON)  
 6422 EAST SPEEDWAY, SUITE #130  
 TUCSON, ARIZONA 85710  
 ATTN: MR. ROB CAYLOR; PH: 520-444-0100  
 EMAIL: rob@caylor.net

**Engberg Anderson ARCHITECTS**  
 2 E CONGRESS STREET, #400, TUCSON, ARIZONA 85701

**SITE ADDRESS**  
 1 WEST BROADWAY  
 TUCSON, ARIZONA 85701

A PORTION OF LOT 1 AND LOT 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.

DEVELOPMENT PACKAGE for  
1 WEST BROADWAY

**PAVING & GRADING NOTES**

- ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA COUNTY/CITY OF TUCSON (PC/COT) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2003 EDITION, AND THE PIMA COUNTY/CITY OF TUCSON STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2003 EDITION, EXCEPT AS MODIFIED HEREIN. (MEASUREMENT AND PAYMENT TERMS DO NOT APPLY).
- 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.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.
- 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.
- 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 IN 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.
- PROJECT EARTHWORK (UNADJUSTED)(APPROXIMATE):  

TOTAL CUT	TOTAL FILL	COMPOSITE
52 CY	366 CY	314 CY (F)

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.
- 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 IMPROVEMENTS, UTILITY TRENCHES ARE BACKFILLED, PRIVATE PAVING AND CURB, PERMANENT PROTECTIVE DEVICES, ALL EROSION CONTROL MEASURES HAVE BEEN COMPLETED, AND ALL CONDITIONS OF PERMITS ARE COMPLETED.
- A REGISTERED ENGINEER MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO A REQUEST FOR FINAL INSPECTION/CERTIFICATION OF OCCUPANCY, RELEASE OF ASSURANCES OR MODULAR PERMITS.
- 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.
- 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 THE OWNER OR 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 520-991-5213.

**PAVING & GRADING NOTES (cont.)**

- ALL WORK SHALL CONFORM TO THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL SEC.2-01.
- AGGREGATE BASE COURSE SHALL CONFORM TO PC/COT STANDARD SPECIFICATION SECTION 303.
- ASPHALTIC CONCRETE SHALL CONFORM TO PC/COT STANDARD SPECIFICATION SECTION 406, MIX #2.
- ALL CONCRETE SHALL CONFORM TO PC/COT STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, AND CLASS S, 3000 PSI AT 28 DAYS.
- PARKING AREA PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION (MUTCD). THE PAINT SHALL BE WHITE UNLESS OTHERWISE INDICATED OR AS REQUIRED BY THE MUTCD.
- ALL ELEVATIONS ARE AT FINISH SURFACE (FS) OF PROPOSED ASPHALT. ADD 0.5' FOR THE ADJACENT TOP OF CURB/CONCRETE (TC) ELEVATION UNLESS OTHERWISE SHOWN.
- 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.
- 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.
- 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 IVR (740-6970), OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT PDSO ENGINEERING AT 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTIONS ONLINE AT: [www.ci.tucson.az.us/dsd/Online\\_Services/Online\\_Permits/online\\_permits.html](http://www.ci.tucson.az.us/dsd/Online_Services/Online_Permits/online_permits.html)
- CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
- THE APPROVED GRADING PLAN/DEVELOPMENT PACKAGE IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ONSITE. 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.
- 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.
- AS-BUILTS AND LETTERS OF COMPLETION FOR BASIN(S) AND OVERALL PROJECT ARE REQUIRED.
- THE ENGINEER OF RECORD SHALL SUBMIT A STATEMENT OF CONFORMANCE TO AS-BUILT PLAN AND THE SPECIFICATIONS.

**PAVING & GRADING NOTES (cont.)**

- THE PERMITTEE SHALL NOTIFY THE 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 AND THEIR PERMANENT PROTECTIVE DEVICES, AND ALL EROSION CONTROL MEASURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND GRADING PERMIT, AND ANY REQUIRED REPORTS HAVE BEEN SUBMITTED.
  - 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.
  - ALL DIMENSIONS FOR PARKING AREA ACCESS LANES AND PARKING SPACES AS SHOWN ON THE PLAN ARE MEASURED AT THE GUTTER LINE.
- EARTHWORK & MATERIALS TESTING + CERTIFICATION**
- A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY [company]. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED \_\_\_\_, [company] PROJECT NO. \_\_\_\_.
  - 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.

**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**

- 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.
- 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.
- 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.

**SURVEY NOTES**

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF BROADWAY BOULEVARD ACCORDING OT BOOK 37 OF SURVEYS, AT PAGE 44, PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS **N 80°10'43" E**.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS BENCH MARK 13 PER COT FIELD BOOK 1989X, PG. 2, DESCRIBED AS AN "X" IN THE N.E. CORNER OF THE CATCH BASIN AT THE NORTHEAST CORNER OF STONE AVENUE AND BROADWAY BOULEVARD.
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY: ARROW LAND SURVEY, INC. 3121 EAST KLEINDALE ROAD TUCSON, ARIZONA 85716 ATTN: MR. GREGORY W. BAUER, AZ RLS #35111, (520) 881-2155
- 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.

**LEGEND**

	EXISTING CONTOUR
	SPOT ELEV. (FIN. GRADE)
	SPOT ELEV. (EXIST. GRADE)
	EXISTING CURB
	NEW CURB
	EXISTING CONCRETE
	NEW CONCRETE
	RIGHT-OF-WAY
	PROJECT BOUNDARY LINE
	ROADWAY CENTERLINE
	EXISTING SIGN
	EXISTING STREET/TRAFFIC LIGHT
	EXISTING SEWER
	EXISTING WATER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNKNOWN UTILITY
	EXISTING SEWER CLEANOUT
	EXISTING SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING ELECTRIC PULLBOX/METER
	EXISTING LIGHT PULLBOX
	EXISTING POWER POLE
	NEW SEWER
	NEW SEWER CLEANOUT
	NEW WATER METER
	NEW BACKFLOW PREVENTER
	NEW WATER
	FINISH SURFACE
	TOP OF CURB/CONCRETE
	FINISHED FLOOR ELEVATION

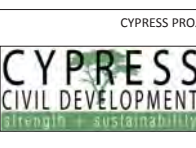
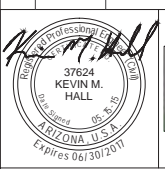


**CITY OF TUCSON**

DEVELOPMENT PACKAGE PDSO APPROVAL

Site/Dev Plan     SCZ  
 Tentative Plat     FRZ  
 Grading     HDZ  
 SWPPP     WASH  
 FUP     Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
Zoning \_\_\_\_\_ Date \_\_\_\_\_  
Engineering \_\_\_\_\_ Date \_\_\_\_\_  
H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
Fire \_\_\_\_\_ Date \_\_\_\_\_  
Landscape \_\_\_\_\_ Date \_\_\_\_\_  
PLME \_\_\_\_\_ Date \_\_\_\_\_  
Revision # \_\_\_\_\_  per letter in SIRE



CYPRESS PROJECT NO: 15.034

2012 north country club road suite #9  
tucson, arizona 85716  
ph: 520.991.5213  
e: kmhall@cypresscivil.com

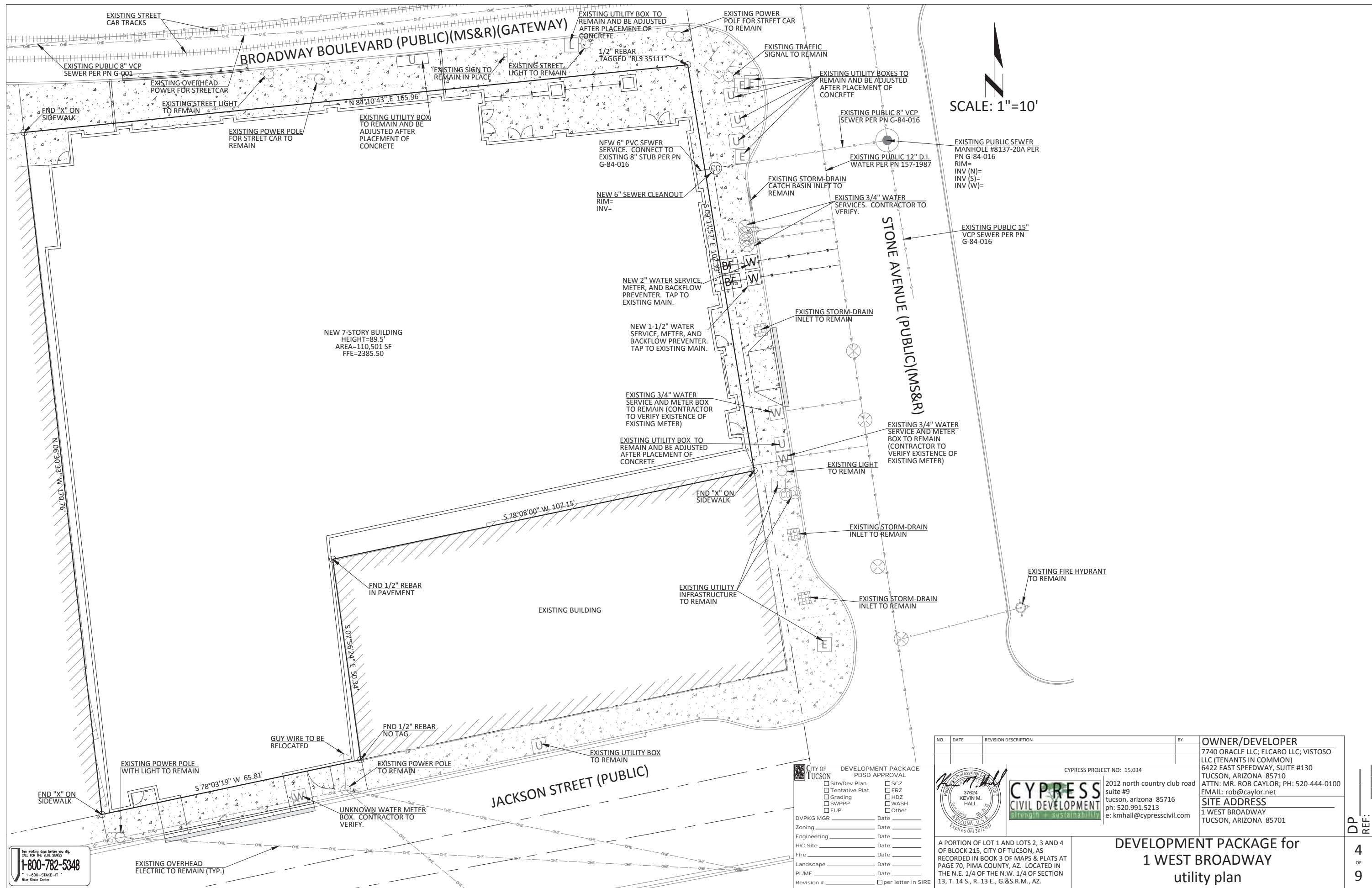
**OWNER/DEVELOPER**  
7740 ORACLE LLC; EL CARO LLC; VISTOSO LLC (TENANTS IN COMMON)  
6422 EAST SPEEDWAY, SUITE #130  
TUCSON, ARIZONA 85710  
ATTN: MR. ROB CAYLOR; PH: 520-444-0100  
EMAIL: rob@caylor.net

**SITE ADDRESS**  
1 WEST BROADWAY  
TUCSON, ARIZONA 85701

A PORTION OF LOT 1 AND LOTS 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.

**DEVELOPMENT PACKAGE for  
1 WEST BROADWAY  
cover sheet**

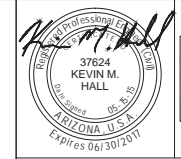
DP REF: 3 OF 9



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CALL FOR THE BLUE SKIES  
1-800-782-5348  
1-800-STAKE-IT  
Blue State Center

CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MGR _____ Date _____	
Zoning _____ Date _____	
Engineering _____ Date _____	
HIC Site _____ Date _____	
Fire _____ Date _____	
Landscape _____ Date _____	
PL/ME _____ Date _____	
Revision # _____ <input type="checkbox"/> per letter in SIRE	

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				7740 ORACLE LLC; EL CARO LLC; VISTOSO LLC (TENANTS IN COMMON) 6422 EAST SPEEDWAY, SUITE #130 TUCSON, ARIZONA 85710 ATTN: MR. ROB CAYLOR; PH: 520-444-0100 EMAIL: rob@caylor.net
				<b>SITE ADDRESS</b> 1 WEST BROADWAY TUCSON, ARIZONA 85701



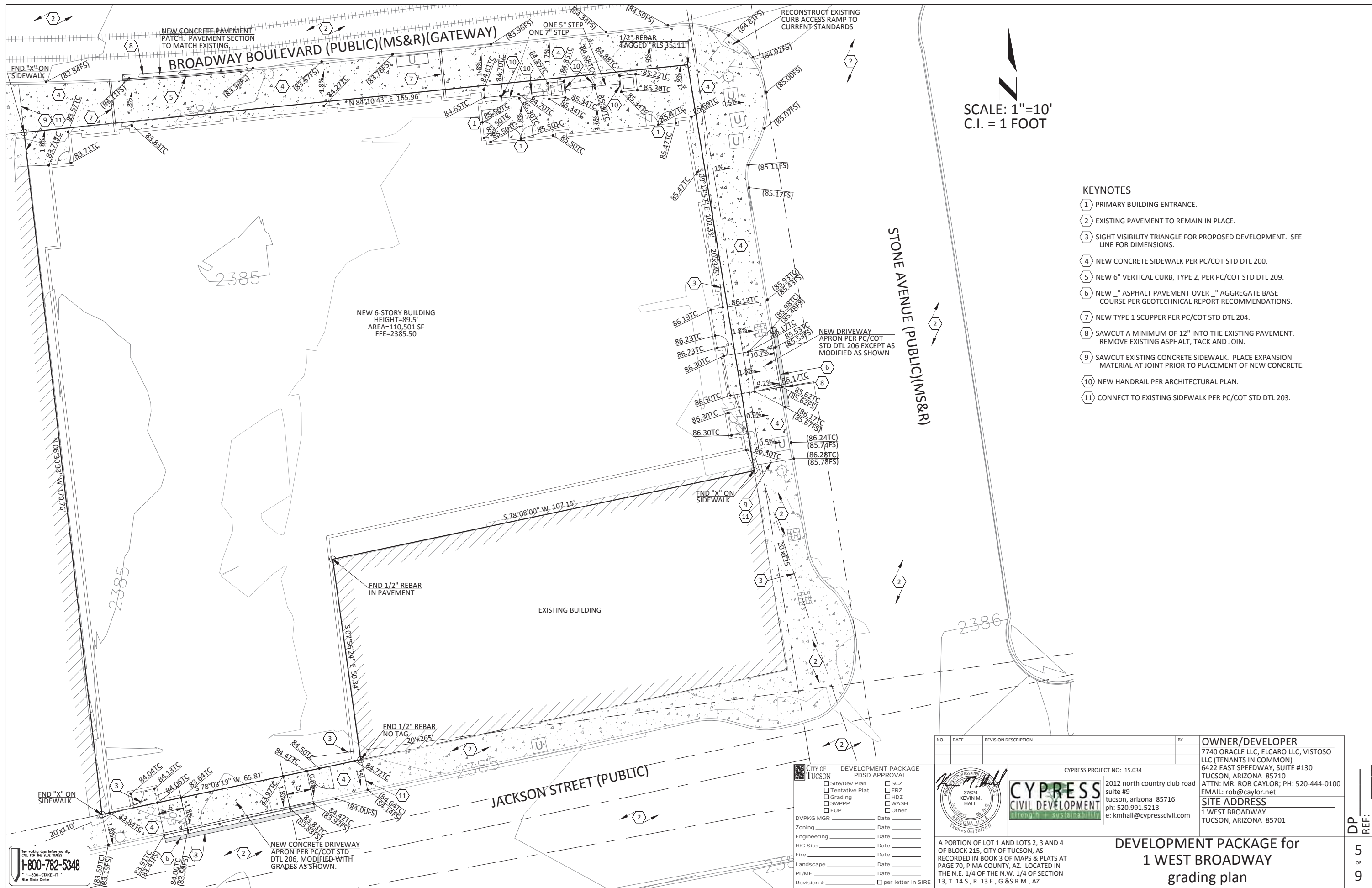
CYPRESS PROJECT NO: 15.034  
2012 north country club road  
suite #9  
tucson, arizona 85716  
ph: 520.991.5213  
e: kmhall@cypresscivil.com

A PORTION OF LOT 1 AND LOTS 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.

**DEVELOPMENT PACKAGE for  
1 WEST BROADWAY  
utility plan**

DP REF:  
4  
OF  
9





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

- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
  - 2 EXISTING PAVEMENT TO REMAIN IN PLACE.
  - 3 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE LINE FOR DIMENSIONS.
  - 4 NEW CONCRETE SIDEWALK PER PC/COT STD DTL 200.
  - 5 NEW 6" VERTICAL CURB, TYPE 2, PER PC/COT STD DTL 209.
  - 6 NEW " ASPHALT PAVEMENT OVER " AGGREGATE BASE COURSE PER GEOTECHNICAL REPORT RECOMMENDATIONS.
  - 7 NEW TYPE 1 SCUPPER PER PC/COT STD DTL 204.
  - 8 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
  - 9 SAWCUT EXISTING CONCRETE SIDEWALK. PLACE EXPANSION MATERIAL AT JOINT PRIOR TO PLACEMENT OF NEW CONCRETE.
  - 10 NEW HANDRAIL PER ARCHITECTURAL PLAN.
  - 11 CONNECT TO EXISTING SIDEWALK PER PC/COT STD DTL 203.

NO.	DATE	REVISION DESCRIPTION	BY

**OWNER/DEVELOPER**  
 7740 ORACLE LLC; ELCARO LLC; VISTOSO LLC (TENANTS IN COMMON)  
 6422 EAST SPEEDWAY, SUITE #130  
 TUCSON, ARIZONA 85710  
 ATTN: MR. ROB CAYLOR; PH: 520-444-0100  
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**SITE ADDRESS**  
 1 WEST BROADWAY  
 TUCSON, ARIZONA 85701

CYPRESS PROJECT NO: 15.034  
 2012 north country club road suite #9  
 tucson, arizona 85716  
 ph: 520.991.5213  
 e: kmhall@cypresscivil.com



**CITY OF TUCSON** DEVELOPMENT PACKAGE PSD APPROVAL

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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

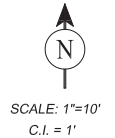
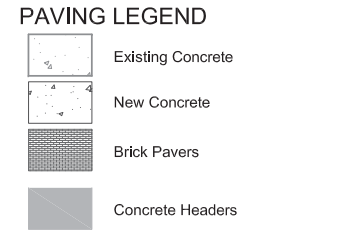
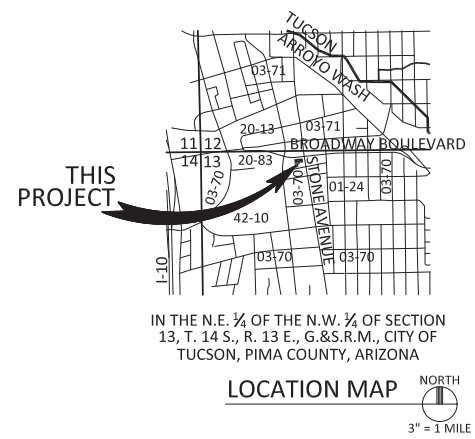
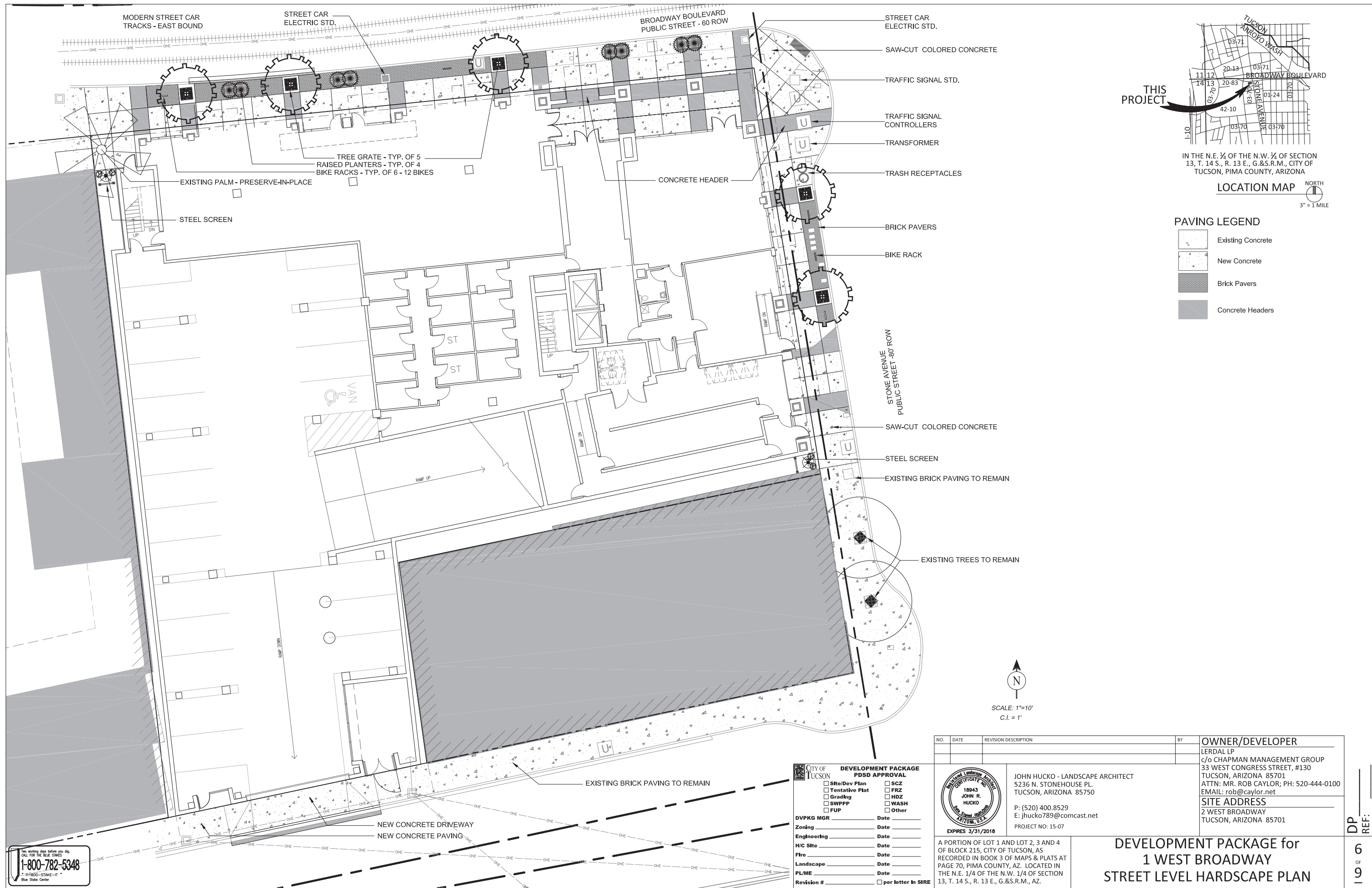
DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 HIC Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PLME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

A PORTION OF LOT 1 AND LOTS 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.

**DEVELOPMENT PACKAGE for  
1 WEST BROADWAY  
grading plan**

DP REF:  
5 OF 9

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CALL FOR THE BLUE SIMES  
1-800-782-5348  
Blue State Center



Don't working draw before you do!  
CALL FOR THE BLUE STAGES  
**1-800-782-5348**  
Blue Stake Center

**CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL**

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

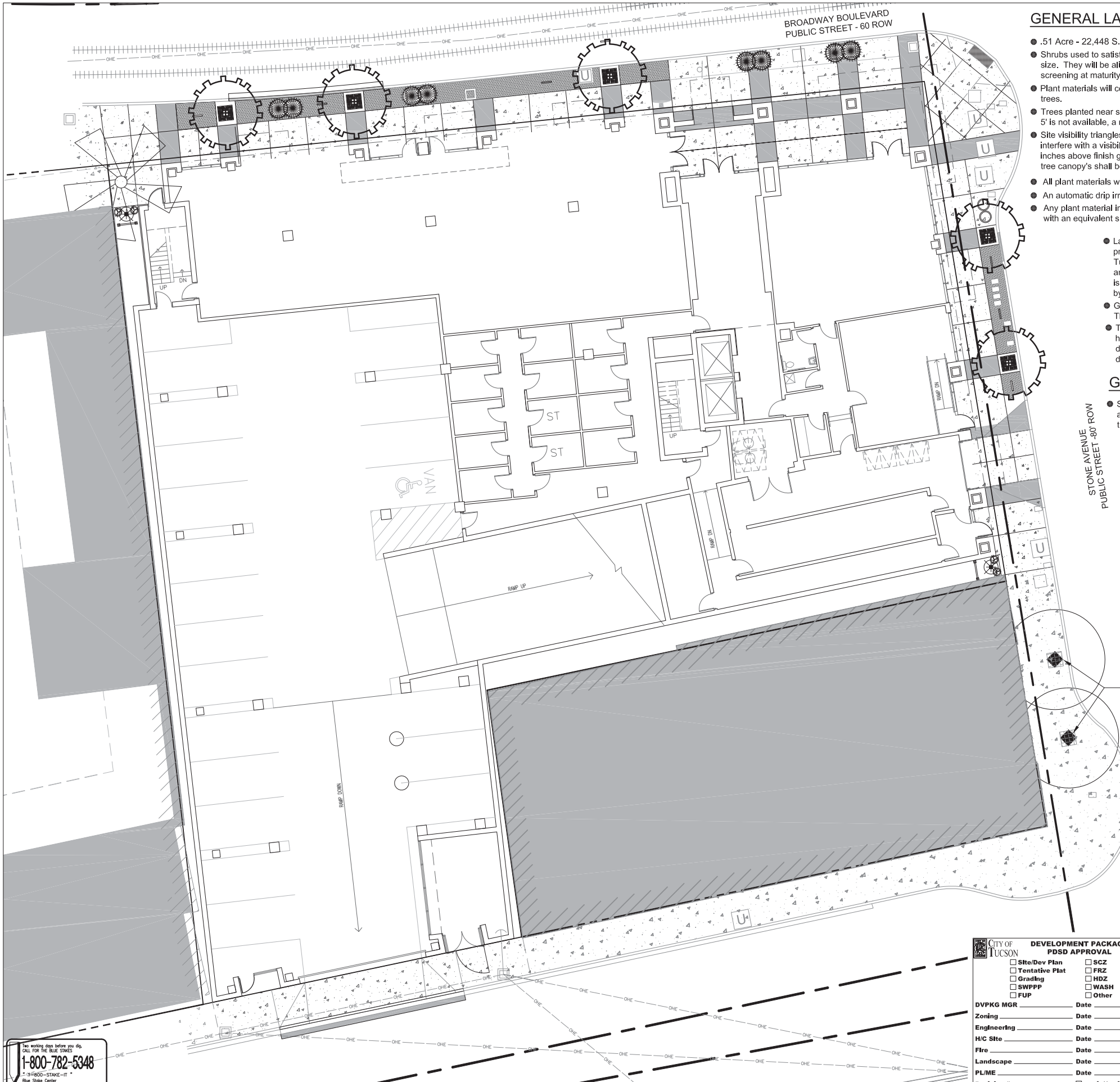
NO.	DATE	REVISION DESCRIPTION	BY

<p>JOHN HUCKO - LANDSCAPE ARCHITECT          5236 N. STONEHOUSE PL.          TUCSON, ARIZONA 85750          P: (520) 400.8529          E: jhucko789@comcast.net          PROJECT NO: 15-07</p>	<p><b>OWNER/DEVELOPER</b>          LERDAL LP          c/o CHAPMAN MANAGEMENT GROUP          33 WEST CONGRESS STREET, #130          TUCSON, ARIZONA 85701          ATTN: MR. ROB CAYLOR; PH: 520-444-0100          EMAIL: rob@caylor.net</p> <p><b>SITE ADDRESS</b>          2 WEST BROADWAY          TUCSON, ARIZONA 85701</p>
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A PORTION OF LOT 1 AND LOT 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.

**DEVELOPMENT PACKAGE for  
 1 WEST BROADWAY  
 STREET LEVEL HARDSCAPE PLAN**

DP REF: 6 OF 19



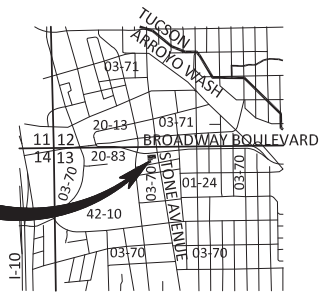
**GENERAL LANDSCAPE NOTES**

- .51 Acre - 22,448 S.F. Parcel is zoned OOOO
- Shrubs used to satisfy Landscape Border requirements will not be smaller than 5 gallon size. They will be aligned, grouped or clustered to provide interest and continuous screening at maturity.
- Plant materials will cover at least 50% of the area Landscape Borders not including canopy trees.
- Trees planted near sidewalks or curbs will be planted 5' away to prevent upheaval. Where 5' is not available, a root barrier will be used.
- Site visibility triangles: Materials within site visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finish grade. All shrub heights in SVT's shall be maintained below 30" and tree canopy's shall be maintained above 72" height
- All plant materials will be selected from the approved City of Tucson Plant List.
- An automatic drip irrigation system will be installed to irrigate all planting
- Any plant material in areas requiring landscaping that does not survive will be replaced with an equivalent size and species within 30 days.

- Landscape maintenance will be provided including watering, pruning, mulching, weeding, and fertilizing. Per the City of Tucson Land Use Code, all required landscaping, irrigation and site improvements will be maintained. The property owner is responsible for proper and adequate landscaping as required by the LUC.
- Grading Limits: The entire site is previously been developed.
- The majority of this Multi-Use development is comprised of residential housing. Therefore the Commercial Rainwater Harvesting requirements do not apply. Rainwater will be harvested from the building roof and directed to landscape areas if possible.

**GENERAL LANDSCAPE NOTES**

- Shade is provided for 70% (XXXXXX)SF of sidewalk and pedestrian access paths at 2:00pm on June 21st when the sun is 82 degrees above the horizon



IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

LOCATION MAP NORTH  
3" = 1 MILE

**PLANT LEGEND**

PLANT SYMBOL	BOTANICAL NAME	COMMON NAME:	SIZE:	QTY
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**TREES:**

	Parkinsonia Praecox Palo Brea	24" Box	5
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**SHRUBS & GROUNDCOVERS:**

	SIZE:	QTY
	Pedilanthus macrocarpus Lady slipper	5 Gal. xx
	Hesperaloe funifera Giant Hesperaloe	5 Gal. xx
	Lantana Species "New Gold" New Gold Lantana	1 Gal. xx
	Pachycereus marginatus Mexican Fence Post Cacti Multi-trunk - Min. 3 trunks - 5'tall	24" Box xx

**ROW STANDARD PLANTING NOTES**

- It is the owners responsibility to keep the Site Visibility Triangles (SVT) and the pedestrian access area clear of vegetation at all times, per Land Use Code (LUC) section.
- Final plant locations must be in compliance with all utility setback requirements.
- the owner understands that if the City of Tucson Transportation Dept. or any utility company needs to work within the ROW in the landscape area, plants and irrigation may be destroyed without replacement or repair.
- The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property. (excluding water meter)
- Contractor to obtain a Right Of Way excavation permit prior to construction within the right of way.



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

Don't working draw before you do!  
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1-800-782-5348  
Blue Stake Center

**CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL**

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MGR _____ Date _____	
Zoning _____ Date _____	
Engineering _____ Date _____	
H/C Site _____ Date _____	
Fire _____ Date _____	
Landscape _____ Date _____	
PL/ME _____ Date _____	
Revision # _____ <input type="checkbox"/> per letter in SIRE	

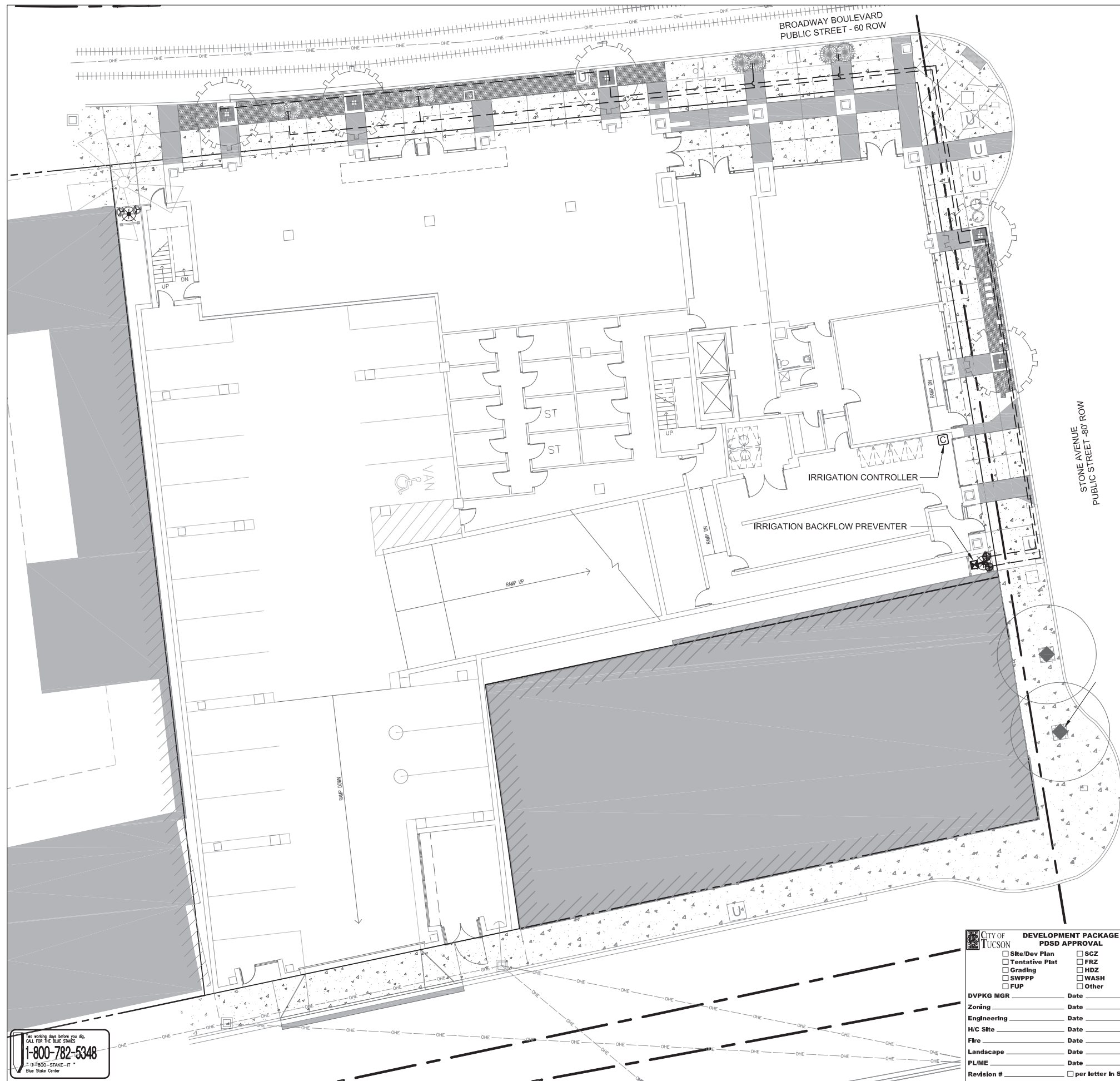


JOHN HUCKO - LANDSCAPE ARCHITECT  
5236 N. STONEHOUSE PL.  
TUCSON, ARIZONA 85750  
P: (520) 400.8529  
E: jhucko789@comcast.net  
PROJECT NO: 15-07

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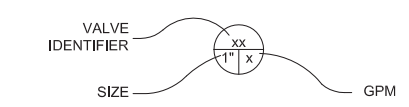
**DEVELOPMENT PACKAGE for  
1 WEST BROADWAY  
STREET LEVEL PLANTING PLAN**

DP REF: 7 OF 19

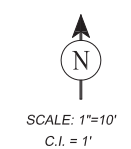


**IRRIGATION LEGEND**

Symbol	Manufacturer	Description
	Water Meter	Irrigation P.O.C
	Hunter	X-CORE - XC-4 Outdoor Model - Wall Mount
	Febco	3/4" -Reduced Pressure Backflow Preventer, Febco 825Y With Tan Guardsack enclosure
	Rain Bird	XCZ-075-PRF - 3/4" Low Flow Control Zone Kit
	Sch 40 PVC	3/4" Mainline - Purple Pipe
	Sch 40 PVC	2"-4" Sleeve.
	SCH 40 PVC	Lateral line - 3/8" - Purple Pipe
	Rain Bird	3/4" Class 200 PVC - Purple Pipe Drip Lateral w/ Rain Bug XBT-20-6 Multi-outlet Emitter @ 1 GPH each Outlet XBT-20 Single-outlet Emitter @ 1 GPH w/ XQ 1/2" Distribution Tubing. 2 GPH per Shrub or Groundcover. 8 GPH per Tree
	Lasco	AP-075 - 3/4" Hose End Flush Cap.



- IRRIGATION NOTES**
1. Plan is schematic only. All mainlines, valves, etc. shall be placed within planting areas wherever possible.
  2. The entire irrigation system shall satisfy all code requirements and be installed as per manufacturers' specifications.
  3. Contractor shall sleeve all mainlines (2" or less), valve wires and laterals under all paved surfaces and walls, extending sleeves 1 foot from edge of paved surface or wall. Mainlines greater than 2 inches in diameter shall be direct buried.
  4. Contractor shall coordinate installation of drip irrigation lines prior to installation of plant material with the Owner's Representative.
  5. Trees to be irrigated by multi-outlet emitters. Shrubs and groundcover to be irrigated by single-outlet emitters.
  6. Contractor shall apply for Reduced Pressure Backflow Preventer permit from Backflow Prevention Department.
  7. The irrigation system design is based on a minimum operating static water pressure of 50 PSI. Any discrepancy shall be reported to the owner immediately.



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CALL FOR THE BLUE STAKES  
1-800-782-5348  
"1"=300'-STAKE-IT"  
Blue Stake Center

**CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL**

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
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 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
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 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY
			<b>OWNER/DEVELOPER</b>
			LERDAL LP
			c/o CHAPMAN MANAGEMENT GROUP
			33 WEST CONGRESS STREET, #130
			TUCSON, ARIZONA 85701
			ATTN: MR. ROB CAYLOR; PH: 520-444-0100
			EMAIL: rob@caylor.net
			<b>SITE ADDRESS</b>
			2 WEST BROADWAY
			TUCSON, ARIZONA 85701

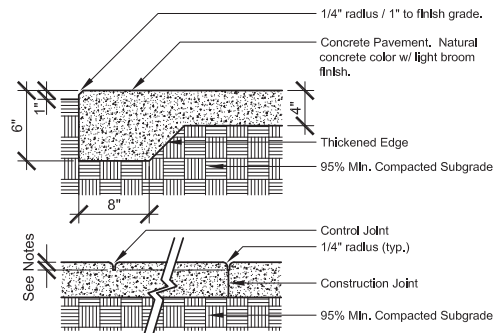
JOHN HUCKO - LANDSCAPE ARCHITECT  
 5236 N. STONEHOUSE PL.  
 TUCSON, ARIZONA 85750  
 P: (520) 400.8529  
 E: jhucko789@comcast.net  
 PROJECT NO: 15-07

**Professional Landscape Architect**  
 18943  
 JOHN R. HUCKO  
 The State of Arizona  
 TUCSON, ARIZONA  
 EXPIRES 3/31/2018

A PORTION OF LOT 1 AND LOT 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.

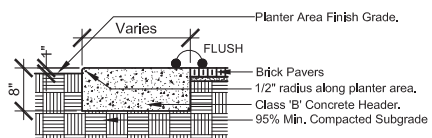
**DEVELOPMENT PACKAGE for  
1 WEST BROADWAY  
STREET LEVEL IRRIGATION PLAN**

DP REF: 8 OF 19

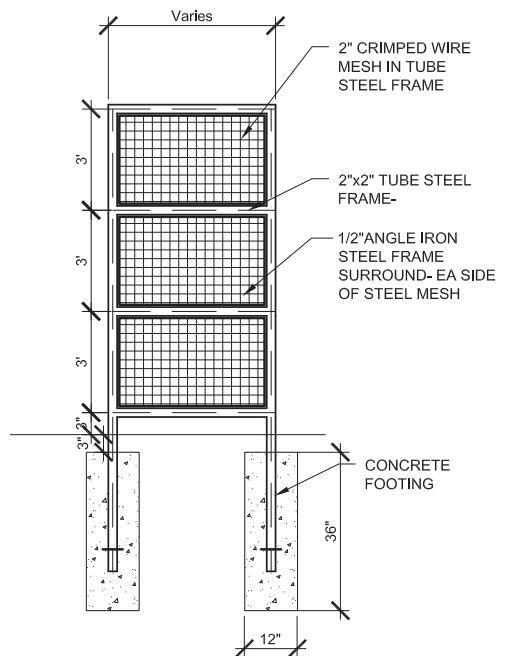


NOTE:  
 Pour sample on-site for finish approval by the Owner's Rep.  
 Control joints to be installed at a depth of 1/4 the thickness of the concrete slab.  
 Control joints shall be 5' o.c. or as shown on plans.  
 Install 30# felt in all construction joints. Fiber joint material not required.  
 Control joints & construction joints to be finished with a 1/4" radius jointer.  
 Edges of concrete pavement to be finished with a 1/4" radius edger.

**1 CONCRETE PAVEMENT**  
 NTS

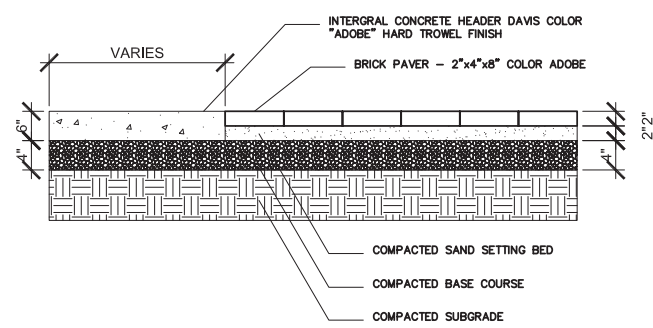


**3 CONCRETE HEADER**  
 NTS

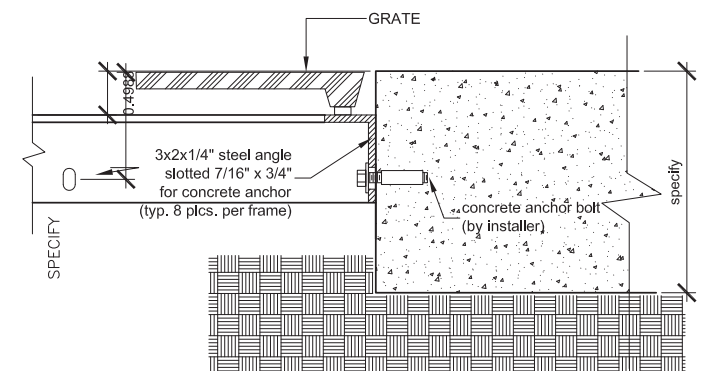


NOTES:  
 1. ALL STEEL SHALL BE PRIMED AND PAINTED- COLOR TO BE DETERMINED  
 2. ALL STEEL SHALL BE WELDED

**3 Steel Screen**  
 NTS

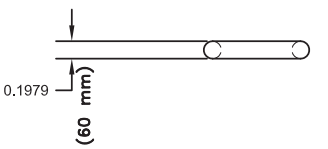


**4 BRICK PAVING/CONCRETE HEADER**  
 NTS



DETAIL 3  
 SECTION TREE GRATE FRAME  
 FOR RETROFIT APPLICATIONS IN SAW CUT CONCRETE  
 LEG DOWN INSTALLATION  
 USE WHEN EXISTING HOLE IS THE SAME AS GRATE SIZE

**5 TREE GRATE**  
 NTS



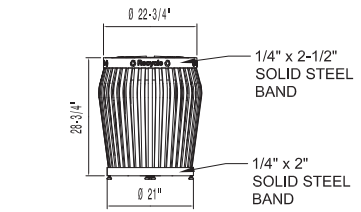
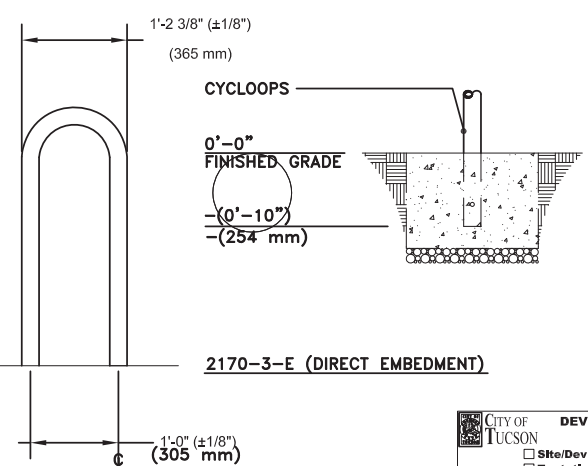
TOP VIEW

2'-11 1/4"  
 (895 mm)

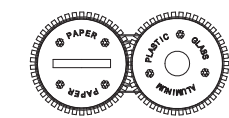
0'-0"  
 FINISHED GRADE

FRONT VIEW

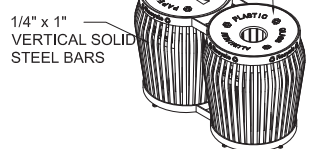
**6 BIKE RACK**  
 NTS



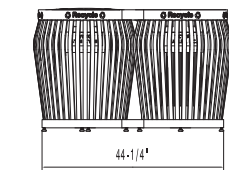
AVAILABLE WITH ANY COMBINATION OF DECALED LID AND TOP BAND



LIDS ARE SECURED WITH VINYL COATED GALVANIZED STEEL AIRCRAFT CABLE. CABLE IS LOOPED AROUND ATTACHEMENT BRACKETS AND CRIMPED IN PLACE.



(2) 36-GALLON CAPACITY HIGH DENSITY PLASTIC LINERS (WEIGHT NOT TO EXCEED 6 LBS.) SIT ON 3/8" x 1" SUPPORT BARS



(2) 3/4" SQUARE ANCHOR BOLT HOLES  
 (8) LEVELING FEET WITH A 3/8" DIAMETER THREADED STEEL SHAFT

NOTES:  
 1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.  
 2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).  
 3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.  
 4. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.  
 5. ANCHOR BOLT(S) NOT PROVIDED BY VICTOR STANLEY, INC.  
 6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.  
 7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.  
 8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

**7 TRASH RECEPTACLE**  
 NTS

CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MGR _____ Date _____	
Zoning _____ Date _____	
Engineering _____ Date _____	
H/C Site _____ Date _____	
Fire _____ Date _____	
Landscape _____ Date _____	
PL/ME _____ Date _____	
Revision # _____ Date _____	<input type="checkbox"/> per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY

	<b>OWNER/DEVELOPER</b> LERDAL LP c/o CHAPMAN MANAGEMENT GROUP 33 WEST CONGRESS STREET, #130 TUCSON, ARIZONA 85701 ATTN: MR. ROB CAYLOR; PH: 520-444-0100 EMAIL: rob@caylor.net <b>SITE ADDRESS</b> 2 WEST BROADWAY TUCSON, ARIZONA 85701
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JOHN HUCKO - LANDSCAPE ARCHITECT  
 5236 N. STONEHOUSE PL.  
 TUCSON, ARIZONA 85750  
 P: (520) 400.8529  
 E: jhucko789@comcast.net  
 PROJECT NO: 15-07

DEVELOPMENT PACKAGE for  
**1 WEST BROADWAY**  
**STREET LEVEL HARDSCAPE DETAILS**

## Planning & Development Services Department

### PRO - Property Research Online

# Plan Review Detail Results

**Permit Status:** PLAN RFC **Activity Number:** DP15-0084  
**Permit Type:** SITE & GRADING  
**Site Address:** 1 W BROADWAY BL **Applicant Name and Address:**  
 WILLIAMS, WILLIAM  
 2 E. CONGRESS ST. SUITE400  
 TUCSON AZ.  
 85701

Review Completed	Reviewer's Name	Type of Review	Review Status
05/21/2015 <b>Comments:</b> none	PGEHLEN1	PLANS SUBMITTED	This has been completed
05/22/2015 <b>Comments:</b> none	MARTIN BROWN	FIRE	Approved
05/28/2015 <b>Comments:</b> Trish, I looked in Permits Plus, but could not find a spot for my comments. Here they are:  <ol style="list-style-type: none"> <li>1. There are two additional trees in the ROW that are not being shown. Please check on them.</li> <li>2. There is existing irrigation to all four trees that will need to be protected in place, or repaired if damaged.</li> <li>3. All new irrigation needs to be sleeved under concrete. Sleeves not needed under brick.</li> <li>4. Mature size of Palo brea may be a concern for modern street car cantinary lines. This will be the property owners responsibility to maintain.</li> <li>5. Both the bike rack and the trash recepticals need to be black.</li> <li>6. Please all standard notes for planting in ROW. (attached)</li> </ol> Thanks, Gary  City of Tucson Department of Transportation Standard Notes for Planting in ROW  <ol style="list-style-type: none"> <li>1. It is the owner's responsibility to keep the Sight Visibility Triangles (SVT), and the pedestrian access area clear of vegetation at all times, per Land Use Code (LUC) section.</li> <li>2. It is the owner responsible to keep vegetation from growing past the curb line clear, and keep a 15' high clear zone over the travel lane.</li> <li>3. Final plant locations must be in compliance with all utility setback requirements.</li> <li>4. The owner understands that if the City of Tucson Transportation Department or any utility company needs to work within the ROW in the landscaped area, plants and irrigation may be destroyed without replacement or repair.</li> <li>5. The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.</li> <li>6. The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property. (excluding water meter)</li> <li>7. Contractor to obtain a Right Of Way excavation permit prior to construction within the right-of-way.</li> </ol>	GARY WITTWER	DOT LANDSCAPE	Plan requires change prior to approval
05/29/2015 <b>Comments:</b> DATE: June 04, 2015 DUE DATE: June 18, 2015	JASON GREEN	ENGINEERING	Plan requires change prior to approval

SUBJECT: 1 West Broadway Development Plan Package- Engineering Review  
TO: Metro TED; Attn: Lisa Bowers  
LOCATION: 1 W Broadway Blvd; T14S R13E Sec13  
REVIEWERS: Jason Green, CFM  
ACTIVITY: DP15-0084

SUMMARY: Engineering Division of Planning & Development Services Department has received and reviewed the proposed Development Plan Package and Drainage Statement (Cypress Civil Development, 18MAY15). Engineering Division does not recommend approval of the Development Plan Package at this time. This review falls under the Unified Development Code (UDC), Administration Manual (AM) and Technical Standards Manual (TSM). Refer to the following link for further clarification:  
[http://www.amlegal.com/nxt/gateway.dll/Arizona/tucson\\_az\\_udc/administrativemanual?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:tucson\\_udc\\_az](http://www.amlegal.com/nxt/gateway.dll/Arizona/tucson_az_udc/administrativemanual?f=templates$fn=default.htm$3.0$vid=amlegal:tucson_udc_az)

The following items need to be addressed:

SITE PLAN:

- 1) AM Sec.2-06.4.3: The relevant Development Plan Package case number (DP15-0084) may be added to the lower right hand corner of the plan on all sheets.
- 2) AM Sec.2-06.4.7.A.2: Revise the development plan package to provide a General Note to read per the referenced section. Specifically list the gross area of the site by square footage and acreage.
- 3) AM Sec.2-06.4.7.B.3: Revise the development plan package to include a Drainage Note per the referenced section; "Drainage will remain in its natural state and will not be altered, disturbed, or obstructed other than as shown on this development plan."
- 4) AM Sec.2-06.4.7.C.2: Revise the development plan package to provide a General Note to read per the referenced section; "No structure or vegetation shall be located or maintained so as to interfere with the sight visibility triangles in accordance with Section 10-01.5.0, Sight Visibility, of the Technical Standards Manual."
- 5) AM Sec.2-06.4.7.D: Revise the development plan package to provide a General Note to read per the referenced section; "Any relocation or modification of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public."
- 6) TSM Sec.8-01.5.1.D: Revise the development plan package to provide a General Note to read per the referenced section; "A single property owner, property management company, or home owners association (HOA), will be responsible for the management and maintenance of the solid waste collection services and storage area(s) for all development/business occupants." Where a development is intending to provide centralized storage and collection to serve multiple buildings, tenants, or businesses, a general note must be included within the plan.
- 7) AM Sec.2-06.4.8.C: Revise the development plan package to dimension the existing width of right of way, curbs, curb cuts, curb to property line, etc. Label all roadways as "Public" and both Broadway Blvd and Stone Ave as "MS&R."
- 8) AM Sec.2-06.4.8.F: Revise the development plan package to label all existing storm drainage facilities on and adjacent to the site with the Improvement Plan Number in plan view. Clarify the existing storm drain inlets shown on Sheet 4, per the landscape plans these are to act as tree wells.
- 9) AM Sec.2-06.4.9.H.1: Provide approval from TDOT for the track access permit that is required when any work is being proposed along the streetcar route. The permits can be obtained from TDOT Permits and Codes.
- 10) AM Sec.2-06.4.9.H.2: Revise the development plan package and Keynotes 18 and 19 to correctly dimension the 20-foot stem length of the SVTs for the driveway and the Local Street and the Near Side dimension along Jackson Street, refer to TSM Sec.10-01.5.3 for line of sight matrix. To modify the 20-foot stem length to 15-feet as depicted a TSMR application will be required. Provide a General Note on the development plan package (DP15-0084) referencing the TSMR Case #, date of approval and any conditions (if applicable).
- 11) AM Sec.2-06.4.9.H.5.a Revise the development plan package to provide a standard vehicle parking space detail. Verify on the detail the required 2.5 foot overhang for spaces adjacent to sidewalks, landscape areas, wall, proposed riprap swale, etc. Refer to UDC Figure 7.4.6-C for the 2.5 foot overhang dimension.

12) AM Sec.2-06.4.9.M: Provide a copy of the Geotechnical Engineering Investigation as stated in Earthwork & Material Testing + Certification Note #1 on Sheet 3 for review for the proposed earthwork and pavement design recommendations.

13) AM Sec.2-06.4.9.R: Refer to comments from Ron Brown, RA Structural Plans Examiner for all handicap accessibility comments that may be associated with this project.

14) AM Sec.2-06.4.9.S: Revise the development plan package to label and dimension all sidewalk widths within the public right-of-ways. The project has existing and proposed sidewalks along all 3 streets that need to be clearly labeled to ensure minimum width requirements.

15) AM Sec.2-06.4.9.T: Revise the development plan package to provide for centralized onsite solid waste and recycle collection service pick up for both waste and recycling containers per TSM Sec.8-01.5.1.A. Approval from Environmental Services and TDOT is required for the proposed type of refuse pick up from the MS&R Street, Stone Ave. Provide a TSMR application to modify the requirement per TSM Sec.8-01.5.3.G that off street service is not permitted from an arterial or Collector Street.

**GENERAL COMMENTS:**

Please provide a revised Development Plan Package that addresses the comments provided above. Include a comprehensive response letter addressing in detail responses to all of the above comments.

For any questions or to schedule meetings call me at 837-4929.

Jason Green, CFM  
Senior Engineer Associate  
Engineering Division  
Planning & Development Services Department

06/01/2015	FDILLON1	REVIEW	Needs Review
<b>Comments:</b>			
Project requires Design Review. FD			
06/02/2015	PGEHLEN1	ADDRESSING	Plan requires change prior to approval
<b>Comments:</b>			
201 N. STONE AV, 1ST FL TUCSON, AZ 85701-1207			

MICHELENE NOWAK ADDRESSING REVIEW  
PH #: 724-9512

TO:  
CITY PLANNING  
FROM:  
MICHELENE NOWAK, ADDRESSING REVIEW

SUBJECT:  
DP15-0084/1 WEST BROADWAY-DEVELOPMENT PLAN -1ST REVIEW

DATE:  
June 1, 2015

The above referenced project has been reviewed by this Division for all matters pertaining



to street naming/addressing, and the following matters must be resolved prior to our approval:

1.Label Project Number #DP15-0084 on all Sheets.2.Street Suffixes need to added to all streets Broadway Boulevard, Stone Avenue, Jackson Avenue and label streets as: PUBLIC 3.Provide Building Plans for each floor showing units and office/retail spaces.4.Label hatched area to the southeast as: ?EXCLUDED?5.Per Plans there appears to be no access to Broadway Bl or Stone Av?only Jackson Av. The most critical problem emergency service providers have is locating property without physical frontage on the road from which the parcel is addressed. Address should be corrected to reflect access from Jackson Av

06/08/2015 STEVE SHIELDS ZONING Plan requires change prior to approval

**Comments:**

CDRC TRANSMITTAL

TO: Development Services Department  
Plans Coordination Office

FROM: Steve Shields  
Lead Planner

PROJECT: 1 West Broadway  
Development Package (1st Review)  
DP15-0084

TRANSMITTAL DATE: June 11, 2015

DUE DATE: June 18, 2015

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.

This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).

The review comments include the actual standard first with the applicable Administrative Manual section number and the following paragraph is the actual comment related to the specific item that must be addressed. If you need to review the sections listed below click on the link or copy it in the address bar of your internet program.

[http://www.amlegal.com/nxt/gateway.dll/Arizona/tucson\\_az\\_udc/administrativemanual?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:tucson\\_udc\\_az](http://www.amlegal.com/nxt/gateway.dll/Arizona/tucson_az_udc/administrativemanual?f=templates$fn=default.htm$3.0$vid=amlegal:tucson_udc_az)

This link will take you directly to the section used for the standards review. The UDC & TSM requirements are in the Unified Development Code and can be viewed at the same web link as above

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 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 May 19, 2016.

SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)  
Section

2-06.1.0 GENERAL

2-06.2.0 APPLICATION SUBMITTAL REQUIREMENTS

2-06.3.0 FORMAT REQUIREMENTS

2-06.4.0 CONTENT REQUIREMENTS

2-06.5.0 FLEXIBLE LOT DEVELOPMENT (FLD) - ADDITIONAL REQUIREMENTS

#### 2-06.1.0 GENERAL

##### 2-06.1.1 PURPOSE

This standard has been prepared for the purpose of informing applicants of the submittal and review requirements for development package documents to assure proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. The development package documents are prepared in support of applications for building permits and related reviews.

The information that is requested establishes the basis upon which the project will be approved and could affect what is required of the property in the future, should there be a proposal for expansion or for a different use of the property.

This standard does not waive any applicable city regulations or codes.

##### 2-06.1.2 APPICABILITY

This standard shall be used for all site plans and tentative plats submitted to PDSD for review.

##### 2-06.2.1 APPLICATION SUBMITTAL REQUIREMENTS

Development Package applications are available from PDSD. Completed applications and accompanying materials shall be submitted to PDSD. Incomplete or inaccurate applications will not be accepted, nor will any application in which the pre-application conference or neighborhood meeting requirements have not been met. The types of documents and the specific number of copies required of each of the documents are on the PDSD website or may be obtained from PDSD. Resubmittals of development packages require a comment response letter that details how all previous comments have been addressed. Provide the same number of copies of the comment response letter as plans provided. The following documents and information shall be submitted upon application:

###### 2-06.2.1 Application Form

A completed application signed by the property owner or authorized designee;

###### 2-06.2.2 Development Package

A development package must be prepared to the format and content requirements described herein;

###### 2-06.2.3 Related Reviews

In addition to the plan process, a project may require review for other types of plans and documents. The applications for those processes are submitted to the appropriate department for review and approval. These related reviews can be applied for so that review can occur concurrently with the development package application. However, it must be understood that, should the related application be approved subject to conditions or denied, this may affect the;

###### 2-06.2.4 Concurrent Reviews

The development package is designed to allow for concurrent review of any site related reviews. Concurrent review means that all plans and documents needed for the review are submitted as one package. Examples of site related reviews include but are not limited to: site plans, landscape plans, NPPO plans, water harvesting plans, grading plans, SWPPP plans, floodplain use permits, and overlay reviews. Separate applications are often required for the different site related reviews even if the plans are submitted concurrently; and,

1) COMMENT: Remove all reference to building codes from the development package as they are not applicable.

###### 2-06.2.5 Fees

Fees in accordance with Section 4-01.0.0, Development Review Fee Schedule.

#### 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, DP15-0084, adjacent to the title block on each sheet.

3) COMMENT: Provide the IID/MDR case number adjacent to the title block on each sheet.

2-06.4.4 - The project-location map to be located on the first sheet of the development package in the upper right corner, shall cover approximately one square mile, be drawn at a minimum scale of three inch equals one mile, and provide the following information.

4) COMMENT: The project location map should cover approximately one square mile.

2-06.4.7 - General Notes

The following general notes are required. Additional notes specific to each plan are required where applicable.

2-06.4.7.A - Zoning and Land Use Notes

2-06.4.7.A.2 - List the gross area of the site/subdivision by square footage and acreage.

5) COMMENT: As a general note list the gross area of the site by square footage and acreage.

2-06.4.7.A.4 - Identify the existing and proposed use of the property as classified per the UDC. List all UDC sections applicable to the proposed uses.

6) COMMENT: Provide the applicable use specific standards for the proposed General Merchandise Sales, excluding Large Retail Establishment use in the C-3 and OCR-2 zones within the "ZONING" table under the "NEW USE(S)". See TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES

2-06.4.7.A.5 - On residential projects, list the total number of units/lots proposed.

7) COMMENT: Provide the total number of proposed residential units on the plan.

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.

8) COMMENT: Provide the above information for the IID/MDR on the plan.

2-06.4.7.A.8 - For development package documents provide:

2-06.4.7.A.8.a - Floor area for each building;

9) COMMENT: Provide a general note that provides the proposed floor area for each proposed use.

2-06.4.7.A.8.b - Percentage and area in square feet of building and accessory building coverage;

10) COMMENT: Remove the reference to "LOT COVERAGE" from the plan as it is not applicable.

2-06.4.8 - Existing Site Conditions

The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.

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.

11) COMMENT: It appears that the existing building, located on parcel 117-13-027A, encroaches onto this project site. Zoning recommends that a lot line reconfiguration be processed to correct this encroachment.

2-06.4.8.C - The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.

12) COMMENT: Provide the above information for all streets adjacent to this project.

2-06.4.9 - Information on Proposed Development

The following information on the proposed project shall be shown on the drawing or added as notes.

2-06.4.9.A - Draw in all proposed lot lines with approximate distances and measurements.

13) COMMENT: As this site is comprised of five (5) parcels a lot combination is required. Provide a copy of the approved Pima County Lot Combination Request form with your

next submittal.

2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

14) COMMENT: Relocate the "VEHICULAR & BICYCLE PARKING" table to the first sheet.

15) COMMENT: Per UDC Section 7.4.3.G Fractional Amounts. When the calculation of required motor vehicle and bicycle parking spaces results in a fractional number, a fraction of one-half or more is adjusted to the next higher whole number, and a fraction of less than one-half is adjusted to the next lower whole number. That said the motor vehicle parking calculation is not correct. For the proposed "OFFICE 539 sf / 500 = 1.078 or 1 not 2 as shown in the table.

16) COMMENT: The provided motor vehicle parking requirements are based on UDC Section 7.4.5.B Downtown Parking District. Total required for the proposed mix use = 52, provided 0. IID/DRB/MDR review and approval required prior to approval of the development package.

17) COMMENT: Clarify what the "XXXXXXX" is referencing in the motor vehicle parking calculation.

2-06.4.9.H.5.d - Show bicycle parking facilities fully dimensioned. For specifics, refer to Section 7.4.9, Bicycle Parking Design Criteria, of the UDC. Provide, as a note, calculations for short and long term bicycle spaces required and provided.

18) COMMENT: The required and provided number for the long term bicycle parking is not correct and should show 38.

2-06.4.9.O - All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown.

19) COMMENT: Per UDC Section 6.4.5.C.2 and TABLE 6.4.5.C-I the required street perimeter yard setback is 21' or the height of the proposed exterior building wall (greater of the two) measured from back of curb. Proposed perimeter yard setback dimensions not provided. Based on the provided building height of 89'-3" the proposed building does not meet street perimeter yard setbacks. IID/DRB/MDR review and approval required prior to approval of the development package.

20) COMMENT: As encroachments, balcony and canopy, in to the right-of-way are proposed, some type of easement or agreement is required. Contact COT Transportation Real Estate to secure the required easement/agreement. The easement/agreement must be in place prior to approval of the development package.

2-06.4.9.Q - Provide the square footage and the height of each commercial, industrial, or business structure and the specific use proposed within the footprint of the building(s).

21) COMMENT: Provide the height and gross floor area within the footprint of the building on sheet 1.

22) COMMENT: Sheet 4 shows the proposed height of the building as "89.5'" sheet 1 under "ZONING" lists the building height has 89'-3", clarify the difference.

23) COMMENT: Per UDC Table 6.3-4.A: DIMENSIONAL STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2 ZONES, C-3 Zone, Height (maximum) allowed is 75', proposed height is 89'-3". IID/DRB/MDR review and approval required prior to approval of the development package.

24) COMMENT: It does not appear that the entire structure is shown on sheet 1, i.e. the southern parking area and entrance off of Jackson.

2-06.4.9.T - Show refuse collection areas, including locations of dumpsters, screening location and materials, and vehicle maneuverability, fully dimensioned, and access route. If dumpster service is not proposed, indicate type of service. For specific information on refuse collection, refer to Section 8-01.0.0, Solid Waste and Recycle Disposal, Collection, and Storage, of the Technical Standards Manual. Refuse collection on all projects shall be designed based on that section, even if collection is to

be contracted to a private firm.

25) COMMENT: Show the refuse collection area on the plan.

2-06.4.9.W - Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met. Indicate if there are any existing billboards on site. Compliance to the Sign Code, Chapter 3 of the Tucson Code, is required.

26) COMMENT: Provide a general note stating "ALL SIGNS REQUIRE A SEPARATE SIGN PERMITE".

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package

06/09/2015                      ROBERT SHERRY                      PLUMBING-COMMERCIAL                      Plan requires change prior to approval

**Comments:**

Revise the site utility drawing to include the invert and rim elevations of manhole 8137-20A. Reference: City of Tucson Administrative Manual No. 2-06.0.0, Section 4.8 and Section 107.2.13, IBC 2012.

06/16/2015                      ZELIN CANCHOLA                      TRAFFIC    Plan requires change prior to approval

**Comments:**

June 16, 2015  
DP15-0084  
1 West Broadway  
Zelin Canchola TDOT

Please revise the following:

AM Sec.2-06.4.9.S: Revise the development plan package to label and dimension all sidewalk widths within the public right-of-ways.

Page 3 of 9 paving and grading notes: #31 change 791-5100 to 791-4259

If you have any questions, I can be reached at 520 837 6659 or zelin.canchola@tucsonaz.gov

06/18/2015                      PGEHLEN1                                      ENVIRONMENTAL SERVICES                      Plan requires change prior to approval

**Comments:**

The Development Package has been reviewed on behalf of Environmental Services and the following will need to be addressed on the resubmittal:

1. Keynote 12 on Sheet 1 of 9 shows the apron for service to be on the sidewalk. Provide a minimum 20 ft. x 10 ft. concrete apron, 6 inch thick, 3,000 psi with #4 rebar 12" OC within the loading area for the containers and the truck front wheels to be on during servicing.
2. Revise Keynote 6 on Sheet 1 of 9 to state "Building Owner's facility personnel shall be responsible for positioning the solid waste and recycling containers within the eastern portion of building on the days of service collection, and shall roll the containers out clearly onto the service apron in the loading area when the service vehicle arrives and shall roll the containers back into the building after servicing so that the service vehicle operator remains in the service vehicle".
3. Add a keynote on Sheet 1 of 9 stating signage will be added alongside the service vehicle and apron spaces within the loading area designating no parking between 7 AM and 8 AM weekdays.
4. Per TSM Section 8-01. 4.0.B, provide a general note specifying anticipated frequency of collection based upon the calculated tonnage from Table 1 in TSM Section 8.
5. Per TSM 8.01.6.2.C, a 25 ft. minimum height clearance shall be provided above the service area. Provide verification the tree and grate per keynote 23 that is adjacent to the collection vehicle service area will not encroach into the 25 ft. minimum clearance and hinder the operation of the truck and boom while servicing the containers.

If there are any questions, I can be reached at kperry@perryengineering.net

From: Patricia Gehlen [Patricia.Gehlen@tucsonaz.gov]

Sent: Wednesday, May 20, 2015 3:30 PM

To: Ken Perry; Addressing; Carolyn Laurie; Frank Dillon; Gary Wittwer; Jim Vogelsberg; Joseph Linville; Kenneth Brouillette; Robert Sherry; Ronald Brown; Steve Shields;

Zelin Canchola  
Subject: DP15-0084/1 West Broadway

Dear Reviewers:

This is an electronic distribution for a CDRC Development Plan review. If you normally receive paper copies of the review documents, you will receive them soon.

The applicable case numbers are:

CDRC Development Plan: DP15-0084

06/18/2015            CHRIS KIEL (WILDAN) ZONING HC            Plan requires change prior to approval

**Comments:**

1) Please provide verification that the proposed level 1 parking space complies with all of the requirements of ICC A117.1-2009 Section 502 (i.e. required width, column obstruction, etc.).

2) Please provide detail information of the reconstructed curb ramp at the northwest corner of the property in order to verify compliance with ICC A117.1-2009 Section 406.

06/18/2015            JOE LINVILLE            LANDSCAPE            Approved

**Comments:**

none

06/19/2015            PATRICIA GEHLEN            ADA            Not Required

**Comments:**

none

06/19/2015            PATRICIA GEHLEN            ZONING-DECISION LETTER            Plan requires change prior to approval

**Comments:**

This review has been completed and resubmittal is required. Please resubmit the following items:

- 1) Two rolled sets of the plans
- 2) A disk that contains all items submitted for review
- 3) All items requested by review staff
- 4) All items needed to approve the plans

**FINAL STATUS of the Workflow**

05/20/2015            ANY            REJECT SHELF            Received

**Comments:**

none

**Conditions:**

none

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