

INFILL INCENTIVE DISTRICT DESIGN PACKAGE for 1 WEST BROADWAY

1 JULY 2015

REVISED: 18 SEPTEMBER 2015

OWNER/PROJECT ADMINISTRATION

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Tucson, Arizona 85710

PREPARED FOR

Robert Caylor Construction Company
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Attn: Rob Caylor



TABLE OF CONTENTS

Introduction to 1 West Broadway project	1
Existing Photo Study	2
Infill Incentive District Application Responses	15
Elevations	27
Architectural Precedence	33
<i>Appendices</i>	38
1 - Neighborhood Meeting Documentation	
2 - Shade Study Exhibit	
3 - Downtown Streetscape Interim Policy - Response Letter	
4 - Development Plan 1st Submittal dated 21 May 2015	
ADDENDUM #1: Conditions of Approval	93



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, 4th 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.



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Anderson
ARCHITECTS

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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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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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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.



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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 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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onewest

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 4th 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



1 WEST BROADWAY APARTMENTS

NORTH 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



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



Engberg
Anderson
ARCHITECTS

CYPRESS
CIVIL DEVELOPMENT

Caylor
COLLECTIVE

onewest

ARCHITECTURAL PRECEDENT



Engberg
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ARCHITECTS

CYPRESS
CIVIL DEVELOPMENT

Caylor
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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.

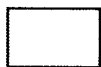
You are cordially invited to attend a presentation related to the redevelopment of the southwest corner of Broadway Boulevard and Stone Avenue. In a continuing effort to improve the quality of urban life and increase housing and retail opportunities in downtown Tucson, plans are currently being developed 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.

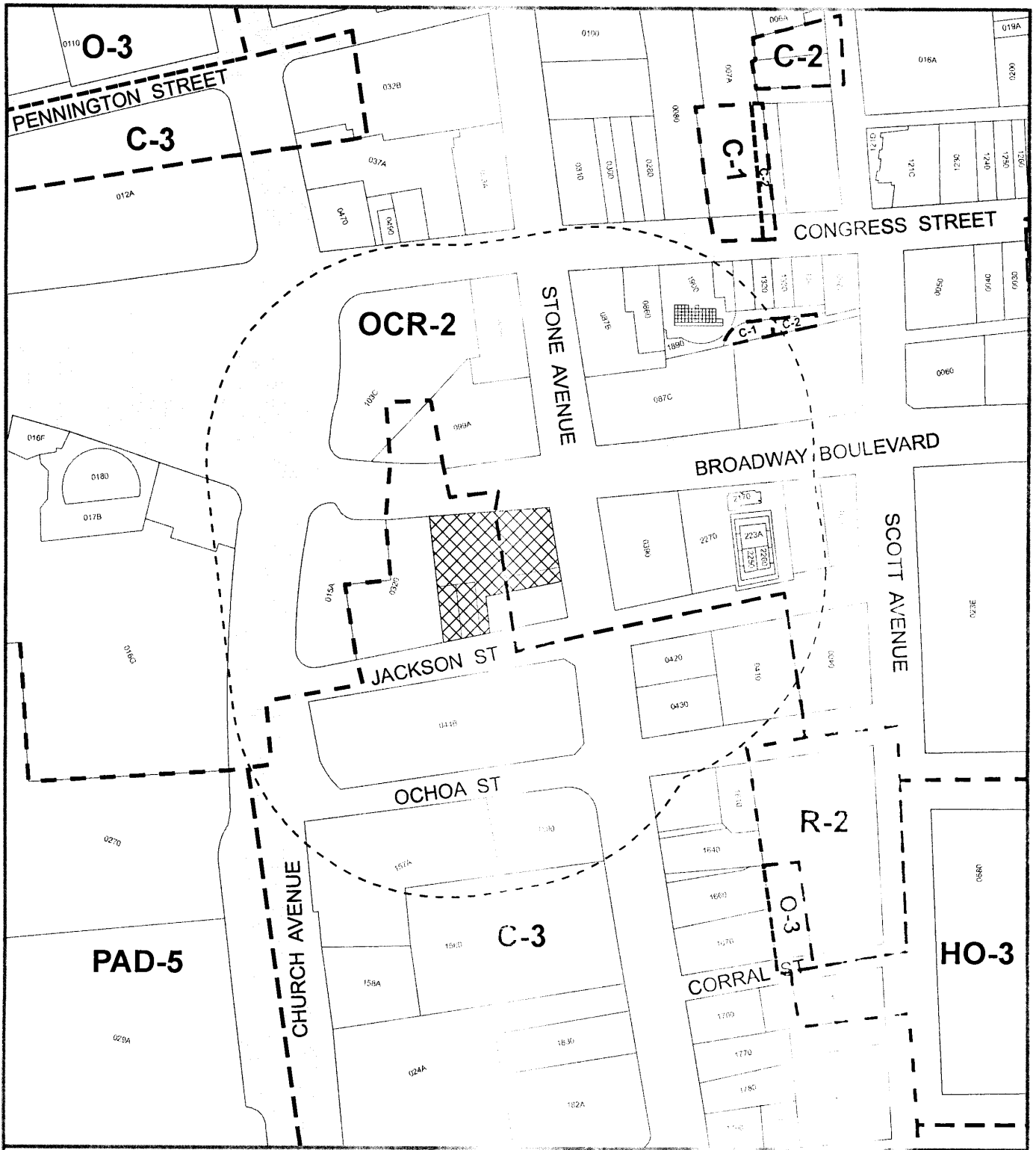
Your questions and comments are welcome during the meeting but may also be submitted in writing to the City of Tucson Planning & Development Services Director.




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.



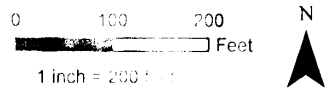
Proposed Redevelopment site



-  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, 1st 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.

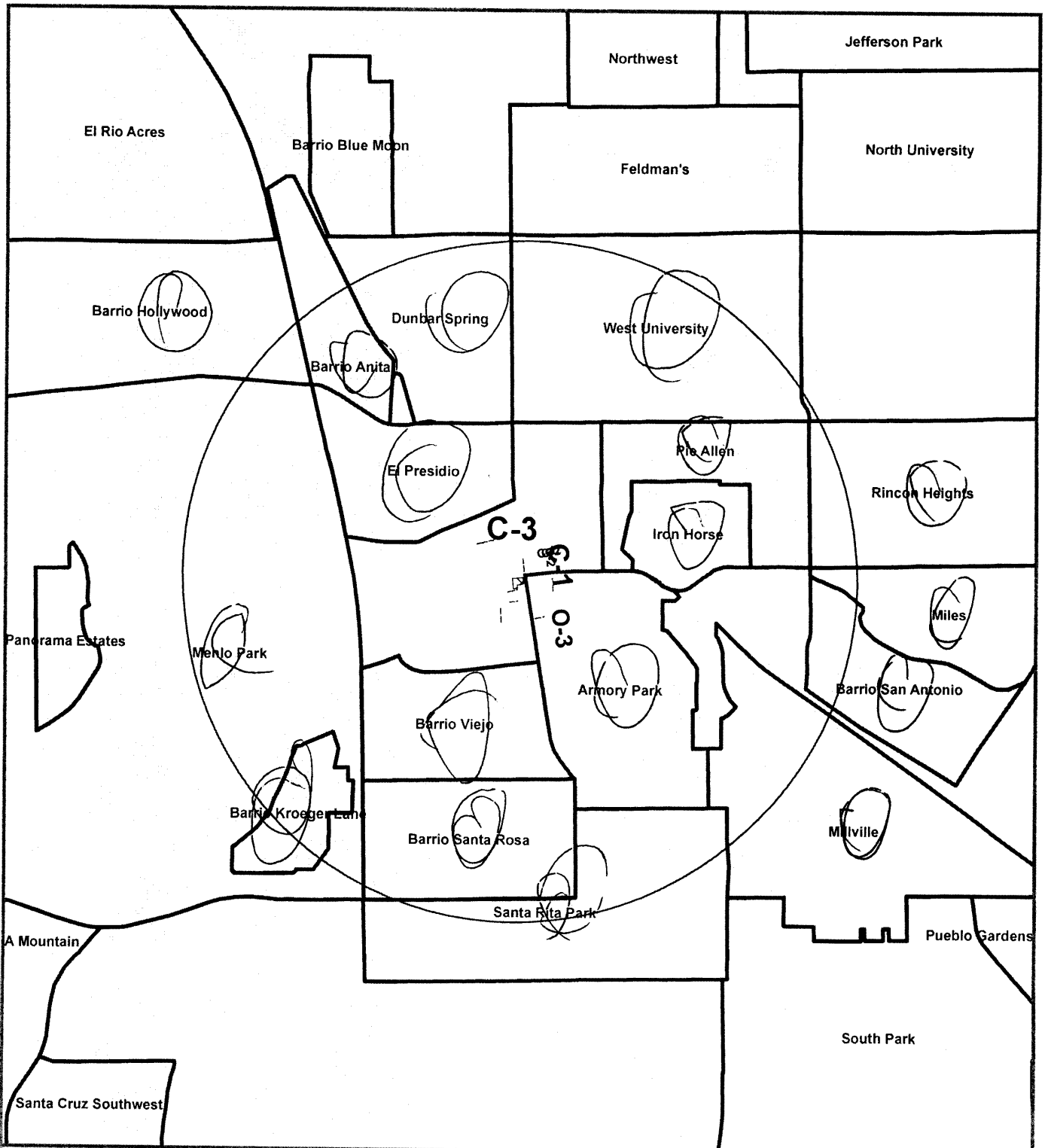
FEES PAID:

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 West Broadway

Neighborhood Meeting

May 19, 2015

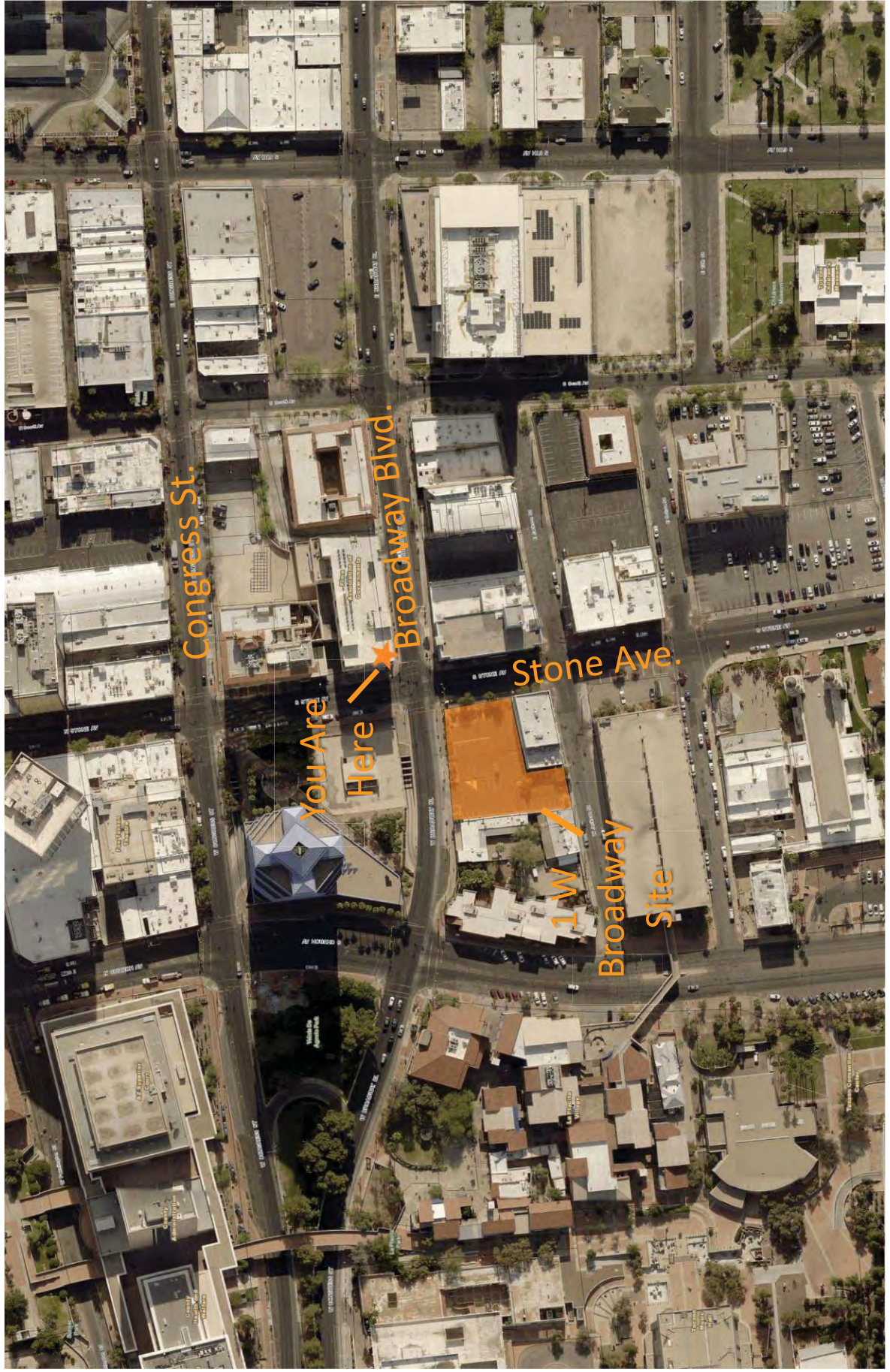
Attendee Sign-in Sheet

Name	Contact Email, Phone or Address
Adriana Rosthenhauser	arosthen1@yahoo.com
Kayley Schiffler	kayleyschiffler@gmail.com
Diana Amado	diana.amado@tucsunaz.gov
Rob Caylor	Rob@Caylor.net
Denae Fisher	fisherdnae@gmail.com
Kevin Walters	kevin@fengshuiplanning.com
Wiley Cornell	wileycornell@sbcglobal.net
R MARSCHWER	158 W Franklin St 85701
John Burr	jodabu@hotmail.com ^{not pub}
Phyllis Factor	PEFAZ@AOL.COM

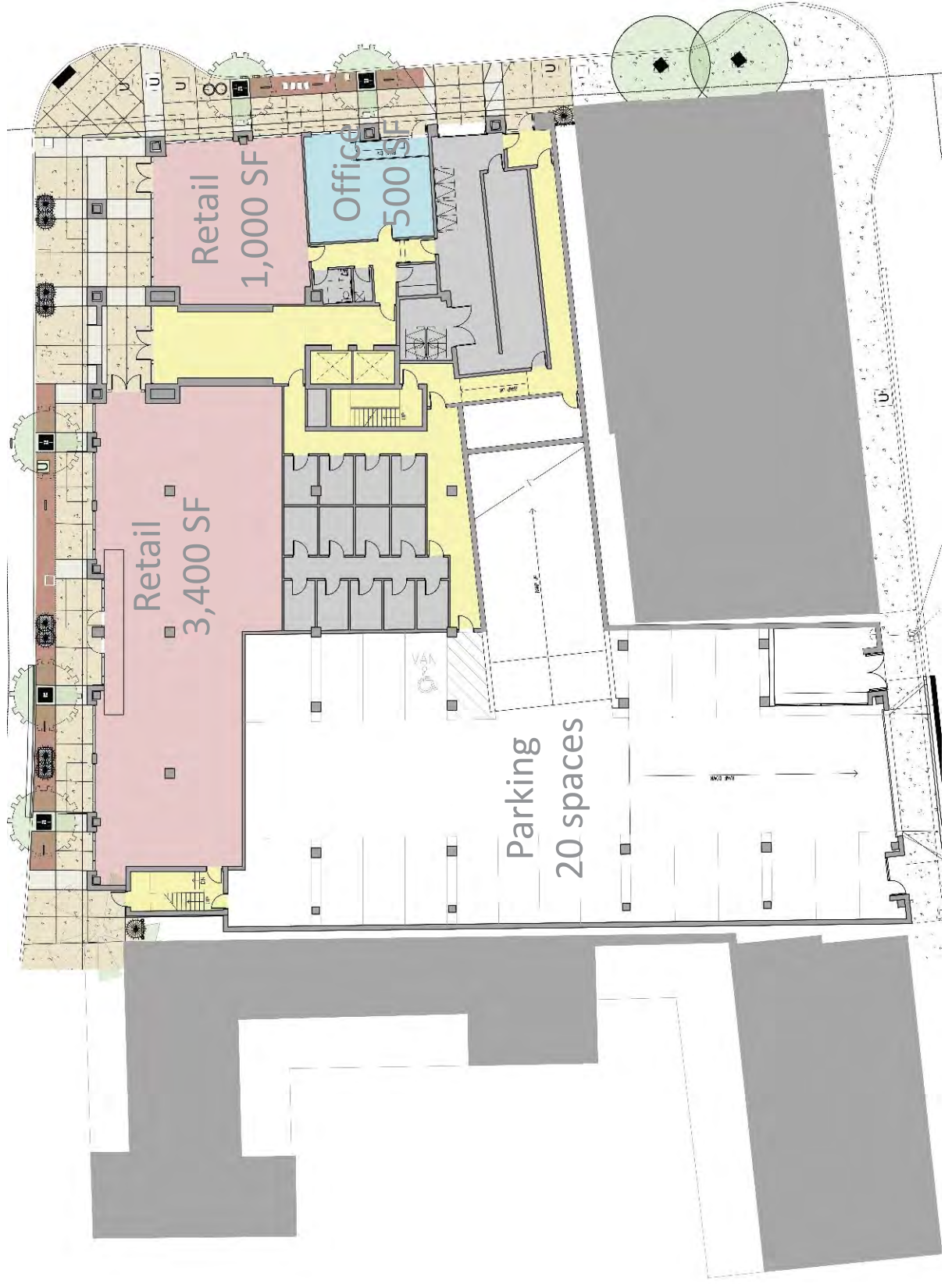


1 W. Broadway Apartments

Neighborhood Map



First Floor Plan



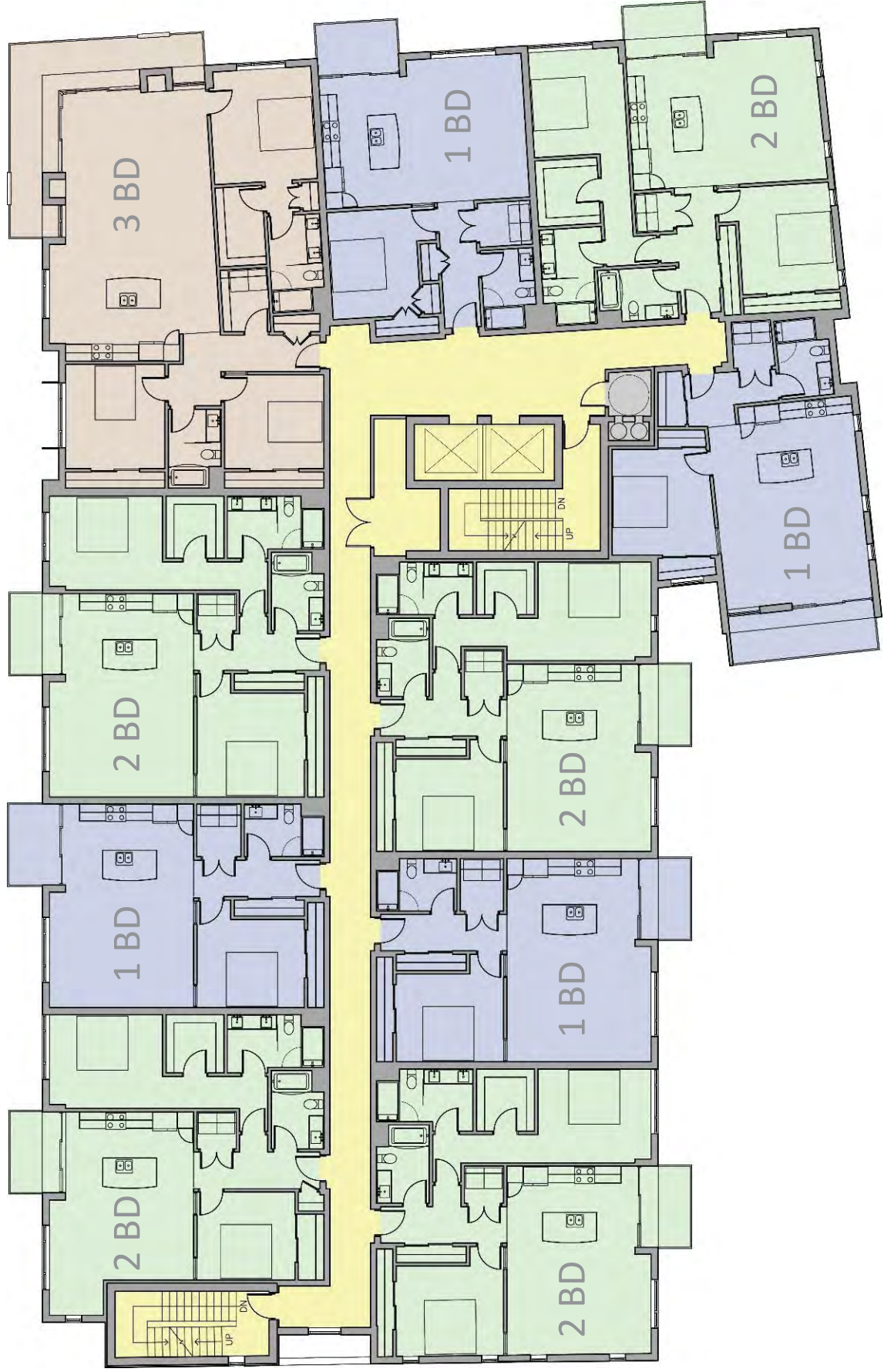
Second Floor Plan



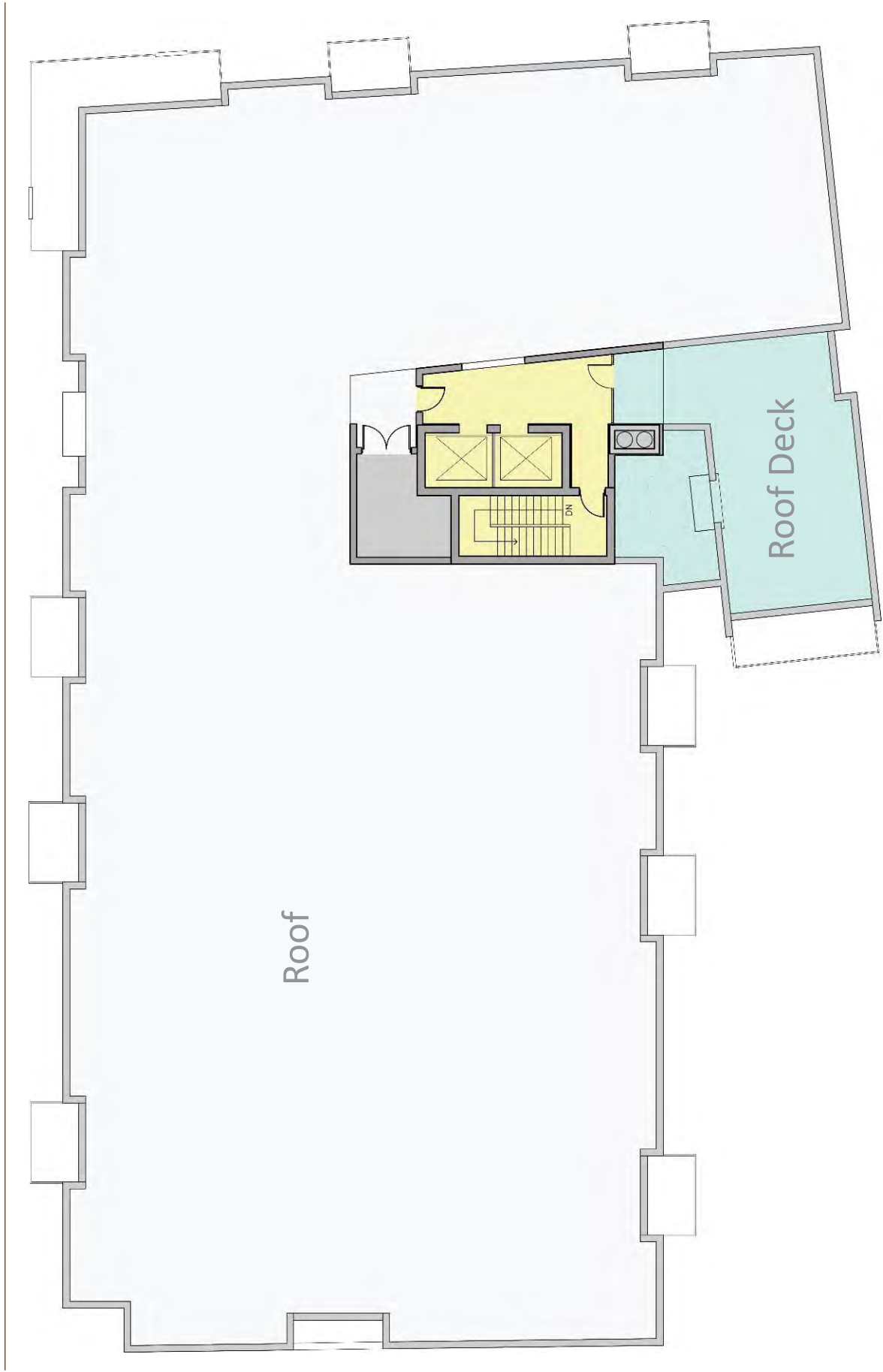
Third Floor Plan



Fourth through Sixth Floor Plan



Roof Plan



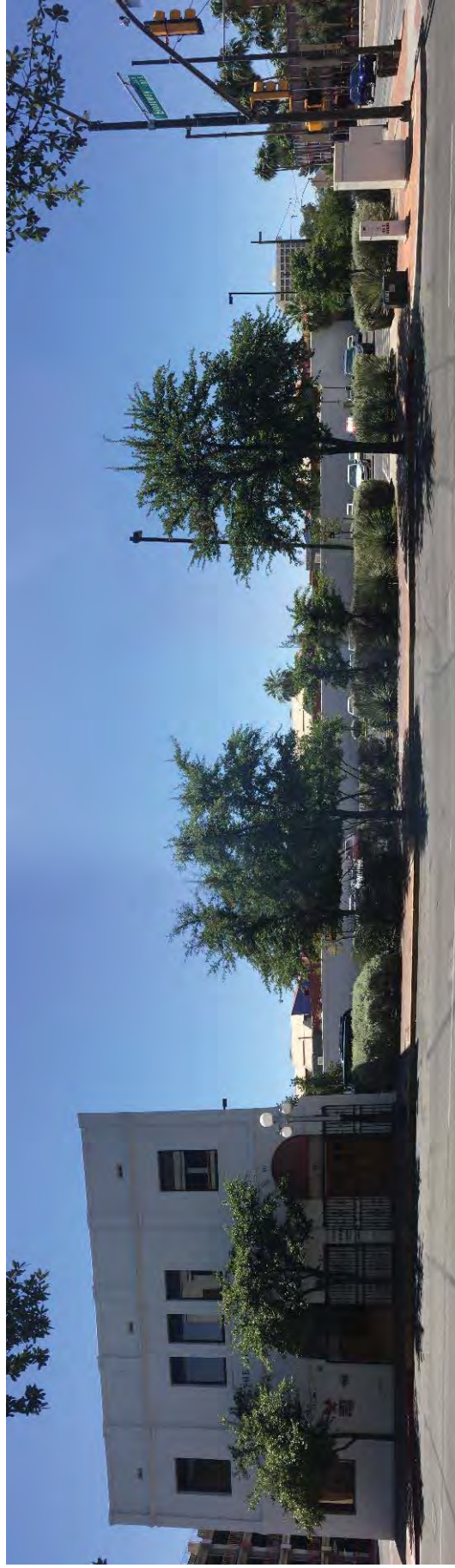
Existing North View



North Elevation



Existing East View



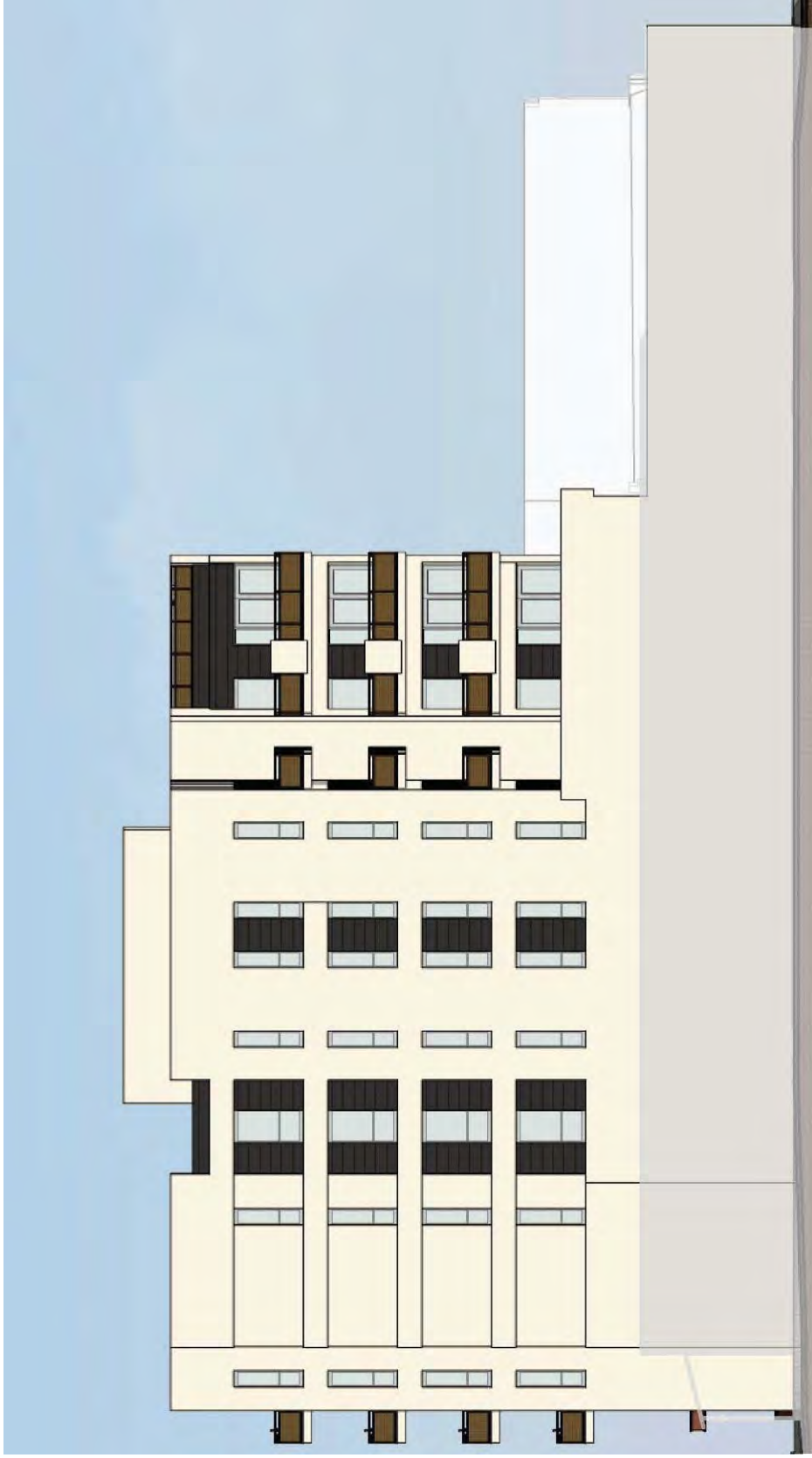
East Elevation



South Elevation



West Elevation



Northeast Existing



Northeast Perspective



Northwest Existing



Northwest Perspective



South Parking Entry Existing



South Parking Entry Perspective



Your Comments

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



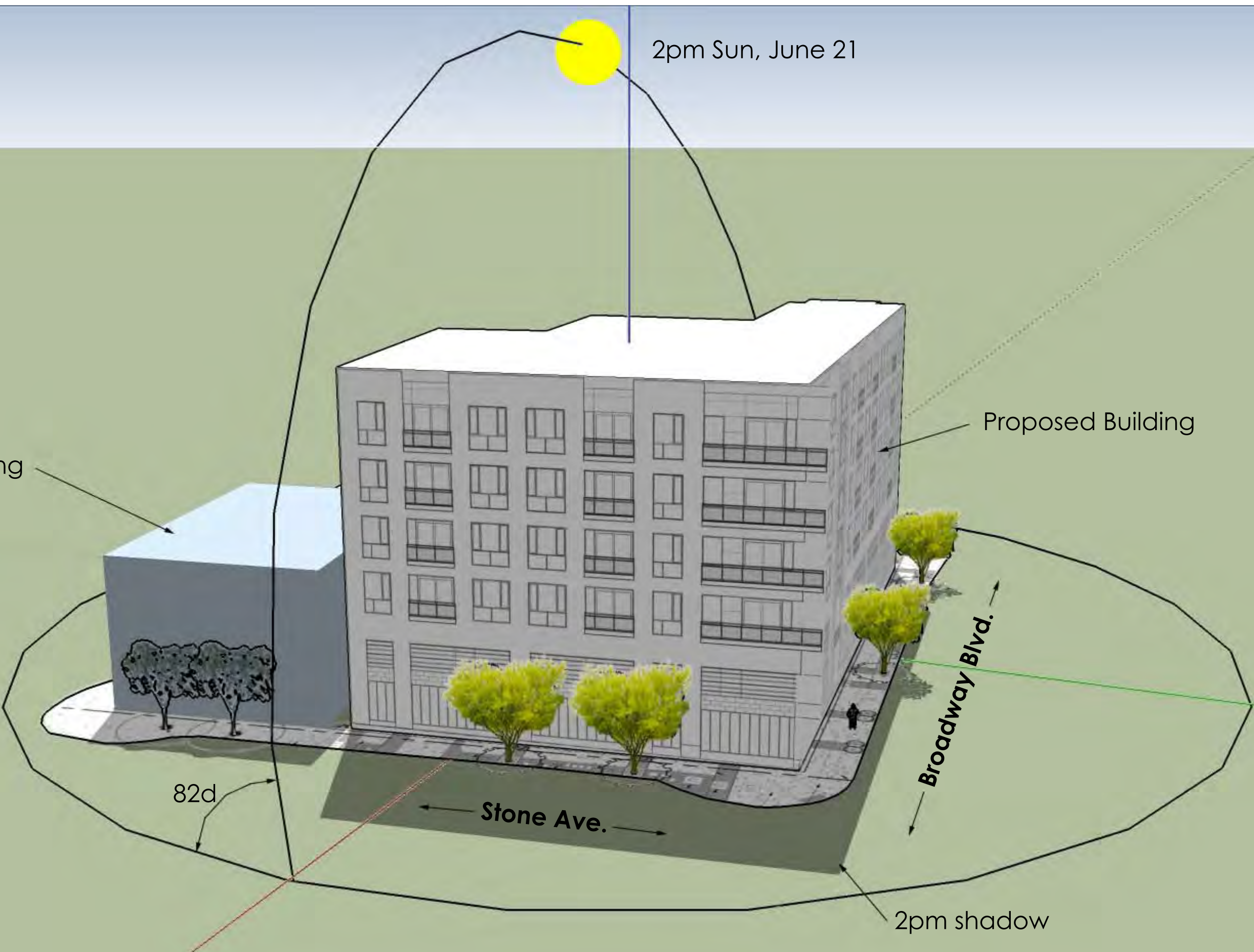
North

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

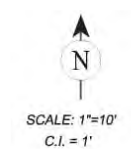


Matt Stuart

Project Manager

(520) 505-1023

mstuart@cypresscivil.com

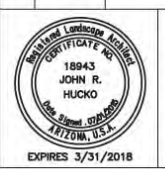


1-800-782-5348
Blue Stake Center

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

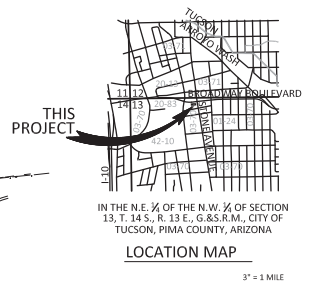
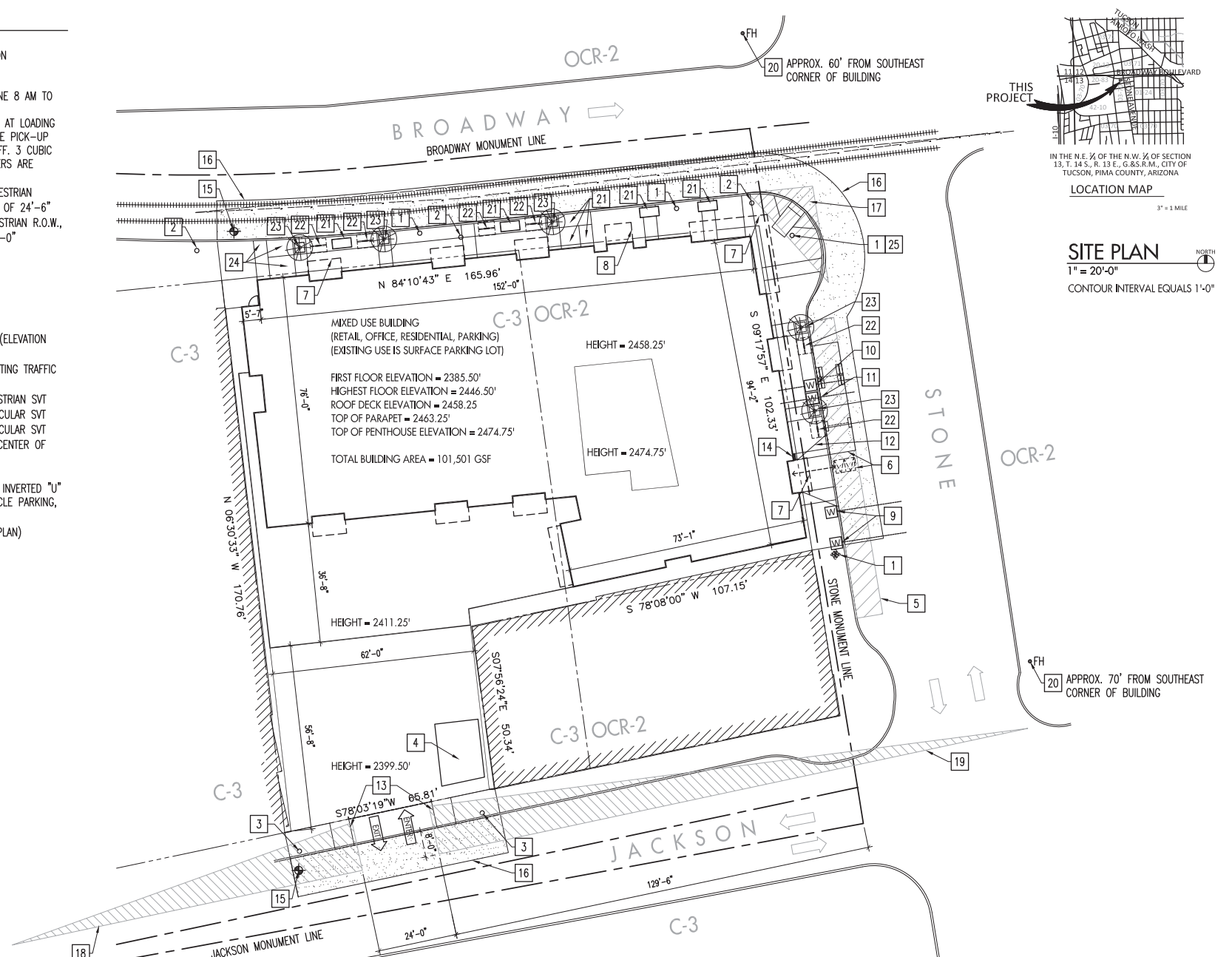
ZONES	OCR-2/C-3		
EXISTING USE	PARKING		
NEW USE(S)	PARKING, ADMINISTRATIVE & PROFESSIONAL OFFICE, GENERAL MERCHANDISE SALES, RESIDENTIAL		
DIMENSIONAL STANDARDS	NON-RESIDENTIAL USES OCR-2 & C-3 ZONES (MULTIFAMILY CONSIDERED NON-RESIDENTIAL)		
LOT AREA MINIMUM	0 - BOTH ZONES	PROJECT SITE AREA	22,027 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

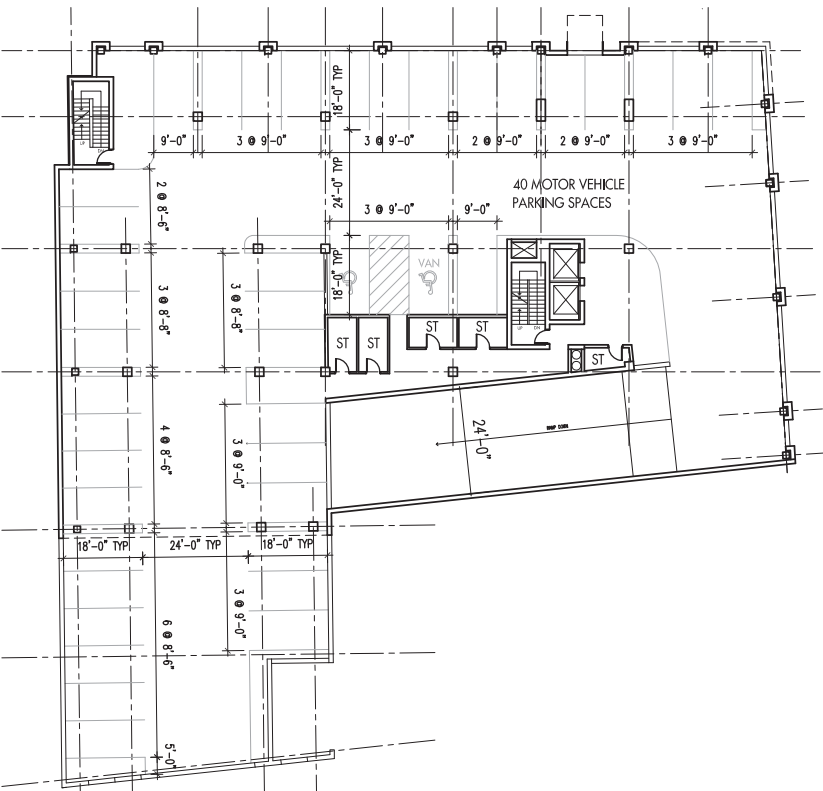


SITE PLAN
1" = 20'-0"
CONTOUR INTERVAL EQUALS 1'-0"

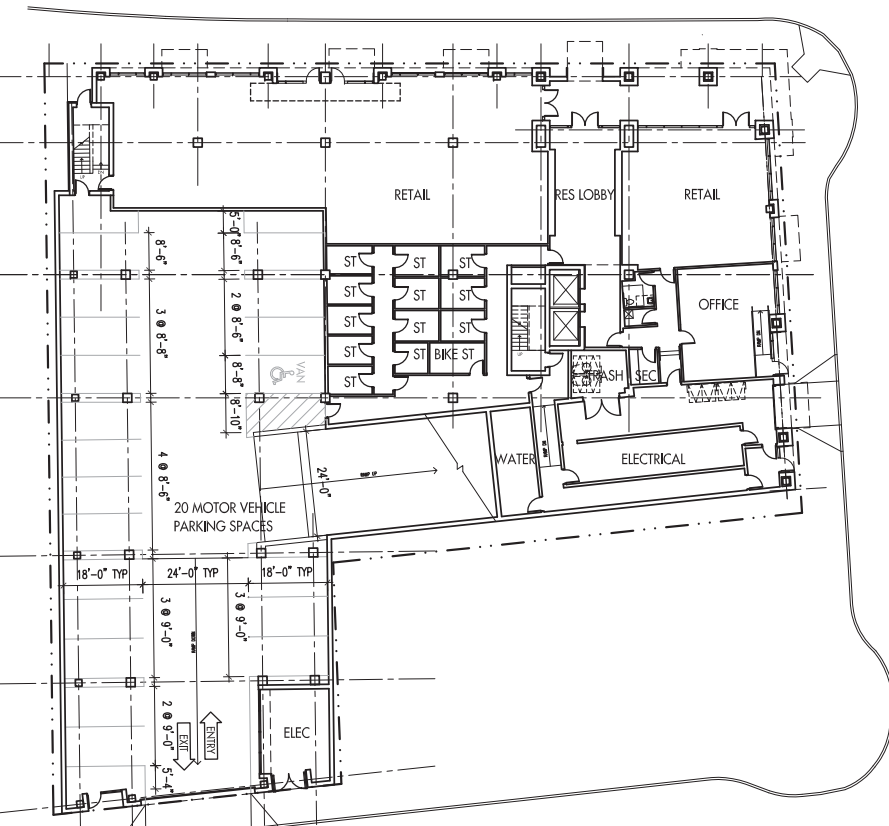
SHEET INDEX

- 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
				 2 E CONGRESS STREET, #400, TUCSON, ARIZONA 85701
DEVELOPMENT PACKAGE for 1 WEST BROADWAY				
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.				DP REF: 1 OF 19



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

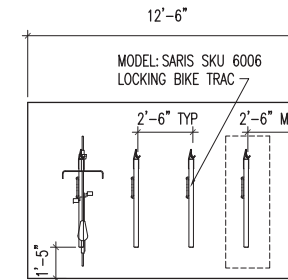


LEVEL ONE - PARKING
1" = 20'-0"

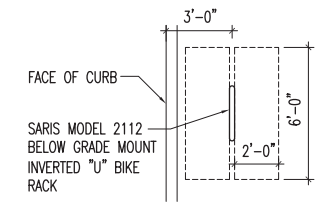
PARKING PLANS
1" = 20'-0"

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

REGISTERED ARCHITECT
 46653
WILLIAM WILLIAMS
 (Date Signed 03-14-19)
 ARIZONA, U.S.A.
 Expires 9-30-19

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

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

DEVELOPMENT PACKAGE for
1 WEST BROADWAY

2 OF 19

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
- 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

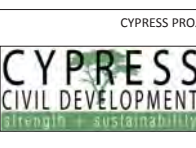
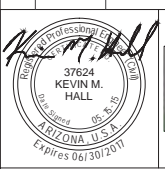
	EXISTING CONTOUR
	SPOT ELEV. (FIN. GRADE)
	SPOT ELEV. (EXIST. GRADE)
	EXISTING CURB
	NEW CURB
	EXISTING CONCRETE
	NEW CONCRETE
	RIGHT-OF-WAY
	PROJECT BOUNDARY LINE
	ROADWAY CENTERLINE
	EXISTING SIGN
	EXISTING STREET/TRAFFIC LIGHT
	EXISTING SEWER
	EXISTING WATER
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNKNOWN 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

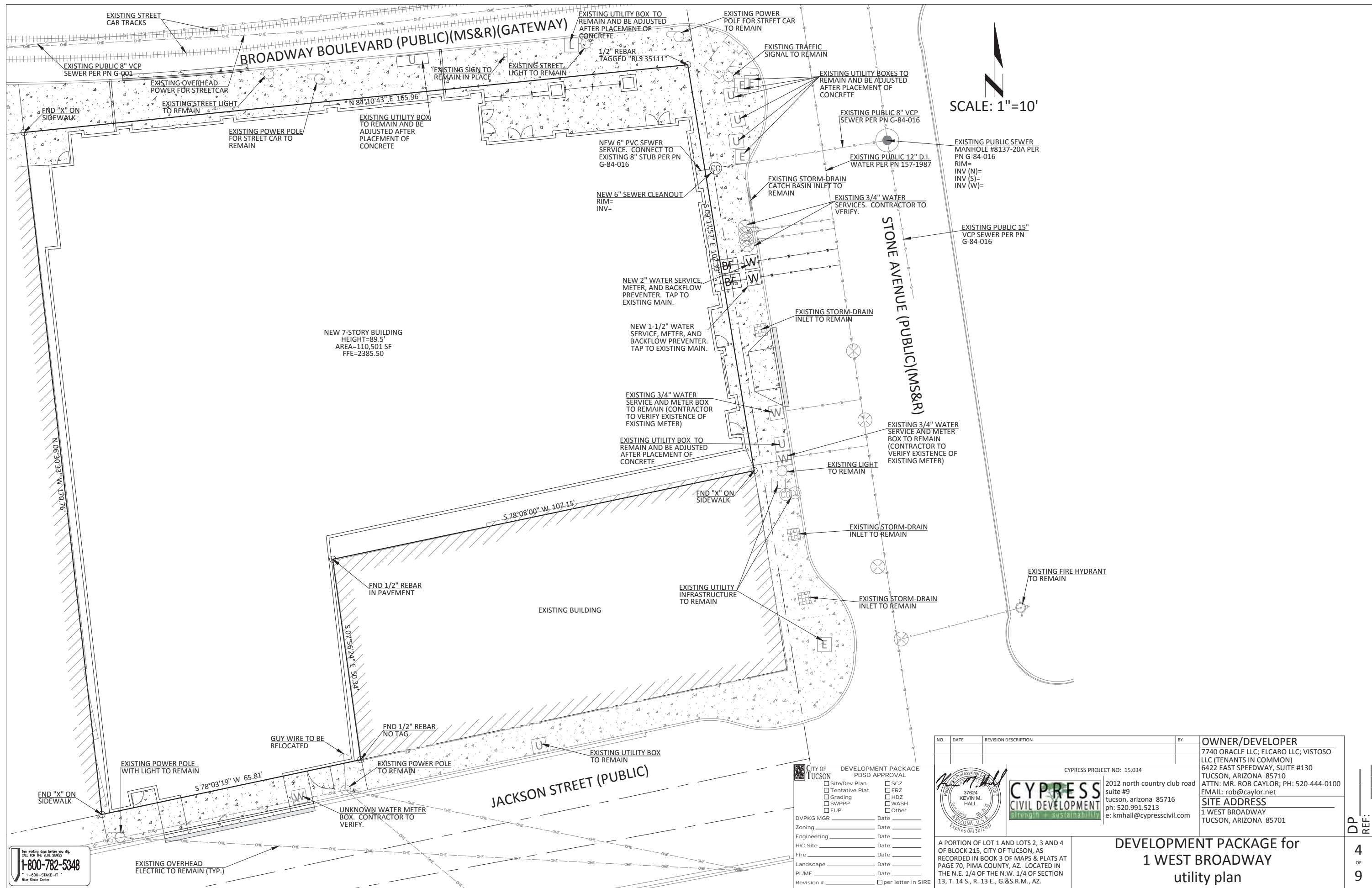
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 6422 EAST SPEEDWAY, SUITE #130
 TUCSON, ARIZONA 85710
 ATTN: MR. ROB CAYLOR; PH: 520-444-0100
 EMAIL: rob@caylor.net

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



SCALE: 1"=10'

NEW 7-STORY BUILDING
HEIGHT=89.5'
AREA=110,501 SF
FFE=2385.50

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
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

<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

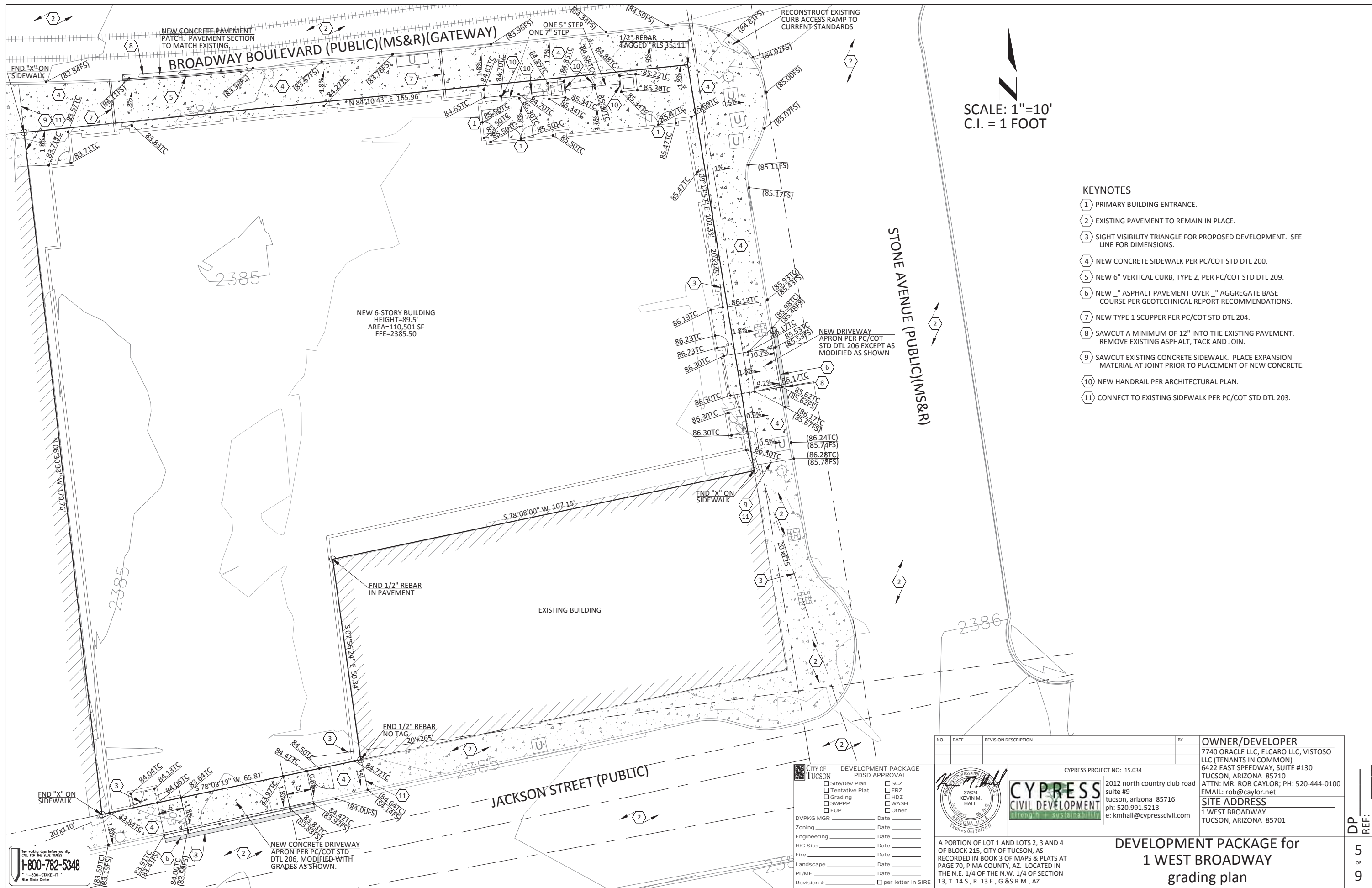
DVPKG MGR _____ Date _____
Zoning _____ Date _____
Engineering _____ Date _____
H/C Site _____ Date _____
Fire _____ Date _____
Landscape _____ Date _____
PL/ME _____ Date _____
Revision # _____ per letter in SIRE

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

Don working draw before you file
CALL FOR THE BLUE SIGNS
1-800-782-5348
1-800-STAKE-IT
Blue Stake Center

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; 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

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

<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 _____
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PLME _____ Date _____
Revision # _____ per letter in SIRE

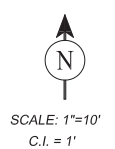
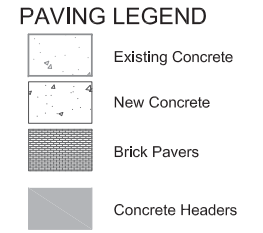
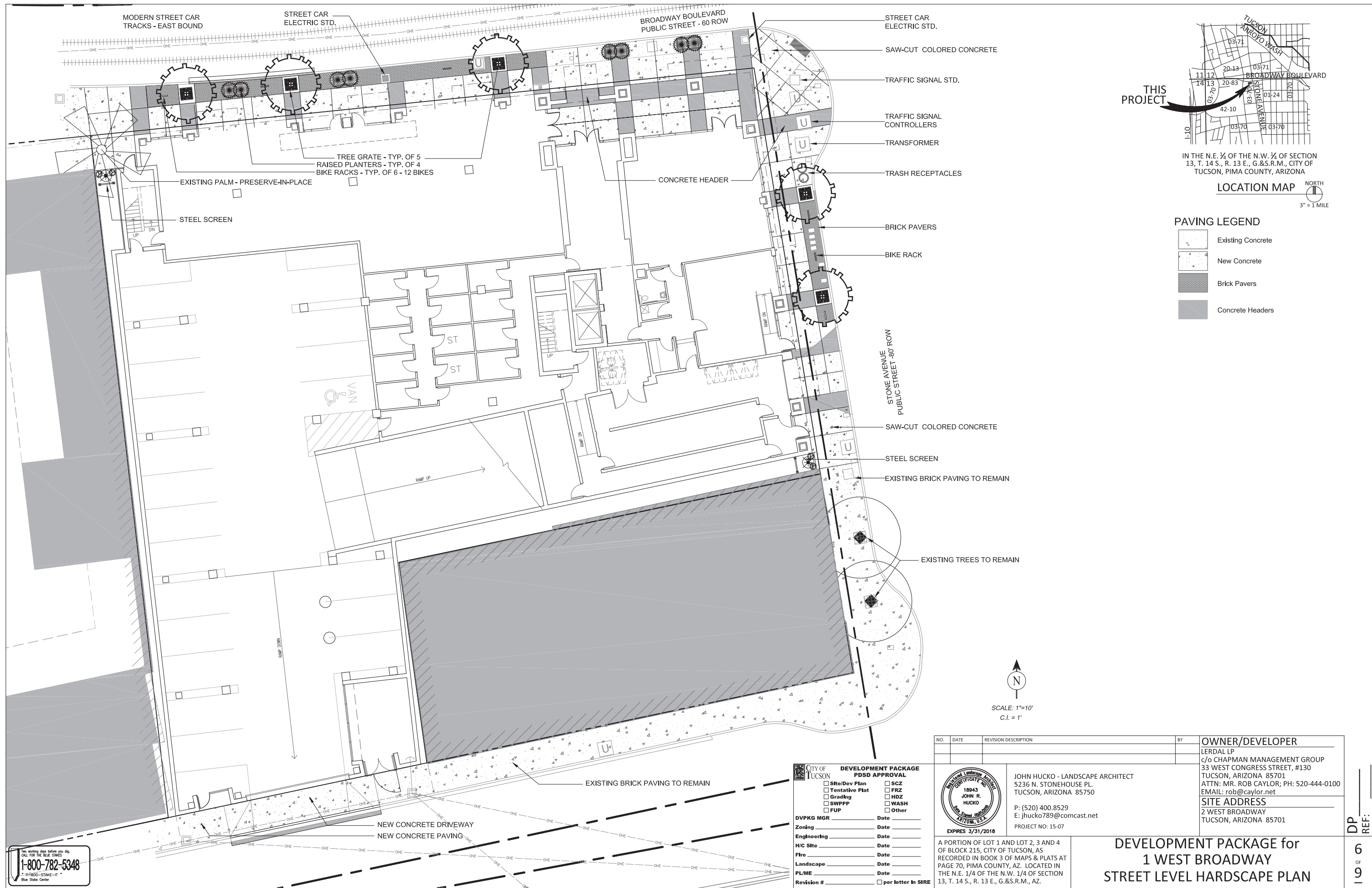


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DEVELOPMENT PACKAGE for
1 WEST BROADWAY
grading plan

Don working draw before you file
CALL FOR THE BLUE SIMS
1-800-782-5348
1-800-3TACK-IT
Blue State Center

DP REF: 5 OF 9



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

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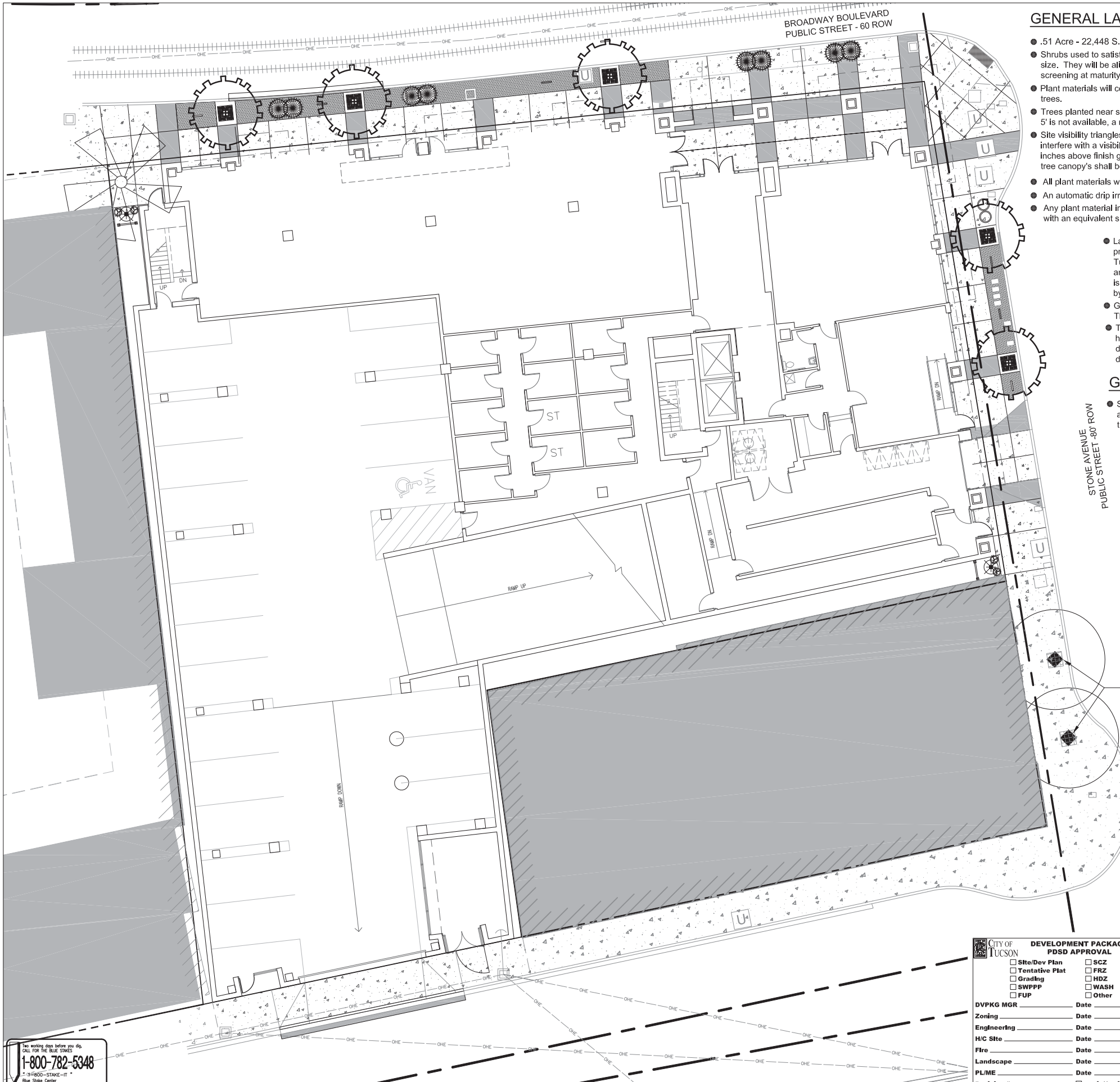
NO.	DATE	REVISION DESCRIPTION	BY

<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>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</p> <p>SITE ADDRESS 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



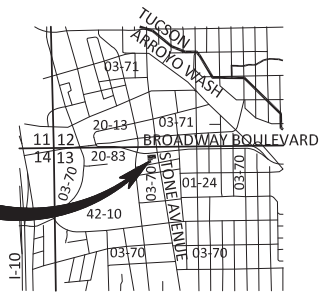
GENERAL LANDSCAPE NOTES

- .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. ¼ OF THE N.W. ¼ 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
--------------	--------------------------------	-------	-----

TREES:

	Parkinsonia Praecox Palo Brea	24" Box	5
--	----------------------------------	---------	---

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!
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 # _____ <input type="checkbox"/> per letter in SIRE	

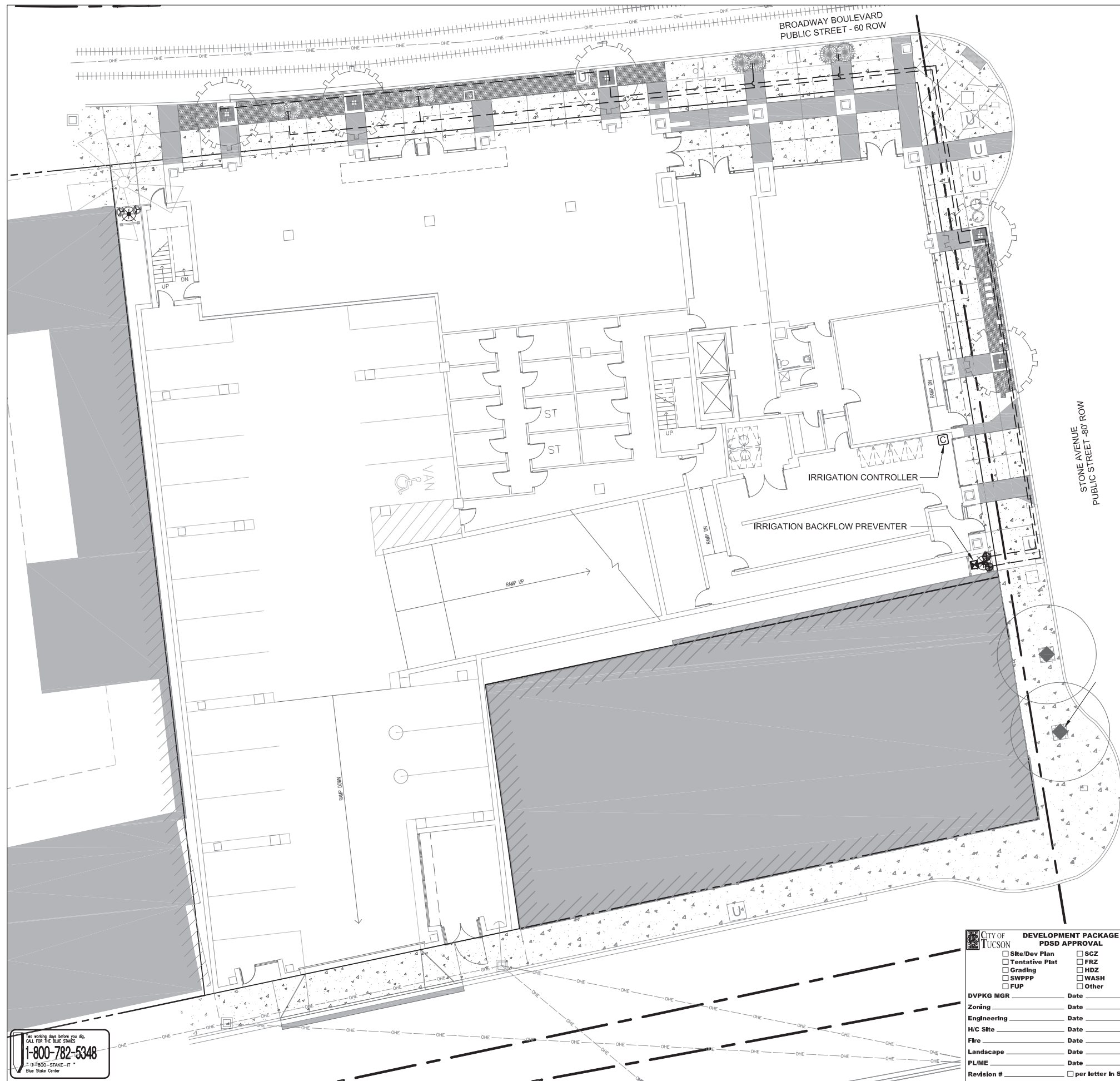


JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net
PROJECT NO: 15-07

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.

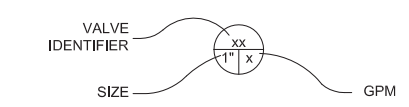
**DEVELOPMENT PACKAGE for
1 WEST BROADWAY
STREET LEVEL PLANTING PLAN**

DP REF: 7 OF 19

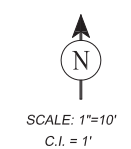


IRRIGATION LEGEND

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.



Don't working draw before you do!
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
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<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

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 Fire _____ Date _____
 Landscape _____ Date _____
 PL/ME _____ Date _____
 Revision # _____ per letter in SIRE

NO.	DATE	REVISION DESCRIPTION	BY
			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
 2 WEST BROADWAY
 TUCSON, ARIZONA 85701

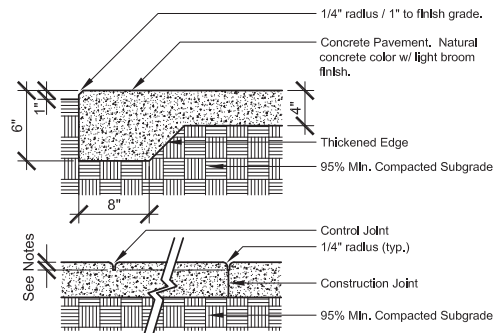
JOHN HUCKO - LANDSCAPE ARCHITECT
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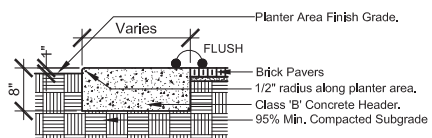
**DEVELOPMENT PACKAGE for
1 WEST BROADWAY
STREET LEVEL IRRIGATION PLAN**

DP REF: 8 OF 19

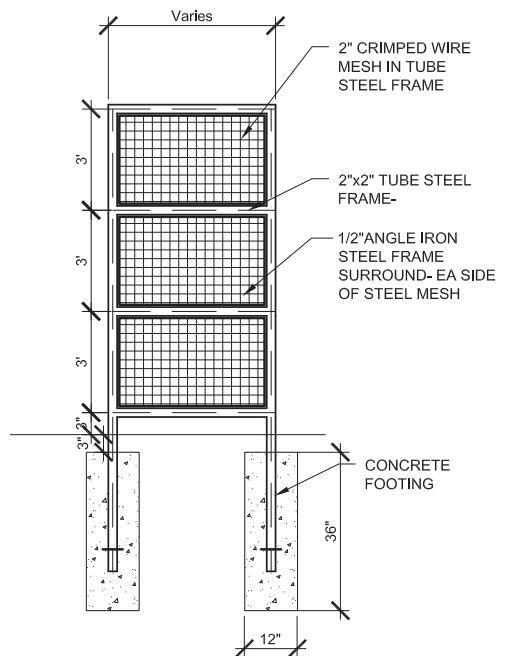


NOTE:
 Pour sample on-site for finish approval by the Owner's Rep.
 Control joints to be installed at a depth of 1/4 the thickness of the concrete slab.
 Control joints shall be 5' o.c. or as shown on plans.
 Install 30# felt in all construction joints. Fiber joint material not required.
 Control joints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

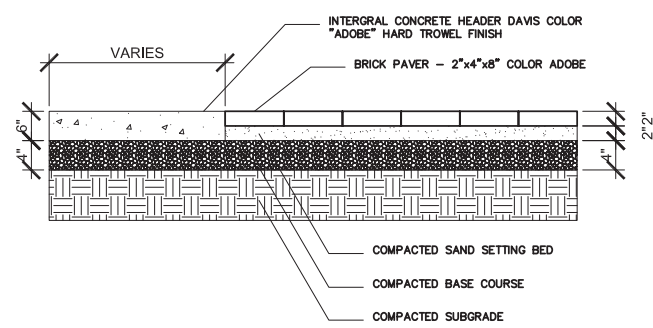


3 CONCRETE HEADER
 NTS

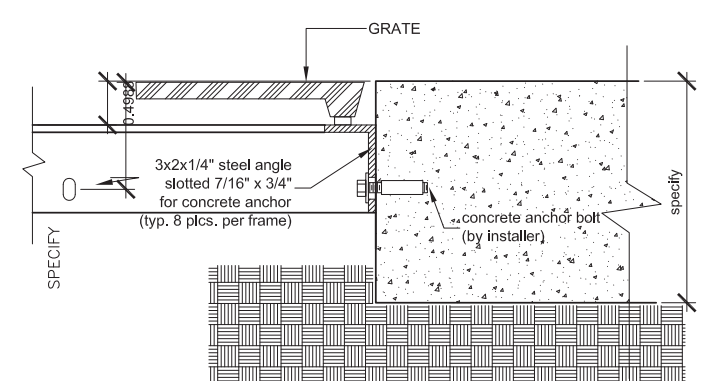


NOTES:
 1. ALL STEEL SHALL BE PRIMED AND PAINTED- COLOR TO BE DETERMINED
 2. ALL STEEL SHALL BE WELDED

3 Steel Screen
 NTS

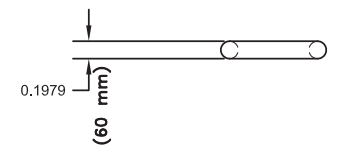


4 BRICK PAVING/CONCRETE HEADER
 NTS



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



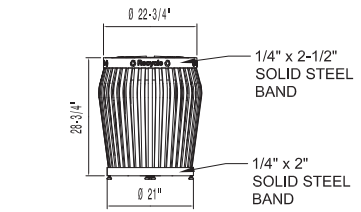
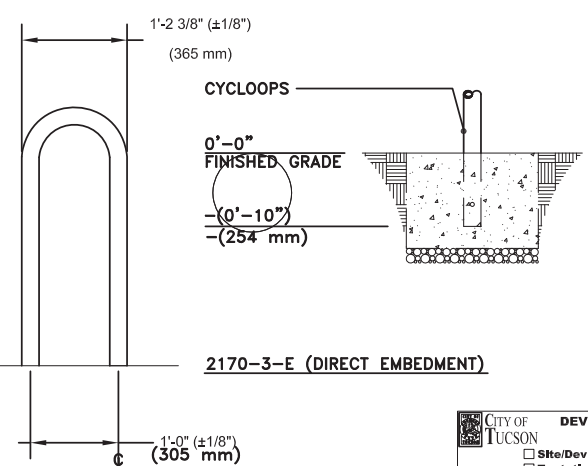
TOP VIEW

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

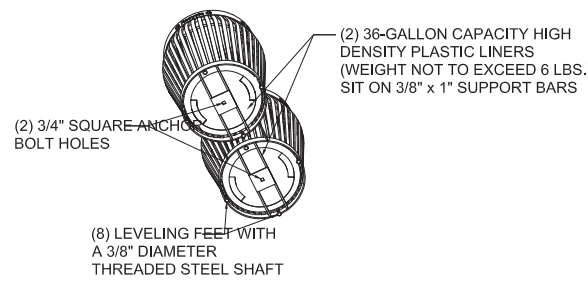
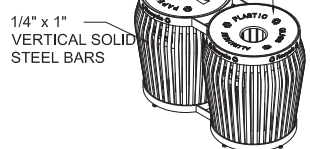
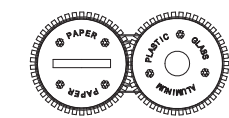
0'-0"
 FINISHED GRADE

FRONT VIEW

6 BIKE RACK
 NTS



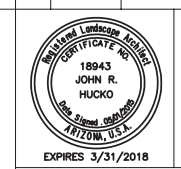
AVAILABLE WITH ANY COMBINATION OF DECALED LID AND TOP BAND



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
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<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
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PL/ME _____ Date _____	
Revision # _____ Date _____	<input type="checkbox"/> per letter in SIRE



JOHN HUCKO - LANDSCAPE ARCHITECT
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 TUCSON, ARIZONA 85750
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 PROJECT NO: 15-07

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NO.	DATE	REVISION DESCRIPTION	BY	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 2 WEST BROADWAY TUCSON, ARIZONA 85701

**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 Comments: none	PGEHLEN1	PLANS SUBMITTED	This has been completed
05/22/2015 Comments: none	MARTIN BROWN	FIRE	Approved
05/28/2015 Comments: Trish, I looked in Permits Plus, but could not find a spot for my comments. Here they are: <ol style="list-style-type: none"> 1. There are two additional trees in the ROW that are not being shown. Please check on them. 2. There is existing irrigation to all four trees that will need to be protected in place, or repaired if damaged. 3. All new irrigation needs to be sleeved under concrete. Sleeves not needed under brick. 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. 5. Both the bike rack and the trash recepticals need to be black. 6. Please all standard notes for planting in ROW. (attached) Thanks, Gary City of Tucson Department of Transportation Standard Notes for Planting in ROW <ol style="list-style-type: none"> 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. 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. 3. Final plant locations must be in compliance with all utility setback requirements. 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. 5. The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities. 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) 7. Contractor to obtain a Right Of Way excavation permit prior to construction within the right-of-way. 	GARY WITTWER	DOT LANDSCAPE	Plan requires change prior to approval
05/29/2015 Comments: 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
Comments:			
Project requires Design Review. FD			
06/02/2015	PGEHLEN1	ADDRESSING	Plan requires change prior to approval
Comments:			
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/administrativemannual?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:tucson_udc_az](http://www.amlegal.com/nxt/gateway.dll/Arizona/tucson_az_udc/administrativemannual?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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**ADDENDUM
CONDITIONS OF APPROVAL**



15 September 2015

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

The following letter addresses the Conditions of Approval 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 finds balance and uniformity with the neighboring area. To accomplish this, we offer the following statements as they relate to the Conditions of Approval dated September 15, 2015 for IID-15-01:

A. Include the formal request submitted to T-DOT by Mr. Kevin Hall for the reduction of the Sight Visibility Triangles;

Response: The Traffic Letter addressed to Zelin Canchola on September 8, 2015 is included in this Addendum.

B. Include written concurrence from T-DOT that is in support of the Sight Visibility Triangle Modification per your request;

Response: An email dated September 8, 2015 from Zelin Canchola in support of the reduction is included in this Addendum.

C. The space between the new building at 1 West Broadway and the existing Brown House at 40 W. Broadway shall be a minimum of 37 inches at all points along the length of this space, as shown on revised plans submitted on September 1, 2015;

Response: A copy of the plans submitted on September 1, 2015 is included in this Addendum.

D. A granular base course shall be provided between the two structures. The existing French drain system shall be preserved in place. The City will make an inspection of the drain prior to and after construction. If upon inspection prior to construction, the existing French drain system needs repair or replacement the City shall be provided that opportunity. If during construction, there is any damage to the existing French drain system it shall be repaired by the developer/property owner of 1 West Broadway at their expense;

Response: A copy of the Development Package indicating the existing French drain system and the installation of the granular base is included in this Addendum.

- E. *Prior to issuance of the Certificate of Occupancy, the developer/property owner of 1 West Broadway shall provide documentation to City Historic Preservation staff showing that a permanent easement for maintenance access to the space between 1 West Broadway and the Brown House has been conveyed to the owner of the latter building (the Arizona Historical Society), and that the access includes permission to brace against the building at 1 West Broadway (without marking or otherwise damaging its façade) to secure scaffolding. The access grants permission for periodic inspections, maintenance, and repairs to the east wall of the adjacent Brown House and the French drain system between the buildings. Prior to any work associated with maintenance or repairs, documentation of acceptable liability coverage (as specified in the easement agreement) shall be provided to the developer/owner of 1 West Broadway;*

Response: Developer/owner acknowledges this condition, and seeks to resolve prior to the issuance of Certificate of Occupancy.

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

List of documents included in this Addendum:

- IID Decision Letter – 07/30/2015
- Design Professional Review Letter – 07/08/2015
- Historic Preservation Office Conditional Approval Resolution Letter – 09/14/2015
- IID Conditions of Approval Verification Letter – 09/15/2015
- CYPRESS Traffic Letter – SVT Reduction – 09/08/2015
- T-DOT Email of Support – SVT Reduction – 09/08/2015
- Floor Plans – Space between Buildings – 09/01/2015
- Development Package – Resubmitted – 09/18/2015



CITY OF
TUCSON

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

*** NOTICE OF DIRECTOR'S DECISION ON THE
IID REQUEST***
EFFECTIVE DATE: July 30, 2015

CASE NO. THE PROJECT

IID-15-01 1 WEST BROADWAY, 1 WEST BROADWAY BOULEVARD, C-3 & OCR-2

The Project

The proposed project is a mixed-use development will offer approximately 5,000 square feet of ground floor retail and office uses, with 4 floors accounting for 40 residential units above.

The project is located within the Downtown Core Subdistrict of the Downtown Area Infill Incentive District (IID), which allows exemptions from certain development regulations in accordance with Section 5.12.10 (Downtown Area Infill Incentive District) of Ordinance 11246, Infill Incentive District (IID).

The Applicant's Request

Pursuant to Section 5.12.10.C (Downtown Core Subdistrict – Exemptions), the applicant requests the following:

1. THIS PROJECT IS SEEKING RELIEF FROM MS&R SETBACKS OUTLINED IN SECTION 5.4;

Justification: 5.12.10.C.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.

2. THIS PROJECT IS SEEKING RELIEF FROM MINIMUM PERIMETER YARD STANDARDS OUTLINED IN SECTION 6.3;

Justification: 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.

3. THIS PROJECT IS SEEKING RELIEF FROM MAXIMUM LOT COVERAGE STANDARDS OUTLINED IN SECTION 6.3;

Justification: 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.

4. THIS PROJECT IS SEEKING RELIEF FROM MOTOR VEHICLE AND BICYCLE PARKING STANDARDS OUTLINED IN SECTION 7.4;

Justification: 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.

5. THIS PROJECT IS SEEKING RELIEF FROM OFF-STREET LOADING STANDARDS OUTLINED IN SECTION 7.5;

Justification: 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.

6. THIS PROJECT IS SEEKING RELIEF FROM LANDSCAPING AND SCREENING STANDARDS OUTLINED IN SECTION 7.6;

Justification: 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.

7. THIS PROJECT IS SEEKING TO UTILIZE BUILDING HEIGHT DISTRIBUTION PER MULTI-ZONE PARCEL STANDARDS;

Justification: 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.

8. THIS PROJECT IS SEEKING USE OF MULTI-ZONE PARCEL STANDARDS;

Justification: 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.

9. THIS PROJECT IS SEEKING RELIEF FROM SOLID WASTE COLLECTION STANDARDS;

Justification: 5.12.10.D.2 - 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.

10. THIS PROJECT IS SEEKING MODIFICATION OF SIGHT VISIBILITY TRIANGLE STANDARDS;

Justification: 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.

11. THIS PROJECT IS SEEKING MODIFICATION OF PLAZA AND OPEN SPACE STANDARDS;

Justification: 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 OpenSpace 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.

PDSO Director's Decision

The applicant's requested exemptions are approved with the following notes based on a finding that the public safety or health will not be jeopardized as required by Section 5.12.10.C.

Conditions of Approval:

1. Please consult with T-DOT and Traffic Engineering Staff to ensure that Item #10, *MODIFICATION OF SIGHT VISIBILITY TRIANGLES* and provide documentation from T-DOT that this modification does not create a public safety concern.
2. Please consult with the Historic Preservation Office and provide an agreed upon plan outlining weather / water damage mitigation and maintenance access strategies for the east adobe wall of the adjacent contributing historic property located at 40 West Broadway.

Notes:

1. This approval applies only to the requested modifications and does not constitute approval of a building permit. Compliance with all other applicable zoning and building code requirements is required. Changes made to the plan in order to achieve compliance with these other code requirements, including the solid waste and recycling collection standards, or that affect the exemption request may require another review for compliance with the IID requirements.



Ernie Duarte, Director
Planning & Development Services Department

For further information, please call Frank Dillon at (520) 837-6957.



Date: 8 July 2015

To: Frank Dillion, Lead Planner
Planning and Development Services
City of Tucson
201 N. Stone Avenue
Tucson, AZ 85701

From: Richard Fe Tom, AIA

Project: 1 West Broadway

Re: Design Review for Infill Incentive Districts (IID) Standards

The Applicant's intent is to use the IID zoning Option which requires the applicant to comply with UDC 5.12.8 General and Zoning Option Design Standards. Listed below are the Design Professional's review comments:

Design Professional' Reviewer Comment	
A. Streetscape Design	
1. Pedestrian-Orientation	
a. Architectural Elements at first 2 floor levels	The design is compliant with the intention of the IID standards.
b. Provide windows, window displays, or visible activity on the 1 st floor for at least 50% of the frontage	Compliant
c. Single plane of façade shall be no longer than 50' without architectural detail	Compliant
d. Front door shall b visible or identifiable from the street	Compliant
e. Commercial uses on 1 st Floor	Complaint
f. Comply with City's Streetscape Design Manual	Complaint
g. Provide bus pullout	N A
h. Drive-through shall not interfere with pedestrian access	NA
2. Shade	
a. Shade shall be provided for at least 50% of all sidewalks	Compliant
B. Development Transition Standards	NA
C. Alternative Compliance	NA
D. Utilities	NA
E. Parking	Compliant
F. Multi-zone Parcels	Complaint



The following are my responses to historic issues adjacent to historic structures:

Historic Review:	
1. Compatible with architecture of historic properties	1 West Broadway is compatible to the Downtown Core structures. The Stone elevation seems to work. The Broadway elevation has a harder task. However, the architect has softened the area next to Ben's Bell. The design shows the west edge of the building steps back to meet Ben's Bell. The renderings show the use of Ben's Bells' color. An existing palm tree will be kept and will be helpful in creating a frame for the Ben's Bell building.
2. Compatible historic elements	
a. Building setbacks	Complaint
b. Building step-backs	Complaint
c. Textures	Complaint
d. Materials	Complaint
e. Forms	Complaint
f. Landscape	Complaint

End of Review Comments



CITY OF TUCSON HISTORIC PRESERVATION PROGRAM
OFFICE OF INTEGRATED PLANNING

September 14, 2015

Robert Caylor
Caylor Construction Co.
6422 E. Speedway, Suite 130
Tucson, AZ 85710

RE: C. O. Brown House

Dear Mr. Caylor:

This letter provides conditional approval of resolution of the issues of moisture mitigation and maintenance access for the adobe east wall of the historic C.O. Brown House at 40 W. Broadway. Resolution of these issues through consultation with the City Historic Preservation staff was a condition for approval by the Director of the Planning and Development Services Department (Condition #2 of the IID-15-01 Decision Letter dated July 30, 2015), as recommended by the Plans Review Subcommittee of the Tucson-Pima County Historical Commission.

I approve that these issues are resolved if the following conditions are met:

1. The space between the new building at 1 W. Broadway and the existing Brown House at 40 W. Broadway shall be a minimum of 37 inches at all points along the length of this space, as shown on revised plans submitted on September 1, 2015.
2. A granular base course shall be provided between the two structures. The existing French drain system shall be preserved in place. The City will make an inspection of the drain prior to and after construction. If, upon inspection prior to construction, the existing French drain system needs repair or replacement the City shall be provided that opportunity. If, during construction, there is any damage to the existing French drain system it shall be repaired by the developer/property owner of 1 W. Broadway at their expense.
3. Prior to the issuance of the Certificate of Occupancy, the developer/property owner of 1 W. Broadway shall provide documentation to the City Historic Preservation staff showing that a permanent easement for maintenance access to the space between 1 W. Broadway and the Brown House has been conveyed to the owner of the latter building (the Arizona Historical Society), and that the access includes

149 N. Stone Ave. • Tucson, AZ 85701
(520) 791-4675

www.tucsonaz.gov/preservation • e-mail: jonathan.mabry@tucsonaz.gov

permission to brace against the building at 1 W. Broadway (without marking or otherwise damaging its façade) to secure scaffolding. The access grants permission for periodic inspections, maintenance, and repairs to the east wall of the adjacent Brown House and the French drain system between the buildings. Prior to any work associated with maintenance or repairs, documentation of acceptable liability coverage (as specified in the easement agreement) shall be provided to the developer/property owner of 1 W. Broadway.

Regards,

A handwritten signature in black ink that reads "Jonathan Mabry". The signature is written in a cursive style with a large, sweeping "J" and "M".

Jonathan B. Mabry, Ph.D.
Historic Preservation Officer
City of Tucson
520-837-6968
jonathan.mabry@tucsonaz.gov



CITY OF
TUCSON

Zoning
Administration
Division

Planning &
Development
Services
Department
(PDSD)

September 15, 2015

Robert Caylor
Caylor Construction
6422 E. Speedway #133
Tucson, Arizona 85712

Dear Mr. Caylor,

Subject: IID-15-01 - 1 WEST BROADWAY, 1 WEST BROADWAY BOULEVARD, C-3 OCR-2 (DP-15-0084) (T15SA00230)

The purpose of this letter is to verify that the conditions of approval outlined in my July 30, 2015 Decision Letter will be met. To satisfy the requirement outlined in Condition #1, the following must be included in you final approved Design Package:

- A. Include the formal request submitted to T-DOT by Mr. Kevin Hall for the reduction of Sight Visibility Triangles; and
- B. Include written concurrence from T-DOT that is in support of the Sight Visibility Triangle Modification per your request.

To satisfy the requirement outlined in Condition #2, the following must be indicated in you final approved Design Package:

- C. The space between the new building at 1 W. Broadway and the existing Brown House at 40 W. Broadway shall be a minimum of 37 inches at all points along the length of this space, as shown on revised plans submitted on September 1, 2015.
- D. A granular base course shall be provided between the two structures. The existing French drain system shall be preserved in place. The City will make an inspection of the drain prior to and after construction. If, upon inspection prior to construction, the existing French drain system needs repair or replacement the City shall be provided that opportunity. If, during construction, there is any damage to the existing French drain system it shall be repaired by the developer/property owner of 1 W. Broadway at their expense.
- E. Prior to the issuance of the Certificate of Occupancy, the developer/property owner of 1 W. Broadway shall provide documentation to the City Historic Preservation staff showing that a permanent easement for maintenance access to the space between 1 W. Broadway and the Brown House has been conveyed to the owner of the latter building (the Arizona Historical Society), and that the access includes permission to

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Phone: (520) 791-5550 • Fax: (520) 791-4340

Website: www.ci.tucson.az.us/dsd • Email: DSD_webmaster@tucsonaz.gov

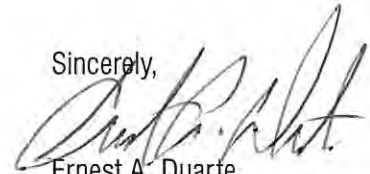
brace against the building at 1 W. Broadway (without marking or otherwise damaging its façade) to secure scaffolding. The access grants permission for periodic inspections, maintenance, and repairs to the east wall of the adjacent Brown House and the French drain system between the buildings. Prior to any work associated with maintenance or repairs, documentation of acceptable liability coverage (as specified in the easement agreement) shall be provided to the developer/property owner of 1 W. Broadway.

In addition to the above listed items please also include the OIP Historic Preservation Office Resolution Letter issued on September 14, 2015 and the PDSO Director's IID Decision Letter issued on July 30, 2015. Please amend the Design Package accordingly and submit to Frank Dillon or Carolyn Laurie at PDSO.

Once the Design package has been approved, any subsequent changes to the will require additional Design Review. Proposed changes to the approved Design Package must be submitted to the PDSO for consideration. Proposed change requests must contain a proposal in comparison with the approved feature and a rationale for the change.

If you have any questions regarding the 1 West Broadway Design Package please contact Frank Dillon at 520-837-6957.

Sincerely,



Ernest A. Duarte
Director

EAD:LFD/drc – *1West Broadway Conditions of Approval*

c: Richard Fe Tom, COT Design Professional
Jonathan Mabry, COT Historic Program Manager

08 September 2015

City of Tucson Department of Transportation – Traffic Engineering
201 North Stone Avenue
Tucson, Arizona 85701

Attn: Mr. Zelin Canchola

RE: Request for Reduction of SVT Stem Length at 1 West Broadway Development – DP15-0084

Dear Zelin:

This letter is being provided as a formal request to reduce the stem length of the proposed sight visibility triangles associated with the One West Broadway development (DP15-0084) (hereinafter the “Development”). This request is being made as a result of the unique characteristics of the Development to include the urban setting and the limited setback from the street to the proposed building. CYPRESS has researched the particulars of this requested reduction and feels that the proposed reduced stem length will not have any adverse impact on public health and safety and is warranted based on the information presented herein.

For background purposes, the project site is located along the south side of West Broadway Boulevard, just west of South Stone in Tucson, Arizona. The project site occupies approximately 0.50 acres and is currently developed with a 57-space paved parking area occupying the majority of the site. The project area is polygonal in shape with street frontage on West Broadway Boulevard along its northern border, South Stone Avenue along its eastern border and West Jackson Street along its southern border. There are developed commercial parcels to the west and southeast. The project area currently has vehicular access to Broadway Boulevard at a single driveway and to Jackson Street at a single driveway. The proposed project consists of the development of a six-story, 110,501 sf mixed-use, retail and residential, building with the associated driveway, drainage, utility and landscaping improvements. The proposed development includes construction of a new maintenance and service driveway accessing the site from Stone Avenue along the eastern border and reconfiguration of the existing driveway along Jackson Street at the south border which will provide access into the building’s parking garage, which is located at ground level and on the floor above.

SITE ACCESS

The proposed site ingress and egress, as mentioned, will be via a reconfiguration of the driveway along Jackson Street, the reconfiguration being necessary only to bring the driveway up to current Code standards. This driveway, measured from centerline to centerline, will be approximately 180 feet west of the Stone/Jackson intersection. As such, 100% of the residential and commercial traffic generated by this site will enter and exit along Jackson Street (*see Appendix A for Proposed Site Layout*).

EXISTING ROADWAYS

South Stone Avenue is a two-way, paved arterial roadway that conveys traffic in the north and south direction, providing connectivity from north to south through the heart of the downtown Tucson area. The roadway edges are curbed due to the urban setting of the street. Per the most recent available Pima Association of Governments (PAG) traffic count data there are approximately 8,700 vehicles per day traveling along Stone Avenue at this location. The AM peak-hour, starting at 8:15am, produces approximately 760 vehicles while the PM peak-hour, starting at 4:45pm, produces approximately 840 vehicles (*see Appendix B for Traffic Count Data*).

West Broadway Boulevard is a one-way, paved arterial roadway that conveys traffic in the east direction providing connectivity from west to east through the heart of the downtown Tucson area. Immediately adjacent to the subject development, the Broadway Boulevard cross-section consists of three lanes: the two northern lanes being thru lanes with the southernmost lane being a merge/turn lane with merge arrows as it ultimately becomes a dedicated right-turn lane at the intersection with Scott Avenue to the east of the subject project site. The roadway edges are curbed due to the urban setting of the street. Per the most recent available Pima Association of Governments (PAG) traffic count data there are approximately 15,100 vehicles per day traveling along Broadway Boulevard at this location. The AM peak-hour, starting at 7:30am, produces approximately 1,400 vehicles while the PM peak-hour, starting at 4:45pm, produces approximately 1,200 vehicles (*see Appendix B for Traffic Count Data*).

West Jackson Street is a two-way, minor local road providing one lane of travel in each direction. In addition, vehicular parking is allowed along the north side of the street in the form of metered parallel spaces occurring for the majority of the street length. The street connects to South Church Avenue to the west and South Stone Avenue to the east. The street is approximately 400 feet in length and provides the sole access to the parking garage located immediately south of the right-of-way. This access is located approximately 70 feet east of the

proposed 1 West Broadway access driveway and on the south side of the street so is not in direct conflict with the proposed Development's driveway. The only other access from Jackson Street is located on the same side (north side) of the street as the proposed Development access and is approximately 140 feet west. This driveway provides access to a small, unimproved parking area of no more than 15 cars. It is therefore safe to assume that this driveway does not provide any direct conflict with the proposed access. Lastly, Jackson Street, although not specifically posted in the project's vicinity, is a 25-mile-per-hour roadway.

There are no published traffic counts available for the West Jackson Street in the vicinity of the proposed development. However, for informational purposes, CYPRESS gathered the existing AM and PM peak hour counts for Jackson Street (*see Appendix B for Traffic Count Data*). It can be seen that the existing peak hour trip counts along Jackson are relatively minimal, and expected for a minor local road. The vast majority of the traffic along Jackson is in relation to the existing parking garage to the south. Regardless, the minimal traffic along the street doesn't pose any significant safety concerns for the proposed development.

PROPOSED IMPROVEMENTS

The proposed improvements for the Development, as previously mentioned, will include elimination of the existing driveway accessing the site along Broadway Boulevard and subsequent minor reconfiguration of the ingress and egress driveway along Jackson Street to provide access to the 60-space parking garage within the building.

The proposed ingress and egress driveway will consist of a 26 foot wide curb cut along Jackson Street with a 24 foot wide ingress/egress lane into the Development's parking garage. The location is approximately 130 feet west from the Stone Avenue curb line which will provide ample space for vehicles to clear the Stone Avenue travel-way. The project's property line is located approximately 8 feet from the existing curb line along Jackson Street which equates to approximately 16 feet from the travel lane when including in the street parking area. The proposed project will be constructed to the property line as is typical with high-density downtown developments. This proposed configuration is similar to other existing parking garages located in the downtown Tucson area. It should be mentioned that the Development's parking garage will be gated and patrons will require a ticket or parking pass for admittance. However, should a vehicle errantly enter the driveway and not wish to park in the garage, there will be a grace period during normal operating hours in which vehicles can travel through the garage preventing the vehicle from backing onto Jackson Street and exit without having to pay a fee.

TRAFFIC PROJECTIONS

TRIP GENERATION

The total (daily) and peak hour traffic generated from the development of this mixed-use retail and residential building is estimated based on trip rates published in the *Institute of Traffic Engineering Trip Generation, 7th Edition* for Land Use Category 221, Low Rise Apartment and Land Use Category 814, Specialty Retail. The proposed building will provide approximately 69,885 square feet of residential space (40 dwelling units) and approximately 7,836 square feet of specialty retail space. The unique nature of the development, as a mixed-use retail and residential space, allows for residential traffic exiting the site in the morning while retail traffic is entering and vice-versa in the evening which helps balance out the overall traffic distribution of the site. Trip Rates and Trip Generation numbers are as follows:

TRIP RATES – ITE CODE 221 (LOW-RISE APARTMENTS)							
AM PEAK		PM PEAK		DAILY		SATURDAY (peak hr)	
0.51		0.62		6.59		0.58	
IN	OUT	IN	OUT	IN	OUT	IN	OUT
21%	79%	65%	35%	50%	50%	54%	46%
TRIP GENERATION							
AM PEAK		PM PEAK		DAILY		SATURDAY (peak hr)	
20		25		264		23	
IN	OUT	IN	OUT	IN	OUT	IN	OUT
4	16	16	9	132	132	12	11

TRIP RATES – ITE CODE 814 (SPECIALTY RETAIL)							
AM PEAK		PM PEAK		DAILY		SATURDAY (peak hr)	
6.84		5.02		44.32		42.04	
IN	OUT	IN	OUT	IN	OUT	IN	OUT
48%	52%	56%	44%	50%	50%	50%	50%
TRIP GENERATION							
AM PEAK		PM PEAK		DAILY		SATURDAY (peak hr)	
53		39		348		330	
IN	OUT	IN	OUT	IN	OUT	IN	OUT
25	28	22	17	174	174	165	165

TRIP DISTRIBUTION

Due to the site design specifics as previously discussed, 100% of the site trips will enter and exit the site at the Jackson Street driveway.

TRAFFIC ANALYSIS

As mentioned, the mixed-use facet of this development allows for a more even distribution of traffic throughout the day. The AM peak hour will see retail employee traffic entering the site while residential traffic will be exiting with the PM peak hour traffic being opposite of this. As such, the AM peak produces a total ingress movement of 29 vehicles while the PM peak produces a total ingress of 38 vehicles. For the exiting movement, the AM peak provides a total egress of 44 vehicles while the PM peak provides a total of 26 vehicles. Analyzed individually, none of these traffic movements at the stated peak hours provides a great concern for overall site traffic in relation to the surrounding roadways.

Furthermore, the ingress traffic movement is typically the one of greatest concern as it relates to adjacent traffic due to the perceived potential of vehicles backing up into traffic as they enter the site. However, it must be realized that the ingress movement for this development is from Jackson Street which is the least traveled street adjacent to the Development.

Lastly, due to the development's location in downtown Tucson, in addition to the Stone Avenue/Broadway Boulevard intersection there are signalized intersections just north along Stone and to the east along Broadway. These signals allow for regular gap times in traffic thus allowing for easier ingress and egress to the development.

SITE VISIBILITY

The site visibility for the site is not currently inhibited by topography or vegetation and it will remain so in the developed condition. As currently configured the site visibility triangles at the proposed driveway, as shown on the project's Development Package (DP15-0084), are placed with the long leg of the triangle at the edge of the travel lane, i.e. outer edge of the parallel parking spaces. A standard 20 foot stem (short leg) for the site visibility triangle would place a portion of the stem into the building area, which obviously blocks the triangle. However, a 15-foot stem, as shown on the Development Package, is requested so as to avoid conflict with the building. As mentioned previously, there is approximately 16 feet from the property line/building location to the edge of the nearest travel lane, thus making a 20-foot stem not viable. It is felt that the 15-foot stem would provide the same benefit to a driver as would a 20-

foot stem and is warranted based on the physical configuration of the proposed development and the existing roadway and right-of-way constraints. Specifically, the 15-foot stem is requested for the following reasons:

- 1) The majority of the traffic along Jackson Street is attributed to the existing parking garage along the south side of the street. The higher volumes for the garage travel to and from the east and, therefore, do not adversely impact the subject 1 West driveway due to the offset of the driveways;
- 2) Jackson Street is a low volume, low speed street thus reducing the chances for conflict as opposed to having a driveway accessing Broadway Boulevard or Stone Avenue. This characteristic provides for less required reaction time for drivers exiting the proposed development;
- 3) It is anticipated that a large majority of traffic accessing the proposed development will be via foot traffic due to the location of the development downtown and immediately adjacent to the modern streetcar line. This would further reduce the projected peak hour trips for the development;
- 4) A 20-foot stem would place the site visibility triangle approximately 4 feet within the private property. This would in turn require that specific 4 feet to remain clear which would require pulling the proposed development away from the property line which would: a) not be in conformance with similar downtown developments; and b) have large negative impacts on the Development's economics;
- 5) The proposal for reduced site visibility stems in the downtown area has been recently accepted on other similar developments for like reasons, and it should be added that these reductions were granted on more major streets;
- 6) The existing surface parking area provides for 56 parking spaces which is only 4 less than that being proposed by the Development. Granted, the existing site access point to Broadway Boulevard will be closed by the proposed Development but the overall traffic should be similar to the existing condition, thus not making the traffic situation increasingly worse than the existing condition;
- 7) There are no known existing problems with the Jackson Street driveway access point in relation to vehicle clashes.

In conclusion, the 15-foot stem does not adversely affect public safety and welfare as this low speed, low volume street is not commensurate with site visibility issues. It is therefore requested that a 15-foot stem on the proposed site visibility triangles be accepted for this Development.

SUMMARY

This letter was prepared to formally request the reduction of the stem length of the proposed site visibility triangles for the proposed One West Broadway mixed-use development, located at the southwest corner of the intersection of South Stone Avenue and East Broadway Boulevard in Tucson, Arizona. This analysis indicates that the traffic impacts from this project will not have an adverse impact on the total traffic within the project's area and the proposed reduced stem length will not have any adverse impact on public health and safety and is warranted based on the information provided herein.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

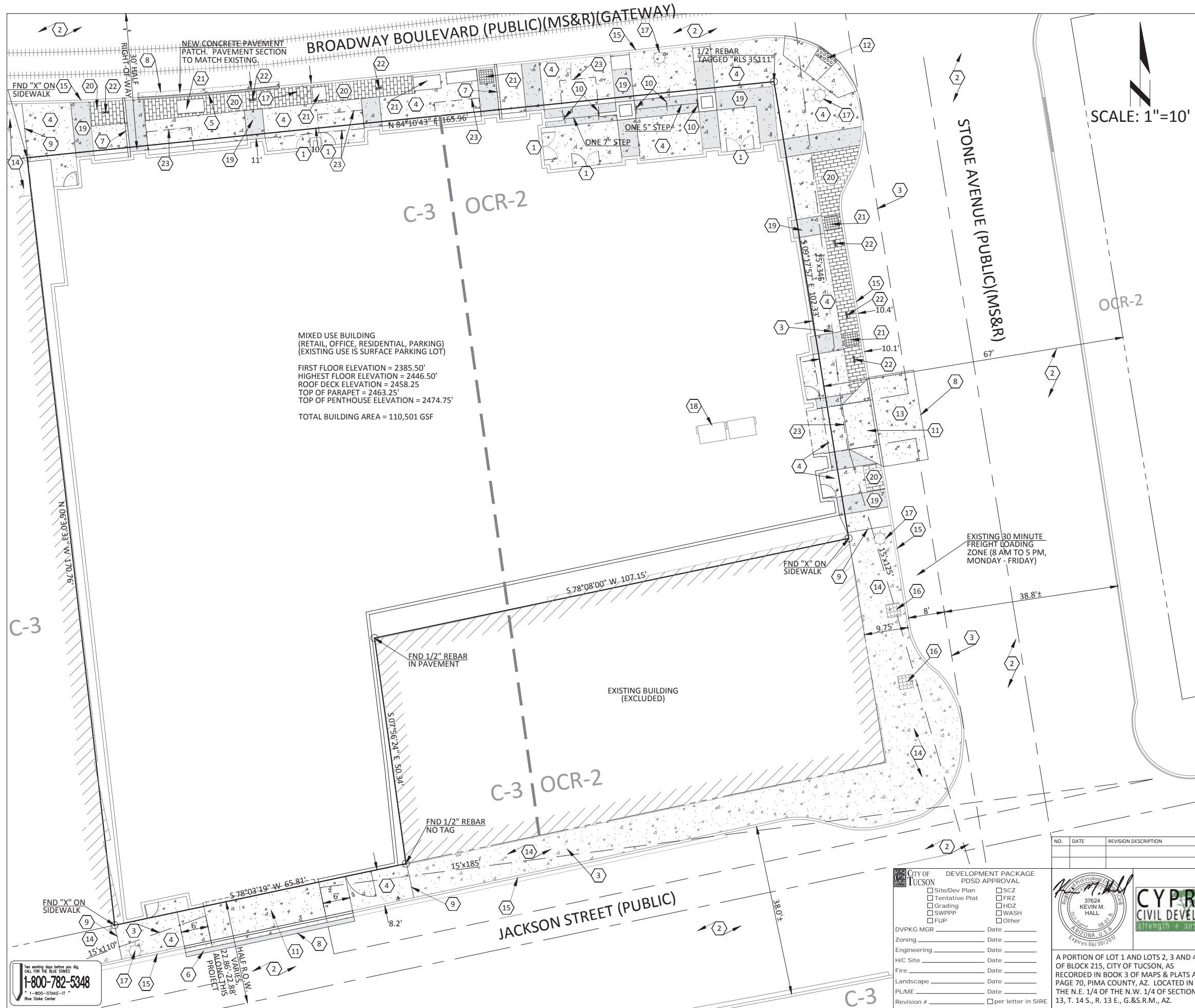
Cypress Civil Development



Kevin M. Hall, PE
Principal



APPENDIX A



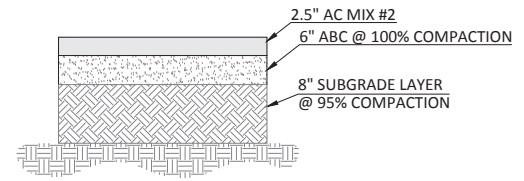
MIXED USE BUILDING
(RETAIL, OFFICE, RESIDENTIAL, PARKING)
(EXISTING USE IS SURFACE PARKING LOT)

FIRST FLOOR ELEVATION = 2385.50'
HIGHEST FLOOR ELEVATION = 2446.50'
ROOF DECK ELEVATION = 2458.25'
TOP OF PARAPET = 2463.25'
TOP OF PENTHOUSE ELEVATION = 2474.75'

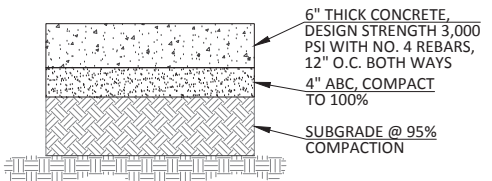
TOTAL BUILDING AREA = 110,501 GSF

- SITE PLAN KEY-NOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING PAVEMENT TO REMAIN IN PLACE.
 - 3 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE LINE FOR DIMENSIONS.
 - 4 NEW HARDSCAPE. SEE SHEET XX.
 - 5 NEW 6" VERTICAL CURB, TYPE 2, PER PC/COT STD DTL 209.
 - 6 NEW 2.5" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL (A), THIS SHEET.
 - 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. SEE DETAIL (C), SHEET 4
 - 11 NEW CONCRETE DRIVEWAY APRON PER PC/COT STD DTL 206 EXCEPT AS MODIFIED HEREIN.
 - 12 NEW CONCRETE CURB ACCESS RAMP WITH 2' WIDE DETECTABLE WARNING STRIP PER PC/COT STD 207.
 - 13 NEW 6" CONCRETE PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL (B), THIS SHEET.
 - 14 EXISTING CONCRETE/SIDEWALK TO REMAIN IN PLACE.
 - 15 EXISTING CURB TO REMAIN IN PLACE.
 - 16 EXISTING TREE WELL TO REMAIN IN PLACE.
 - 17 EXISTING LIGHT/STREET-CAR POLE TO REMAIN IN PLACE.
 - 18 INTERIOR LOCATION OF DUMPSTERS.
 - 19 NEW CONCRETE WITH ALTERNATE FINISH (TYP.). SEE SHEET XX.
 - 20 NEW BRICK PAVERS. SEE SHEET XX.
 - 21 NEW PLANTER/TREE WELL. SEE SHEET XX.
 - 22 NEW SHORT TERM BICYCLE RACK. SEE DETAIL, SHEET 4.
 - 23 NEW BUILDING OVERHANG.

SCALE: 1"=10'



A TYPICAL PAVEMENT SECTION
SCALE: 1"= 1'



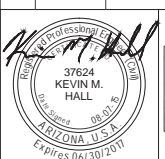
B CLASS S PAVEMENT SECTION
SCALE: 1"= 1'

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 _____
PLME _____ Date _____
Revision # _____ per letter in SIRE



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

CYPRESS PROJECT NO: 15.034

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

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
site plan

1-800-782-5348
Blue State Center

DP15-0084
REF: IID 15-0002
3 OF 16

APPENDIX B

WELCOME TO PAG TRAFFIC COUNT RECORDS

Street	BROADWAY BL	▼
Location	CONGRESS ST to STONE AV	▼
Year	2014	▼

Day 1	Day 2	2 Day Average	Totals	Graph	Trend
-------	-------	---------------	--------	-------	-------

This count was taken on: 10/15/2014 12:00:00 AM

Time	East	West	Time	East	West	Time	East	West	Time	East	West	Time	East	West
00:00	26	0	05:00	38	0	10:00	210	0	15:00	244	0	20:00	97	0
00:15	27	0	05:15	47	0	10:15	244	0	15:15	261	0	20:15	89	0
00:30	31	0	05:30	102	0	10:30	255	0	15:30	267	0	20:30	85	0
00:45	30	0	05:45	109	0	10:45	273	0	15:45	275	0	20:45	78	0
01:00	33	0	06:00	108	0	11:00	206	0	16:00	266	0	21:00	66	0
01:15	23	0	06:15	121	0	11:15	229	0	16:15	281	0	21:15	56	0
01:30	20	0	06:30	166	0	11:30	256	0	16:30	294	0	21:30	52	0
01:45	18	0	06:45	218	0	11:45	234	0	16:45	286	0	21:45	49	0
02:00	15	0	07:00	255	0	12:00	252	0	17:00	278	0	22:00	42	0
02:15	12	0	07:15	303	0	12:15	255	0	17:15	267	0	22:15	39	0
02:30	13	0	07:30	307	0	12:30	239	0	17:30	265	0	22:30	36	0
02:45	19	0	07:45	362	0	12:45	213	0	17:45	230	0	22:45	32	0
03:00	13	0	08:00	350	0	13:00	246	0	18:00	218	0	23:00	28	0
03:15	10	0	08:15	346	0	13:15	207	0	18:15	215	0	23:15	24	0
03:30	14	0	08:30	329	0	13:30	239	0	18:30	208	0	23:30	22	0
03:45	12	0	08:45	317	0	13:45	226	0	18:45	192	0	23:45	20	0
04:00	7	0	09:00	288	0	14:00	231	0	19:00	181	0	Directional		
04:15	9	0	09:15	247	0	14:15	253	0	19:15	162	0	Totals	15086	
04:30	7	0	09:30	284	0	14:30	260	0	19:30	122	0	Total	15086	
04:45	10	0	09:45	223	0	14:45	255	0	19:45	107	0	AM Peak	1387	
												PM Peak	1139	

WELCOME TO PAG TRAFFIC COUNT RECORDS

Street	STONE AV	▼
Location	BROADWAY BL to 6TH AV	▼
Year	2012	▼

Day 1	Day 2	2 Day Average	Totals	Graph	Trend
-------	-------	---------------	--------	-------	-------

This count was taken on: 10/17/2012 12:00:00 AM

Time	North	South	Time	North	South	Time	North	South	Time	North	South	Time	North	South
00:00	0	14	05:00	0	34	10:00	0	106	15:00	0	202	20:00	0	76
00:15	0	15	05:15	0	32	10:15	0	102	15:15	0	138	20:15	0	50
00:30	0	7	05:30	0	38	10:30	0	103	15:30	0	126	20:30	0	44
00:45	0	11	05:45	0	63	10:45	0	138	15:45	0	125	20:45	0	47
01:00	0	11	06:00	0	59	11:00	0	131	16:00	0	156	21:00	0	42
01:15	0	6	06:15	0	94	11:15	0	143	16:15	0	166	21:15	0	40
01:30	0	1	06:30	0	112	11:30	0	124	16:30	0	144	21:30	0	34
01:45	0	8	06:45	0	177	11:45	0	144	16:45	0	161	21:45	0	34
02:00	0	6	07:00	0	207	12:00	0	145	17:00	0	146	22:00	0	23
02:15	0	11	07:15	0	224	12:15	0	123	17:15	0	145	22:15	0	35
02:30	0	4	07:30	0	153	12:30	0	141	17:30	0	155	22:30	0	30
02:45	0	1	07:45	0	123	12:45	0	120	17:45	0	154	22:45	0	35
03:00	0	8	08:00	0	108	13:00	0	111	18:00	0	127	23:00	0	34
03:15	0	6	08:15	0	102	13:15	0	133	18:15	0	141	23:15	0	23
03:30	0	4	08:30	0	97	13:30	0	164	18:30	0	110	23:30	0	21
03:45	0	10	08:45	0	113	13:45	0	213	18:45	0	135	23:45	0	16
04:00	0	17	09:00	0	106	14:00	0	201	19:00	0	139	Directional	0	8619
04:15	0	19	09:15	0	88	14:15	0	186	19:15	0	94	Totals		
04:30	0	18	09:30	0	89	14:30	0	248	19:30	0	101	Total	8619	
04:45	0	13	09:45	0	91	14:45	0	212	19:45	0	82	AM Peak	761	
												PM Peak	848	

TRAFFIC SUMMARY REPORT - JACKSON STREET AND JACKSON GARAGE - VEHICLE COUNTS									
<u>9/2/2015</u>									
Garage					Jackson Street				
Westbound		Eastbound							
IN	OUT	IN	OUT	Westbound	Eastbound			Total	
4:00-4:15 pm	1	8	3	11	16	0			39
4:15-4:30 pm	6	6	2	8	13	2			37
4:30-4:45 pm	2	9	2	10	14	1			38
4:45-5:00 pm	2	17	4	12	10	5			50
5:00-5:15 pm	2	19	9	33	13	2			78
5:15-5:30 pm	10	14	0	12	14	1			51
5:30-5:45 pm	2	7	5	13	8	0			35
5:45-6:00 pm	3	9	8	8	8	1			37
Total	28	89	33	107	96	12			
<u>9/3/2015</u>									
Garage					Jackson Street				
Westbound		Eastbound							
IN	OUT	IN	OUT	Westbound	Eastbound			Total	
6:30-6:45 am	3	1	2	0	1	1			8
6:45-7:00 am	6	1	9	0	4	3			23
7:00-7:15 am	5	1	3	0	3	0			12
7:15-7:30 am	9	0	10	0	0	2			21
7:30-7:45 am	7	0	5	0	5	0			17
7:45-8:00 am	13	1	13	2	7	0			36
8:00-8:15 am	23	1	11	1	14	0			50
8:15-8:30 am	15	0	10	1	9	2			37
Total	81	5	63	4	43	8			



Matt Stuart <mstuart@cypresscivil.com>

One West Broadway - DP15-0084

Zelin Canchola <Zelin.Canchola@tucsonaz.gov>

Tue, Sep 8, 2015 at 4:15 PM

To: kmhall@cypresscivil.com

Cc: Carolyn Laurie <Carolyn.Laurie@tucsonaz.gov>, Andrew McGovern <Andrew.McGovern@tucsonaz.gov>, Estevan Tineo <Estevan.Tineo@tucsonaz.gov>, Rob Caylor <rob@caylor.net>, Jeff Hunt <jphunt@cypresscivil.com>, Matt Stuart <mstuart@cypresscivil.com>

Kevin, thanks for the letter, TDOT will support the modification of the Sight Visibility Triangle as outlined in the request.

Zelin Canchola
TDOT Engineering Review

>>> Kevin Hall <kmhall@cypresscivil.com> 09/08/2015 3:09 PM >>>

Zelin,

As requested, please find attached our letter formally requesting the reduction of the stem side of the SVT's at the One West Broadway development. Please review and let me know if there are any questions/comments. Thanks Zelin!

Kevin



Kevin M. Hall, PE

Principal

2102 North Country Club Road, #9

Tucson, AZ 85716

Ph: 520.991.5213

www.cypresscivil.com

From: Zelin Canchola [mailto:Zelin.Canchola@tucsonaz.gov]

Sent: Friday, August 28, 2015 2:33 PM

To: kmhall@cypresscivil.com

Cc: Jeff Hunt <jphunt@cypresscivil.com>; Matt Stuart <mstuart@cypresscivil.com>; Estevan Tineo <Estevan.Tineo@tucsonaz.gov>; Andrew McGovern <Andrew.McGovern@tucsonaz.gov>

Subject: Re: One West Broadway - DP15-0084

The justification does not have sufficient information regarding traffic volumes or projections, and trip generations to make this determination. The geometrics should be outlined and incorporated into the justification.

Zelin Canchola

TDOT Engineering Review

>>> Kevin Hall <kmhall@cypresscivil.com> 08/28/2015 2:07 PM >>>

Zelin,

We have received a comment from Frank Dillon in regards to our recent review on the 1 West Broadway project. In particular, we have proposed 15' SVT's which were requested as part of the IID process. Frank's

comment is specific to the IID Approval Letter issued by Ernie Duarte (see attached) and Ernie's condition #1. Jason Green also commented on this as well but apparently we need confirmation from TDOT that the 15' SVT's are acceptable and that they do not pose a public safety concern. As we need this in writing from TDOT can you provide us with this confirmation? If you have any questions with this please let me know. Thanks!

Kevin



Kevin M. Hall, PE

Principal

2102 North Country Club Road, #9

Tucson, AZ 85716

Ph: [520.991.5213](tel:520.991.5213)

www.cypresscivil.com

**1 WEST
BROADWAY**

1 WEST BROADWAY
TUCSON, AZ 85701
OWNER/DEVELOPER
7740 ORACLE LLC; ELCARO LLC;
VISTOSO LLC

PROJECT NUMBER 132316



SEAL

ISSUED FOR:
PERMITTING AND CONSTRUCTION

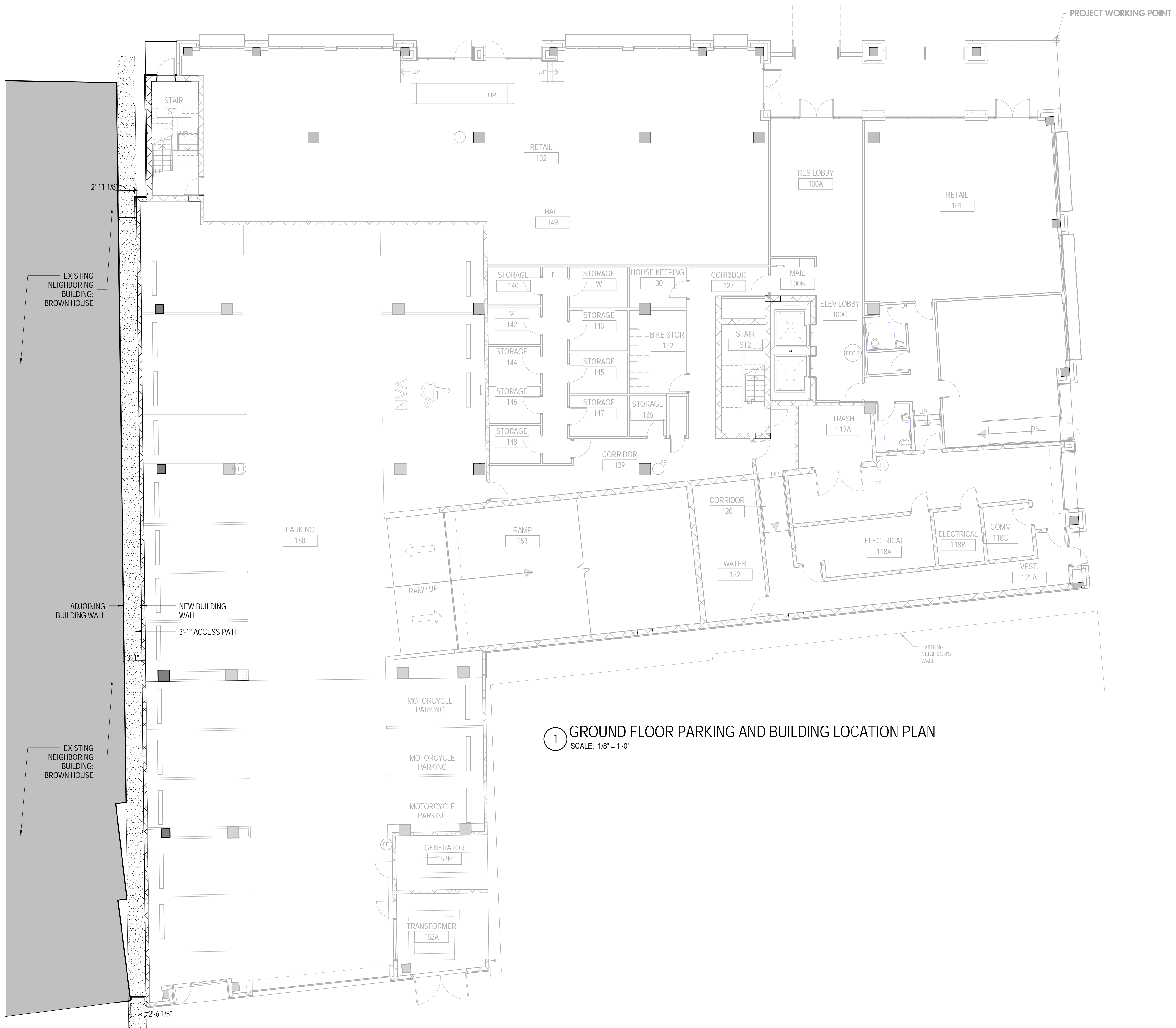
REVISION FOR:
NO. DESCRIPTION DATE

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**GROUND FLOOR
PARKING AND
BUILDING
LOCATION PLAN**

PK101



1 GROUND FLOOR PARKING AND BUILDING LOCATION PLAN
SCALE: 1/8" = 1'-0"

**1 WEST
BROADWAY**

1 WEST BROADWAY
TUCSON, AZ 85701
OWNER/DEVELOPER
7740 ORACLE LLC; ELCARO LLC;
VISTOSO LLC

PROJECT NUMBER 132316

SEAL

ISSUED FOR:
PERMITTING AND CONSTRUCTION

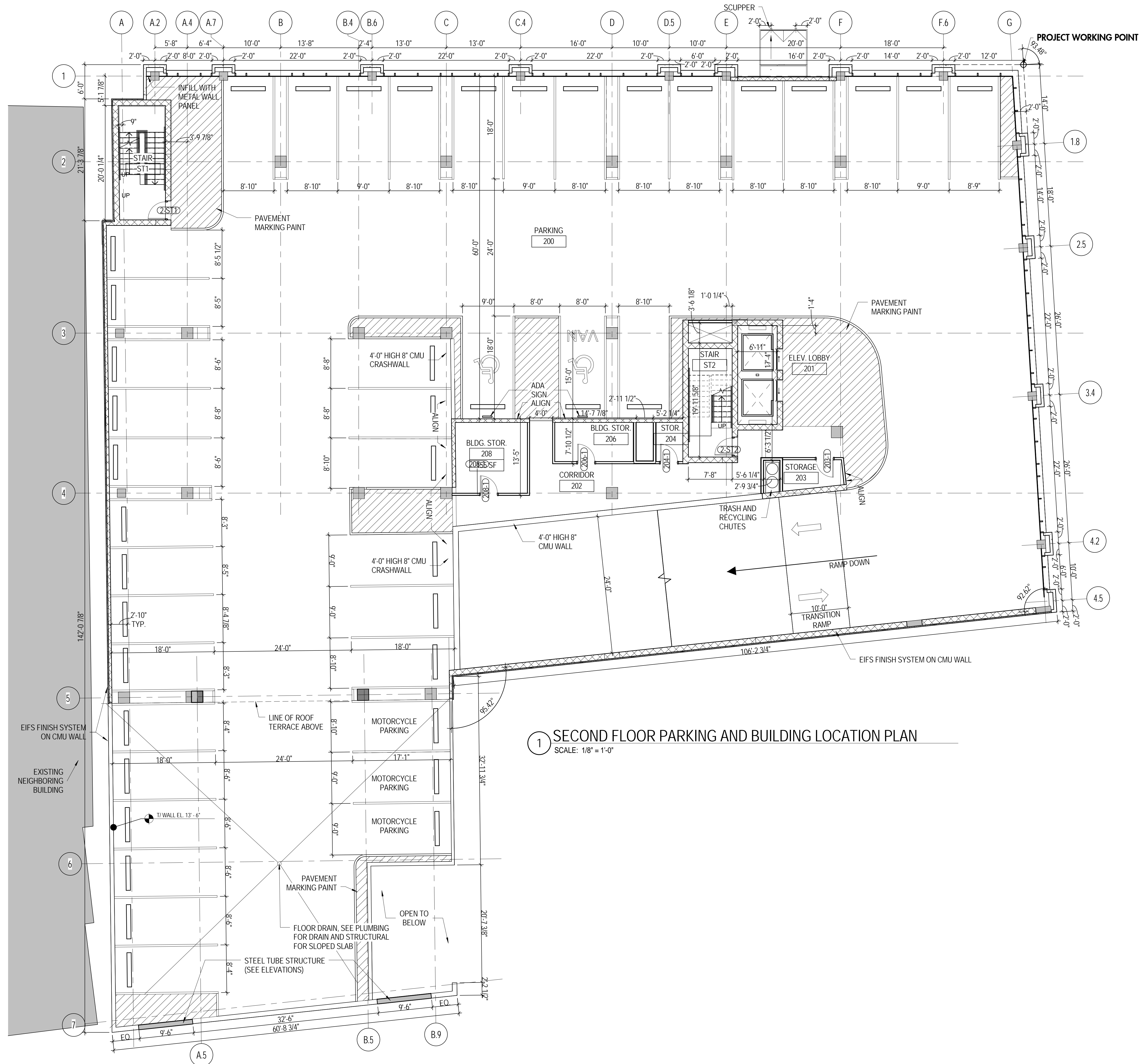
REVISION FOR:
NO. DESCRIPTION DATE

DRAWN BY Author

CHECKED BY Checker

**SECOND FLOOR
PARKING AND
BUILDING
LOCATION PLAN**

PK102



1 SECOND FLOOR PARKING AND BUILDING LOCATION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- THE GROSS SITE AREA IS **22,027** SQUARE FEET, OR 0.506 ACRES.
- EXISTING USE IS **PARKING**. NEW USES ARE SUBJECT TO USE SPECIFIC STANDARDS OF TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES, C-3 & OCR-2 AND SECTION 4.9.9.B.1 OF THE UDC. THE PROPOSED DEVELOPMENT IS MIXED USE: A COMBINATION OF **PARKING, MULTIFAMILY DWELLING, ADMINISTRATIVE AND PROFESSIONAL OFFICE, AND GENERAL MERCHANDISE SALES, EXCLUDING LARGE RETAIL ESTABLISHMENT.**
- THERE WILL BE 40 PROPOSED RESIDENTIAL UNITS (TOTAL).
- USE AREA BREAKDOWN:
 PARKING = 32,780 SF
 ADMINISTRATIVE & PROFESSIONAL OFFICE = 1,972 SF
 GENERAL MERCHANDISE, EXCLUDING LARGE RETAIL ESTABLISHMENT = 5,864 SF
 MULTIFAMILY DWELLING = 69,885 SF
- TOTAL BUILDING GFA IS **110,501 SF**.
- TOTAL DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY **22,027 SF** (0.506 ACRES).
- THIS PROJECT IS SUBJECT TO THE INFILL INCENTIVE DISTRICT (IID) OVERLAY ZONE. THE PROJECT MEETS THE REQUIREMENTS OF THE IID AS APPROVED BY THE CITY OF TUCSON AS IID CASE #T15SA00230 (IID-15-01) ON JULY 30, 2015. SEE SHEET 2 FOR APPLICABLE IID NOTES.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING/BUILDING PLANS.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
- MAINTENANCE AND OPERATION OF THE PROPOSED PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE EXISTING PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- ACCESSIBLE STANDARDS MUST BE MET PER 2012 IBC, CHAPTER 11, AND 2009 ICC A117.1.
 - PROVIDE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222, THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND AN ACCESSIBLE AISLE AT 2% MAXIMUM SLOPE LEADING TO ADJACENT SIDEWALK AT EACH ACCESSIBLE PARKING SPACE. SAID METAL SIGN SHALL INCLUDE THE "INTERNATIONAL SYMBOL OF ACCESS" AND BOTTOM OF SIGN SHALL BE LOCATED 7" ABOVE THE PARKING SURFACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE "INTERNATIONAL SYMBOL OF ACCESS" IDENTIFYING THE SPACE AS "VAN ACCESSIBLE".
 - THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMPS (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.
- ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT. NO FREESTANDING MONUMENT SIGNS ARE PROPOSED WITHIN THIS DEVELOPMENT.
- MAIL SERVICE TO BE LOCATED INSIDE THE BUILDING.

GENERAL NOTES (cont.)

- A SINGLE PROPERTY OWNER, PROPERTY MANAGEMENT COMPANY, OR HOMEOWNER'S 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.

 WASTE STREAM CALCULATION: PER TSM 8-01.8.0 THIS SITE PRODUCES APPROXIMATELY 434 TONS OF SOLID WASTE PER YEAR (EQUATING TO 5,568 GALLONS PER WEEK). A MINIMUM OF THREE 8-CUBIC-YARD CONTAINERS AND ONE 4-CUBIC-YARD CONTAINER WILL BE REQUIRED TO BE PICKED UP ON-SITE ONCE PER WEEK.

 PER IID CASE #T15SA00230 (IID-15-01) TRASH PICK-UP REQUIREMENTS WILL BE MET BY PROVIDING A MINIMUM OF ONE 4-CUBIC-YARD TRASH AND ONE 4-CUBIC-YARD RECYCLE BIN ON SITE, TO BE PICKED **ONCE PER DAY**.

 ENVIRONMENTAL SERVICES TRASH PICK-UP AT LOADING AND UNLOADING ZONE. BUILDING OWNER'S FACILITY PERSONNEL SHALL BE RESPONSIBLE FOR POSITIONING THE SOLID WASTE AND RECYCLING CONTAINERS WITHIN THE EASTERN PORTION OF THE BUILDING ON THE DAYS OF SERVICE COLLECTION, AND SHALL ROLL THE CONTAINERS CLEARLY ONTO THE SERVICE APRON IN THE LOADING AREA WHEN 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 (SEE IID GENERAL NOTES #5 AND 9).

 MINIMUM VERTICAL CLEARANCE FOR GARBAGE TRUCKS IS 25.0' PER TSM 8-01.5.3.B.
- A 6 (SIX) INCH THICK, 20 (TWENTY) FEET BY 10 (TEN) FEET CONCRETE APRON COMPRISED OF 3,000 (THREE THOUSAND) PSI CONCRETE, WITH #4 REBAR PLACED BOTH WAYS AT 12 (TWELVE) INCHES ON CENTER, WILL BE CONSTRUCTED. WITHIN THE LOADING AND UNLOADING ZONE ALONG STONE AVENUE, TO ACCOMMODATE ENVIRONMENTAL SERVICES REFUSE COLLECTION VEHICLES. (SEE IID GENERAL NOTES 5 AND 9, SHEET 2)
- 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 CORE SUBDISTRICT (DCS).
- ALL REQUIRED MINIMUM BUILDING SETBACKS ARE 0'. (SEE IID GENERAL NOTES 1 AND 2, SHEET 2).
- PARKING REQUIRED FOR OFFICE, RETAIL, RESIDENTIAL, AND PARKING USES:
 MOTOR VEHICLE PER SEC. 7.4.4.B.3:
 1 SPACE PER 500 SF OF OFFICE GFA + 1 PER 400 SF OF RETAIL + 1 PER RESIDENTIAL UNIT + 0 FOR PARKING
 TOTAL REQUIRED = (1972/500)+(5864/400)+(1x40) = 59 SPACES
 TOTAL PROVIDED = *0 SPACES
 *PARKING REQUIREMENTS EXEMPT PER IID CASE # 15-002 (SEE IID GENERAL NOTE 4, SHEET 2)

 SPACES PROVIDED FOR PUBLIC LEASE (INCL. 1 REGULAR ACCES. AND 1 VAN ACCESS. SPACE) = 54 SPACES

 TOTAL ACCESSIBLE SPACES REQUIRED = 3 SPACES
 TOTAL ACCESSIBLE SPACES PROVIDED = 3 SPACES

 BICYCLE PARKING PER SEC. 7.4.8.B:
 SHORT TERM: 1 SPACE PER 20,000 SF OF GFA OF OFFICE (2 MIN.) + 1 PER 6,000 SF OF RETAIL (2 MIN.) + 0.1 PER BEDROOM OF RESIDENTIAL (2 MIN.)
 TOTAL REQUIRED = (1972/20000)+(5864/6000)+(0.1x68) = 11 SPACES
 TOTAL PROVIDED = 12 SPACES
 LONG TERM: 1 SPACE PER 6,000 SF OF GFA OF OFFICE (2 MIN.) + 1 PER 12,000 SF OF RETAIL (2 MIN.) + 0.5 PER BEDROOM OF RESIDENTIAL (2 MIN.)
 TOTAL REQUIRED = (1972/6000)+(5864/12000)+(0.5x68) = 38 SPACES
 SPACES PROVIDED = 72 SPACES
 NOTE: LONG-TERM SPACES ARE PROVIDED IN EACH RESIDENTIAL UNIT AS WELL AS STORAGE UNITS WITHIN PARKING GARAGE

 LOADING ZONES REQUIRED = 0 SPACES
 LOADING ZONES PROVIDED = 0 SPACES
- EXISTING ZONING IS **OCR-2 AND C-3**, NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- U.D.C. DIMENSIONAL STANDARDS: (NON-RESIDENTIAL USES OCR-2 & C-3 ZONES (MULTI FAMILY CONSIDERED NON-RESIDENTIAL))

 MAXIMUM BUILDING HEIGHT = 75' FOR C-3; 300' FOR OCR-2
 ACTUAL BUILDING HEIGHT = 89.25' (MAX.)
 (SEE IID GENERAL NOTE 7, SHEET 2)

 PERIMETER YARDS:

	REQUIRED	PROVIDED
NORTH	0'	1.0' MIN.
EAST	0'	0.2' MIN.
SOUTH	0'	0'
WEST	0'	2.0' MIN.

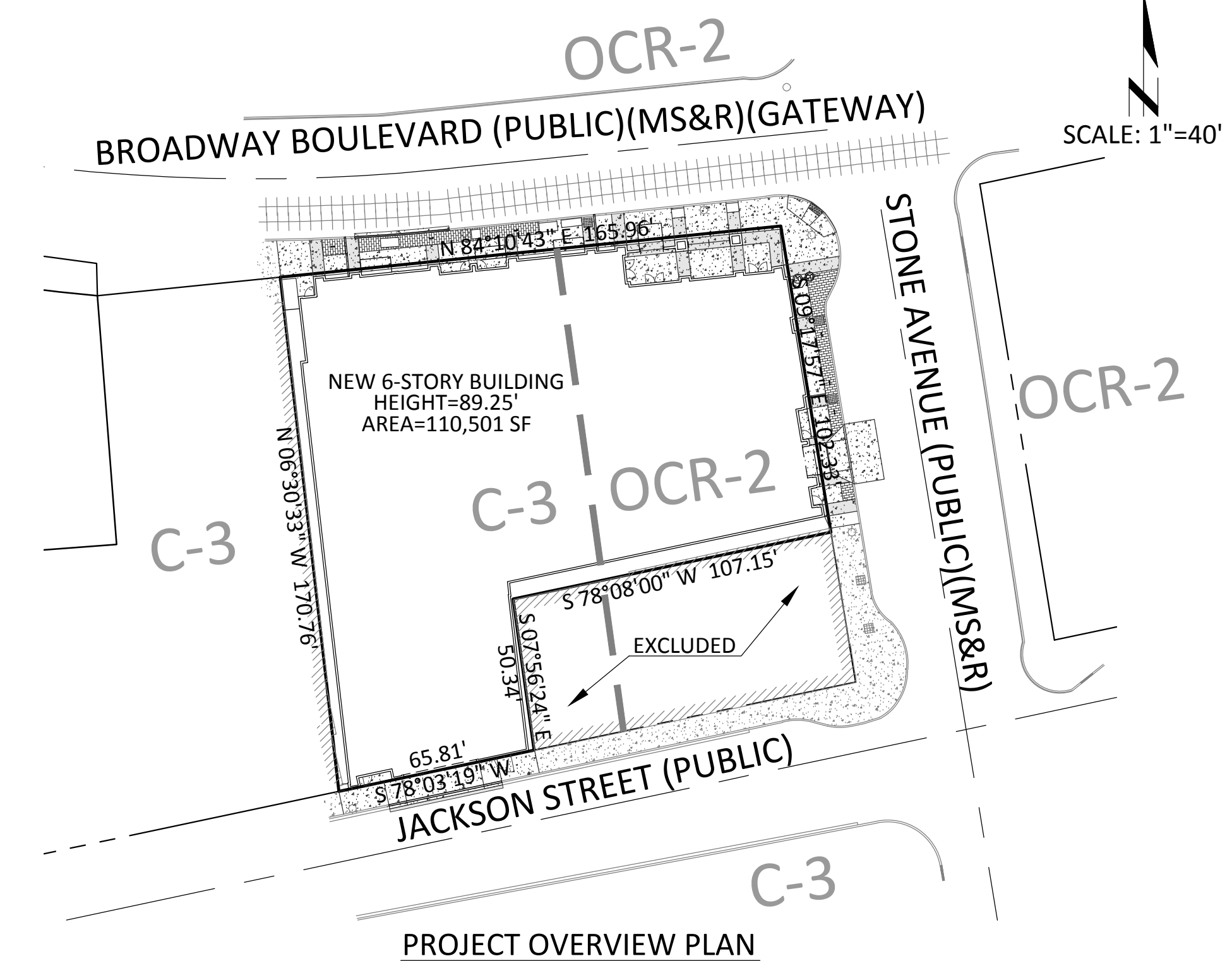
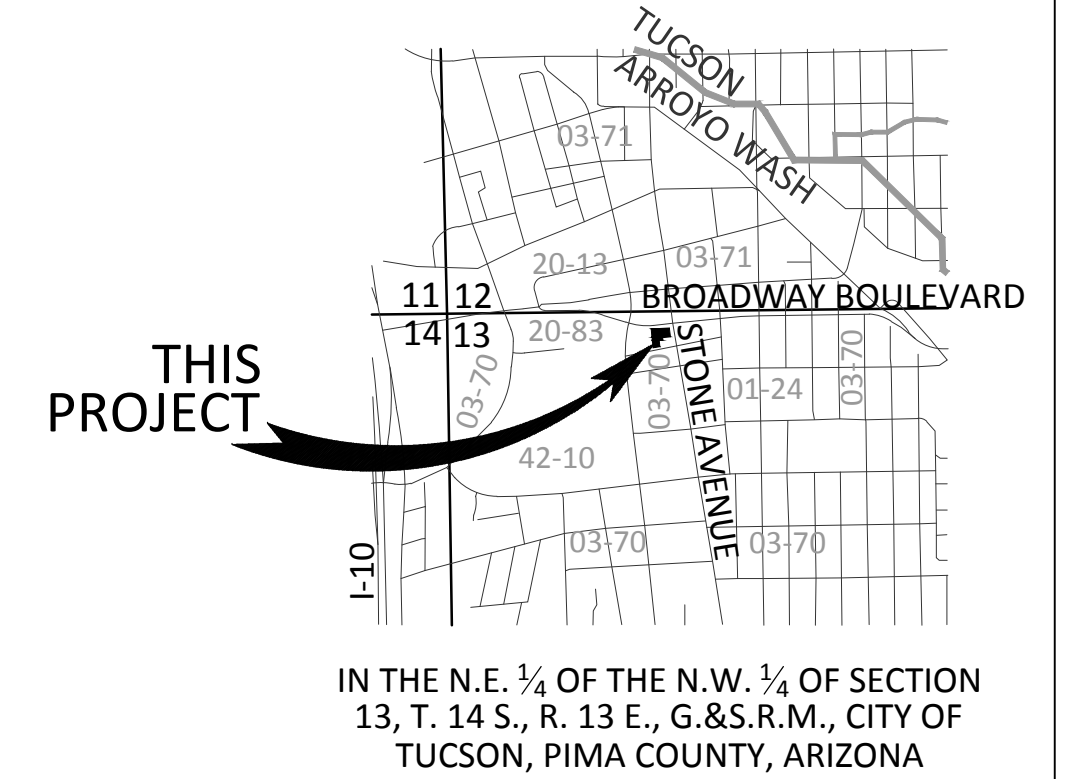
 STREET PERIMETER YARD HEIGHT OF PRIMARY FACADE, 1 FOOT PROVIDED TO NORTH (SEE IID GENERAL NOTE 2, SHEET 2).
- PLAZAS AND OPEN SPACE REQUIRED = 5% OF GROSS FLOOR AREA = 0.05x110,501 = 5,525 SF
 PROVIDED (INCL. PEDESTRIAN R.O.W.) = 4,775 SF

 (SEE IID GENERAL NOTE 11, SHEET 2)
- ANY WORK WITHIN WITHIN CITY OF TUCSON RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT, OR A PRIVATE IMPROVEMENT AGREEMENT. CONTACT CITY OF TUCSON PERMITS AND CODES (791-4259) FOR ADDITIONAL INFORMATION.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

SURVEY NOTES

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF BROADWAY BOULEVARD ACCORDING TO 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.

DEVELOPMENT PACKAGE for 1 WEST BROADWAY



LEGEND

- EXISTING CONTOUR
- SPOT ELEV. (FIN. GRADE)
- SPOT ELEV. (EXIST. GRADE)
- EXISTING CURB
- EXISTING CONCRETE
- NEW CURB
- NEW CONCRETE
- RIGHT-OF-WAY
- PROJECT BOUNDARY LINE
- ROADWAY CENTERLINE
- EXISTING SIGN
- EXISTING STREET/TRAFFIC LIGHT
- EXISTING SEWER
- EXISTING WATER
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER
- 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

SHEET INDEX

- | | |
|---------------------------|-----------------------------------|
| 1. COVER SHEET | 10. HARDSCAPE DETAILS |
| 2. NOTES | 11. PLANTING - IRRIGATION DETAILS |
| 3. SITE PLAN | 12. ADDRESSING EXHIBIT |
| 4. PARKING PLAN + DETAILS | 13. ADDRESSING EXHIBIT |
| 5. GRADING PLAN | 14. ADDRESSING EXHIBIT |
| 6. UTILITY PLAN | 15. ADDRESSING EXHIBIT |
| 7. HARDSCAPE PLAN | 16. ADDRESSING EXHIBIT |
| 8. PLANTING PLAN | |
| 9. IRRIGATION PLAN | |

ARCHITECT
 ENGBERG ANDERSON ARCHITECTS
 2 EAST CONGRESS STREET, #400
 TUCSON, ARIZONA 85701
 ATTN: WILLIAM WILLIAMS
 PH: (520) 882-6900
 E: billw@engberganderson.com

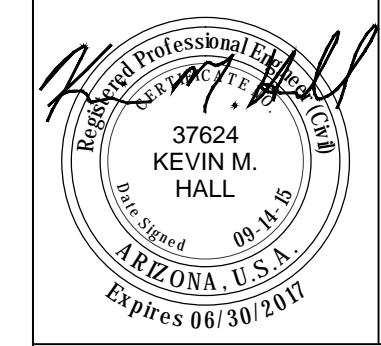
LANDSCAPE ARCHITECT
 JOHN HUCKO
 5236 NORTH STONEHOUSE PLACE
 TUCSON, ARIZONA 85750
 PH: (520) 400-8529
 E: jhucko789@comcast.net

NO.	DATE	REVISION DESCRIPTION	BY

CITY OF TUCSON

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

DVPKGR _____ Date _____
 Zoning _____ Date _____
 Engineering _____ Date _____
 H/C Site _____ Date _____
 Fire _____ Date _____
 Landscape _____ Date _____
 PLME _____ Date _____
 Revision # _____ per letter in SIRE



CYPRESS CIVIL DEVELOPMENT
 strength + sustainability

CYPRESS PROJECT NO: 15.034
 2102 north country club road suite #9
 tucson, arizona 85716
 ph: 520.991.5213
 e: kmhall@cyresscivil.com

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

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



DP15-0084
 REF: T15SA00230 (IID-15-01)

PAVING & GRADING NOTES

- 1. 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).
2. 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.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.
5. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN AN ACCESSIBLE LOCATION ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
6. 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.
7. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
8. 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.
9. 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.
10. 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 CONTRACTORS 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.
11. IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN THE EXPIRATION DATE OF THE GRADING PERMIT, CONTACT PSDS 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.
12. THE PERMITTEE SHALL NOTIFY PSDS 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.
13. 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.
14. 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.
15. 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.
16. 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.)

- 17. ALL WORK SHALL CONFORM TO THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL SEC.2-01.
18. AGGREGATE BASE COURSE SHALL CONFORM TO PC/COT STANDARD SPECIFICATION SECTION 303.
19. ASPHALTIC CONCRETE SHALL CONFORM TO PC/COT STANDARD SPECIFICATION SECTION 406, MIX #2.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. CALL FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF EARTHWORK. TO SCHEDULE A PSDS 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 PSDS ENGINEERING AT 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTIONS ONLINE AT: www.ci.tucson.az.us/dsd/Online_Services/Online_Permits/online_permits.html
27. CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
28. 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.
29. 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.
30. ANY REVISION TO THE GRADING PLAN MAY REQUIRE A RE-SUBMITTAL OF A REVISED GRADING PLAN FOR REVIEW. CONTACT PSDS ENGINEERING AT 791-5550 TO DISCUSS CHANGES IN GRADING DESIGN.
31. CONTACT PERMITS AND CODES AT 791-4259 FOR ANY QUESTIONS REGARDING ANY RIGHT-OF-WAY PERMIT REQUIREMENTS.
32. AS-BUILTS AND LETTERS OF COMPLETION FOR BASIN(S) AND OVERALL PROJECT ARE REQUIRED.
33. THE ENGINEER OF RECORD SHALL SUBMIT A STATEMENT OF CONFORMANCE TO AS-BUILT PLAN AND THE SPECIFICATIONS.
34. THE PERMITTEE SHALL NOTIFY THE PSDS 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.
35. IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN THE EXPIRATION DATE OF THE GRADING PERMIT, CONTACT PSDS 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.
36. 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

- 1. A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY SPEEDIE AND ASSOCIATES. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED JUNE 11, 2015, SPEEDIE PROJECT NO. 1507225T.
2. 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.
3. 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

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

INFILL INCENTIVE DISTRICT GENERAL NOTES CASE #T15SA00230 (IID-15-01)

PURSUANT TO SECTION 5.12.10.C (DOWNTOWN CORE SUBDISTRICT-EXEMPTIONS), THE APPLICANT REQUESTS THE FOLLOWING:

1. THIS PROJECT IS SEEKING RELIEF FROM MS&R SETBACKS OUTLINED IN SECTION 5.4;

JUSTIFICATION: 5.12.10.C.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.

2. THIS PROJECT IS SEEKING RELIEF FROM MINIMUM PERIMETER YARD STANDARDS OUTLINED IN SECTION 6.3;

JUSTIFICATION: 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.

3. THIS PROJECT IS SEEKING RELIEF FROM MAXIMUM LOT COVERAGE STANDARDS OUTLINED IN SECTION 6.3;

JUSTIFICATION: 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.

INFILL INCENTIVE DISTRICT GENERAL NOTES (cont.) CASE #T15SA00230 (IID-15-01)

4. THIS PROJECT IS SEEKING RELIEF FROM MOTOR VEHICLE AND BICYCLE PARKING STANDARDS OUTLINED IN SECTION 7.4;

JUSTIFICATION: 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.

5. THIS PROJECT IS SEEKING RELIEF FROM OFF-STREET LOADING STANDARDS OUTLINED IN SECTION 7.5;

JUSTIFICATION: 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 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.

6. THIS PROJECT IS SEEKING RELIEF FROM LANDSCAPING AND SCREENING STANDARDS OUTLINED IN SECTION 7.6;

JUSTIFICATION: 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.

7. THIS PROJECT IS SEEKING TO UTILIZE BUILDING HEIGHT DISTRIBUTION PER MULTI-ZONE PARCEL STANDARDS;

JUSTIFICATION: 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.

8. THIS PROJECT IS SEEKING USE OF MULTI-ZONE PARCEL STANDARDS;

JUSTIFICATION: 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.

CITY OF TUCSON DEVELOPMENT PACKAGE PSDS 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

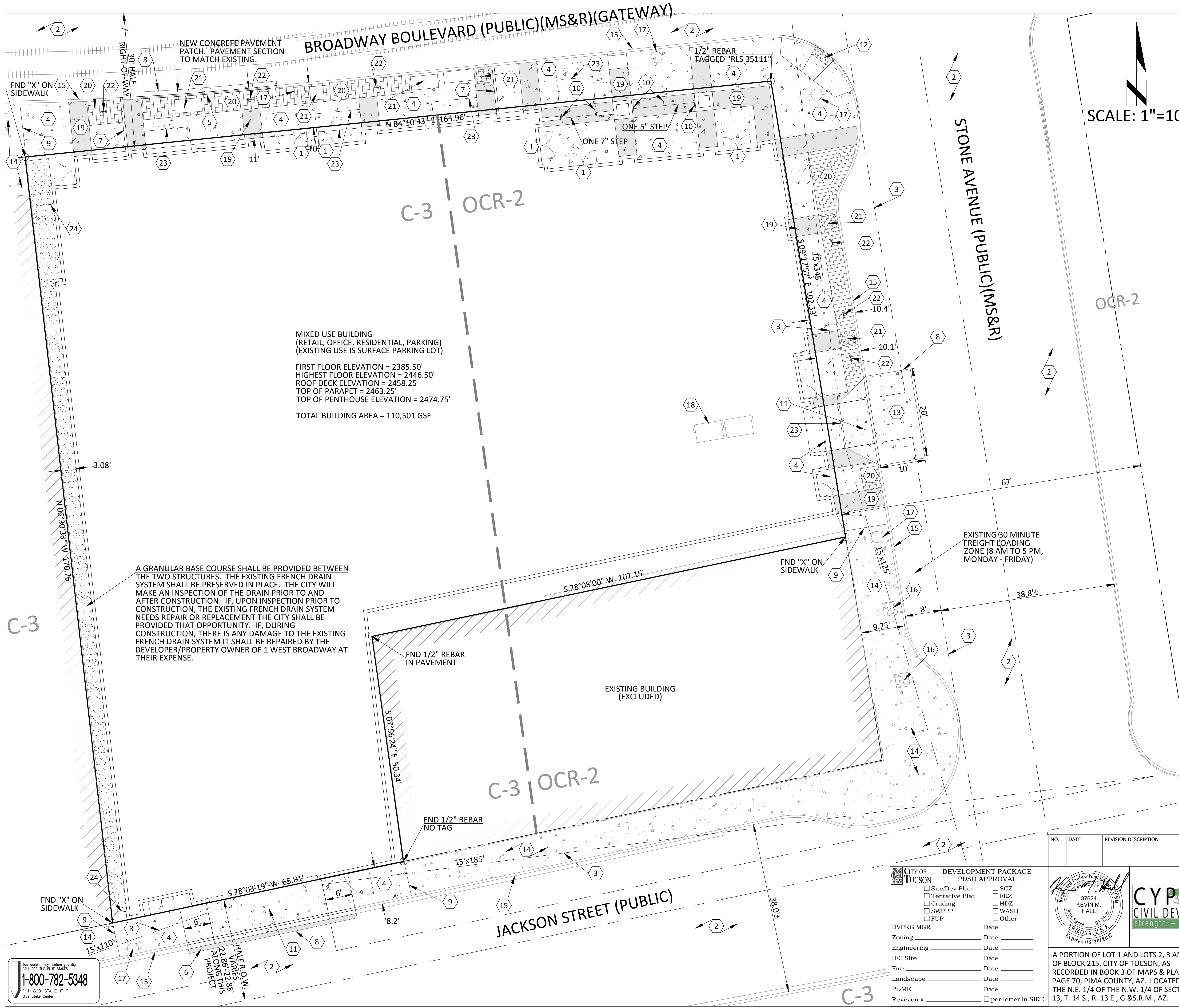
Table with columns: NO., DATE, REVISION DESCRIPTION, BY, OWNER/DEVELOPER (7740 ORACLE LLC; ELCARO LLC; VISTOSO LLC), CYPRESS PROJECT NO: 15.034, 2102 north country club road suite #9, tucson, arizona 85716, ph: 520.991.5213, e: kmhall@cypresscivil.com, 6422 EAST SPEEDWAY, SUITE #130 TUCSON, ARIZONA 85710, ATTN: MR. ROB CAYLOR; PH: 520-444-0100 EMAIL: rob@caylor.net, 1 WEST BROADWAY TUCSON, ARIZONA 85701

DEVELOPMENT PACKAGE for 1 WEST BROADWAY notes

DP15-0084 REF: T15SA00230 (IID-15-01)

2 OF 16





- SITE PLAN KEY-NOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING PAVEMENT TO REMAIN IN PLACE.
 - 3 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE LINE FOR DIMENSIONS.
 - 4 NEW HARDSCAPE. SEE SHEET 7.
 - 5 NEW 6" VERTICAL CURB, TYPE 2, PER PC/COT STD DTL 209.
 - 6 NEW 2.5" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL (A), THIS SHEET.
 - 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. SEE DETAIL (C), SHEET 4
 - 11 NEW CONCRETE DRIVEWAY APRON PER PC/COT STD DTL 206 EXCEPT AS MODIFIED HEREIN.
 - 12 NEW CONCRETE CURB ACCESS RAMP WITH 2' WIDE DETECTABLE WARNING STRIP PER PC/COT STD 207.
 - 13 NEW 6" CONCRETE PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL (B), THIS SHEET.
 - 14 EXISTING CONCRETE/SIDEWALK TO REMAIN IN PLACE.
 - 15 EXISTING CURB TO REMAIN IN PLACE.
 - 16 EXISTING TREE WELL TO REMAIN IN PLACE.
 - 17 EXISTING LIGHT/STREET-CAR POLE TO REMAIN IN PLACE.
 - 18 INTERIOR LOCATION OF DUMPSTERS.
 - 19 NEW CONCRETE WITH ALTERNATE FINISH (TYP.). SEE SHEET 7.
 - 20 NEW BRICK PAVERS. SEE SHEET 7.
 - 21 NEW PLANTER/TREE WELL. SEE SHEET 7.
 - 22 NEW SHORT TERM BICYCLE RACK. SEE DETAIL, SHEET 4.
 - 23 NEW BUILDING OVERHANG.
 - 24 NEW ACCESS GATE. SEE HARDSCAPE DETAILS, SHEET 10.

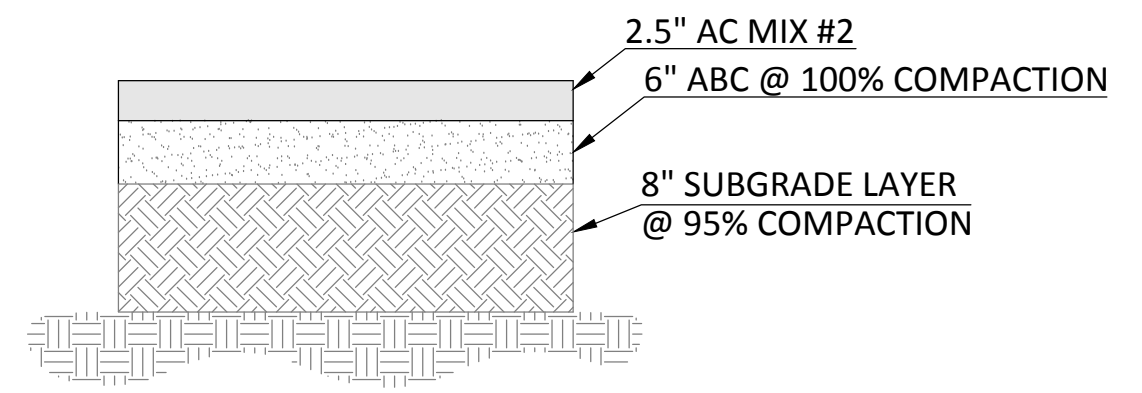
SCALE: 1"=10'

MIXED USE BUILDING
(RETAIL, OFFICE, RESIDENTIAL, PARKING)
(EXISTING USE IS SURFACE PARKING LOT)

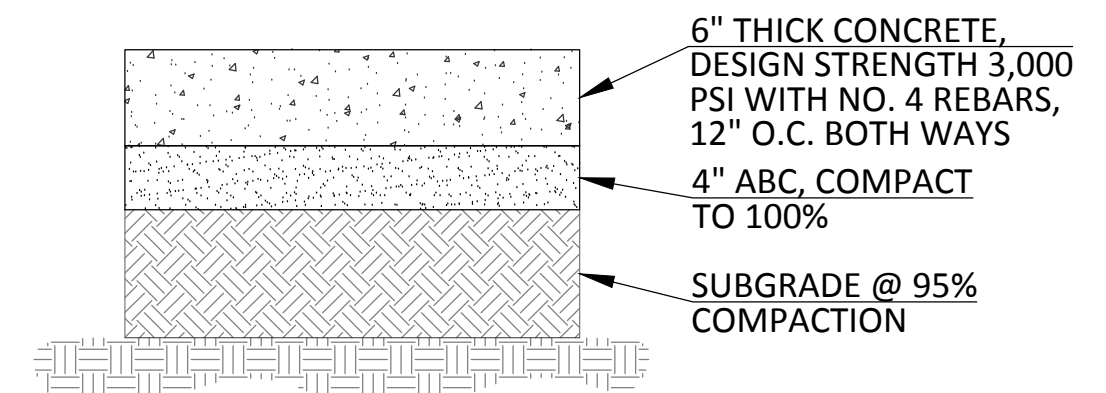
FIRST FLOOR ELEVATION = 2385.50'
HIGHEST FLOOR ELEVATION = 2446.50'
ROOF DECK ELEVATION = 2458.25'
TOP OF PARAPET = 2463.25'
TOP OF PENTHOUSE ELEVATION = 2474.75'

TOTAL BUILDING AREA = 110,501 GSF

A GRANULAR BASE COURSE SHALL BE PROVIDED BETWEEN THE TWO STRUCTURES. THE EXISTING FRENCH DRAIN SYSTEM SHALL BE PRESERVED IN PLACE. THE CITY WILL MAKE AN INSPECTION OF THE DRAIN PRIOR TO AND AFTER CONSTRUCTION. IF, UPON INSPECTION PRIOR TO CONSTRUCTION, THE EXISTING FRENCH DRAIN SYSTEM NEEDS REPAIR OR REPLACEMENT THE CITY SHALL BE PROVIDED THAT OPPORTUNITY. IF, DURING CONSTRUCTION, THERE IS ANY DAMAGE TO THE EXISTING FRENCH DRAIN SYSTEM IT SHALL BE REPAIRED BY THE DEVELOPER/PROPERTY OWNER OF 1 WEST BROADWAY AT THEIR EXPENSE.



A TYPICAL PAVEMENT SECTION
SCALE: 1"= 1'



B CLASS S PAVEMENT SECTION
SCALE: 1"= 1'

CITY OF TUCSON

DEVELOPMENT PACKAGE PDS 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 _____
PLME _____ Date _____
Revision # _____ per letter in SIRE



CYPRESS PROJECT NO: 15.034

2102 north country club road suite #9
tucson, arizona 85716
ph: 520.991.5213
e: kmhall@cyresscivil.com

CYPRESS CIVIL DEVELOPMENT
strength + sustainability

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

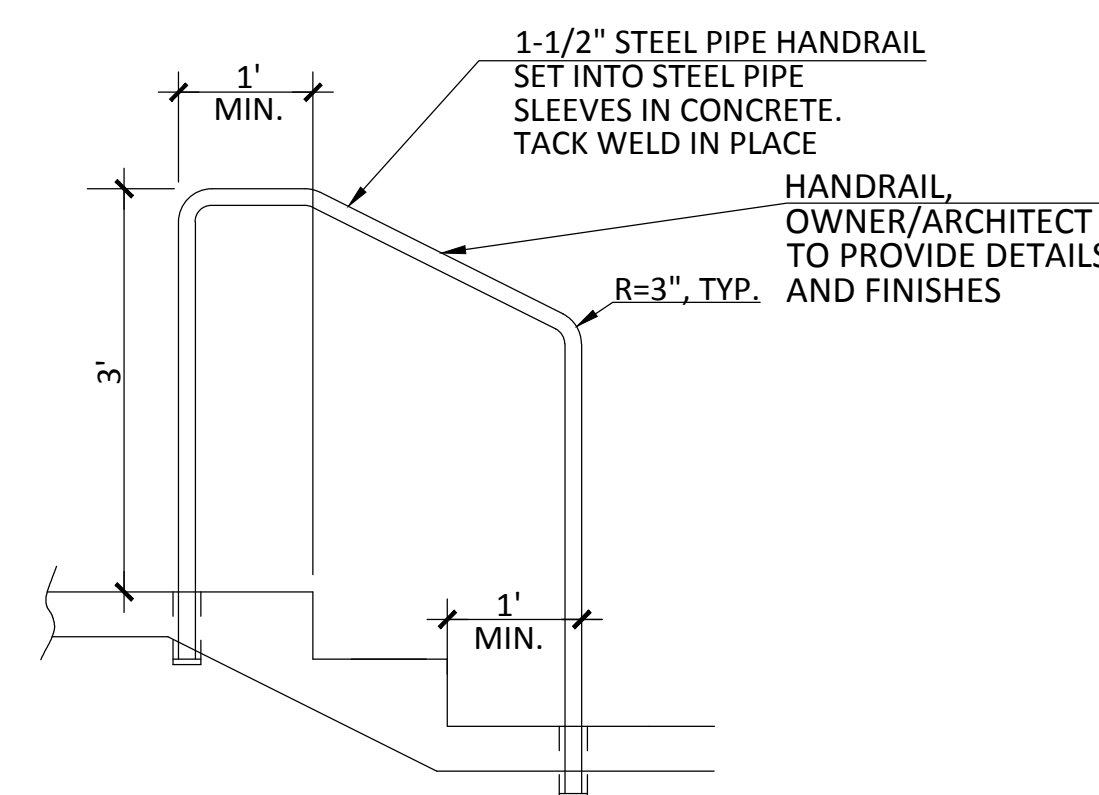
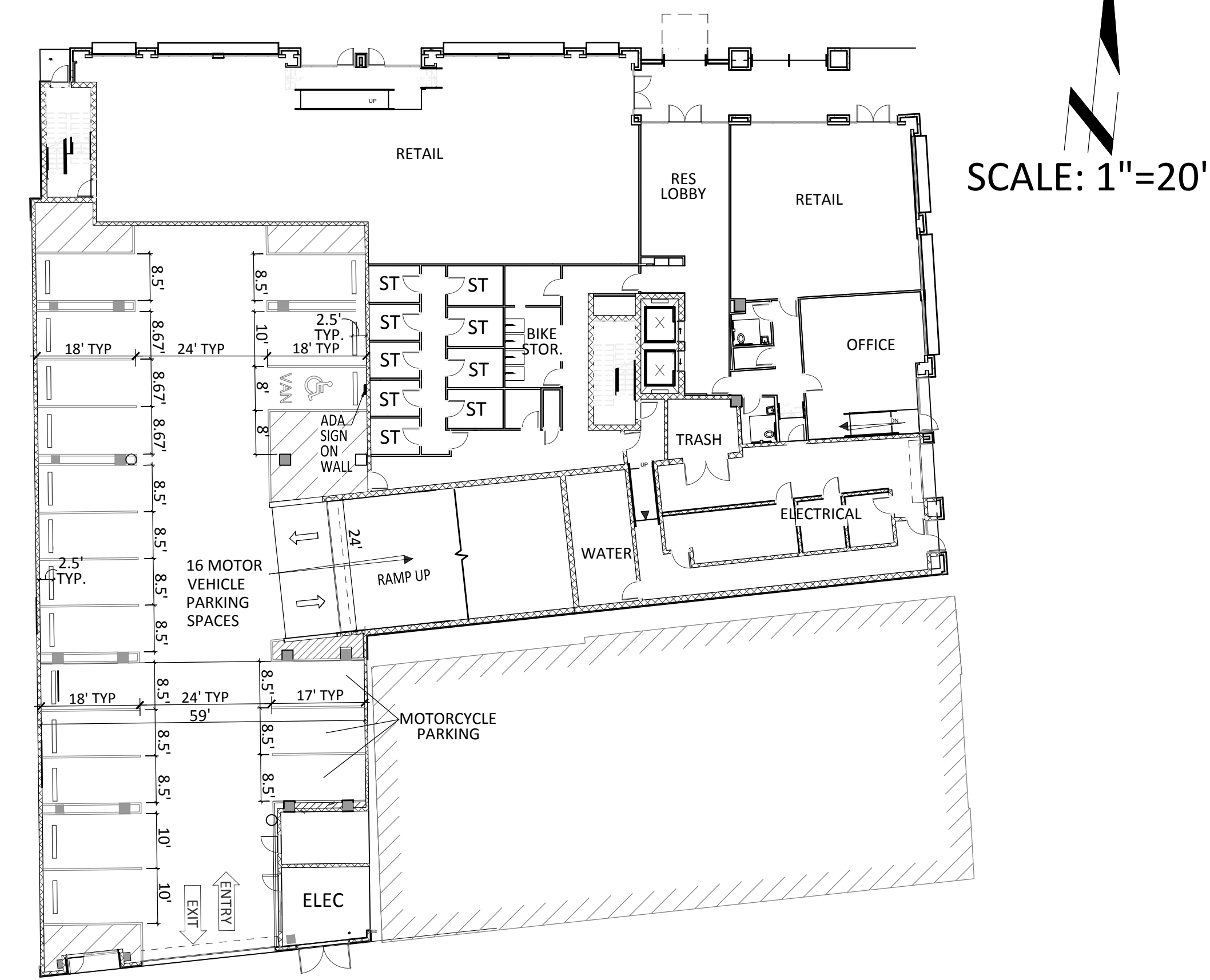
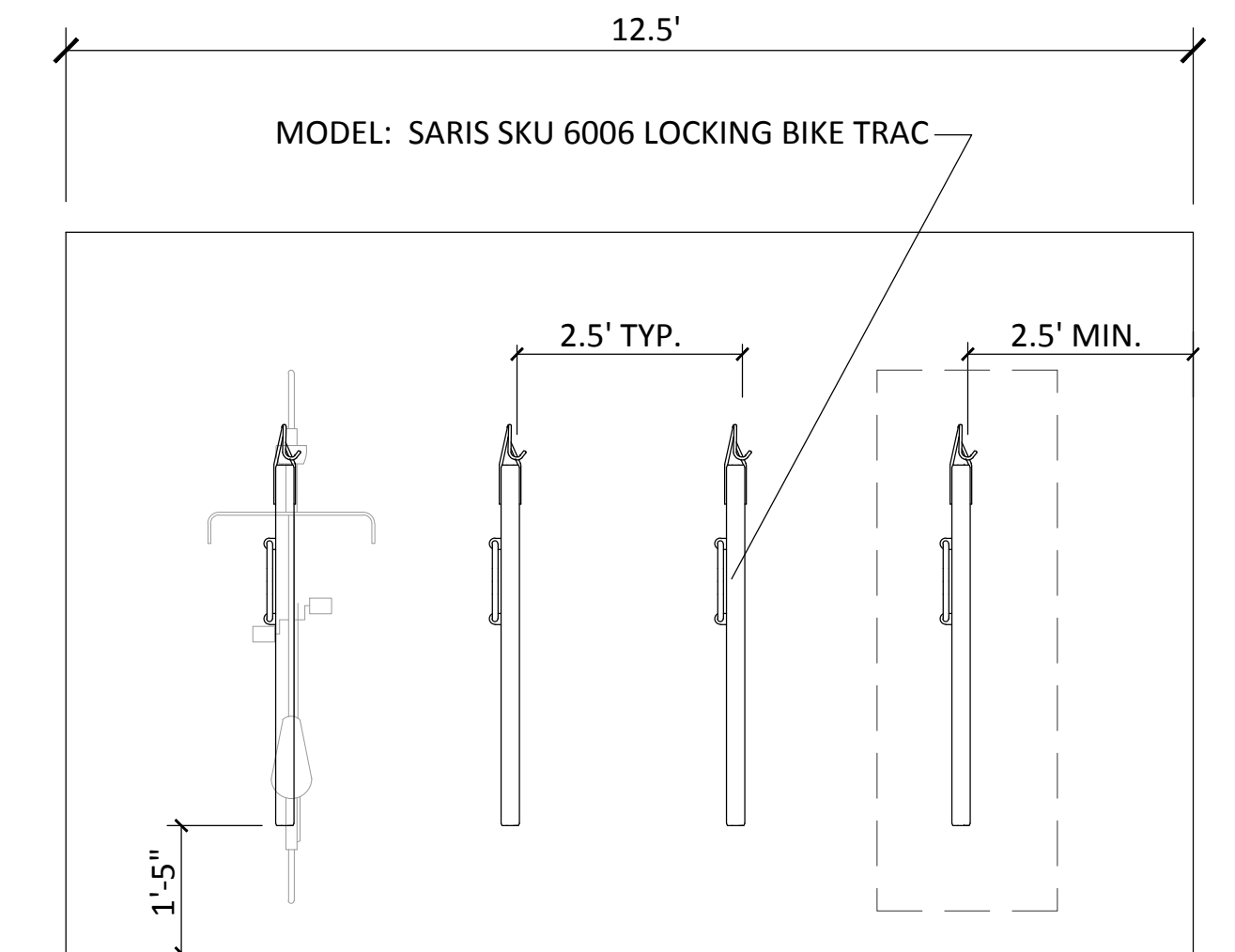
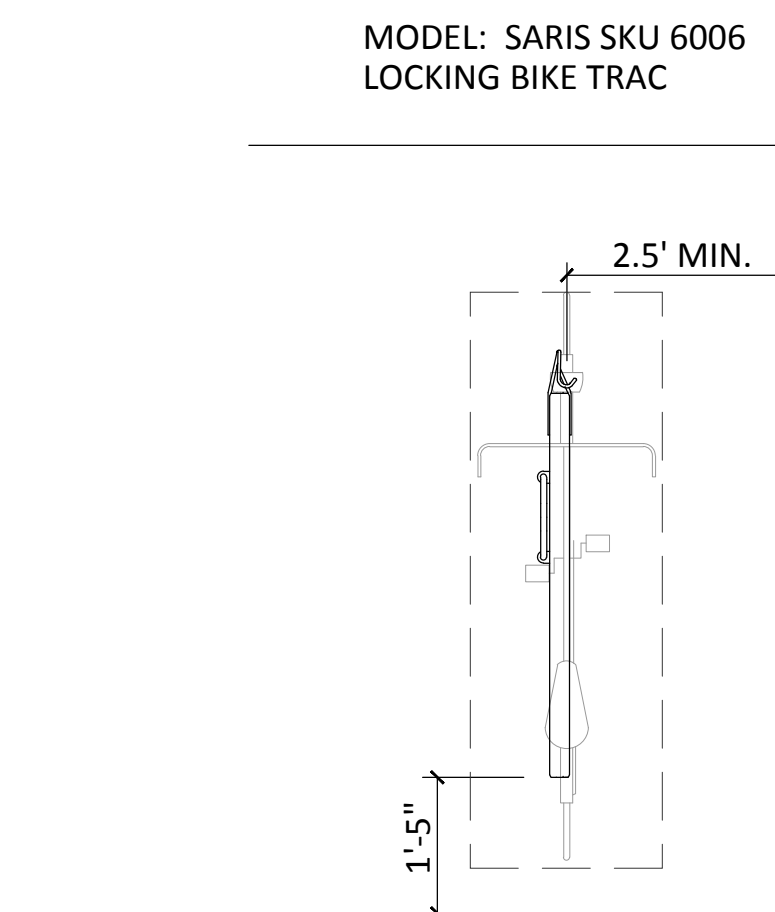
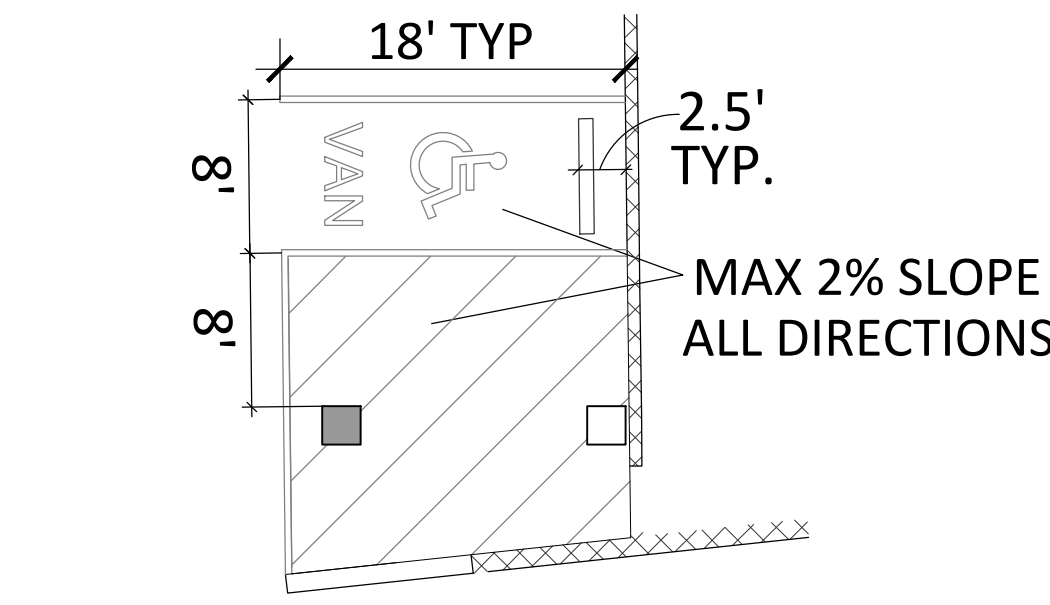
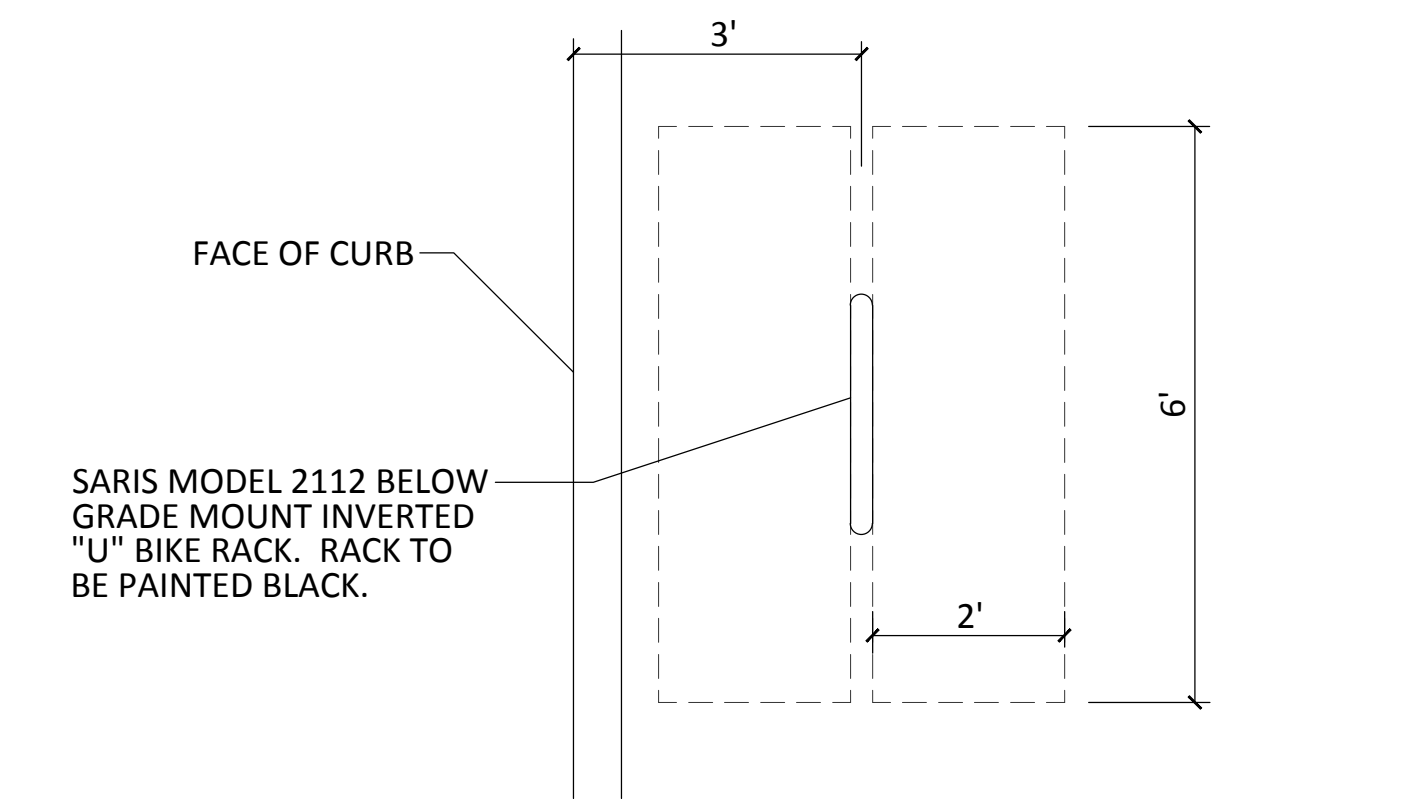
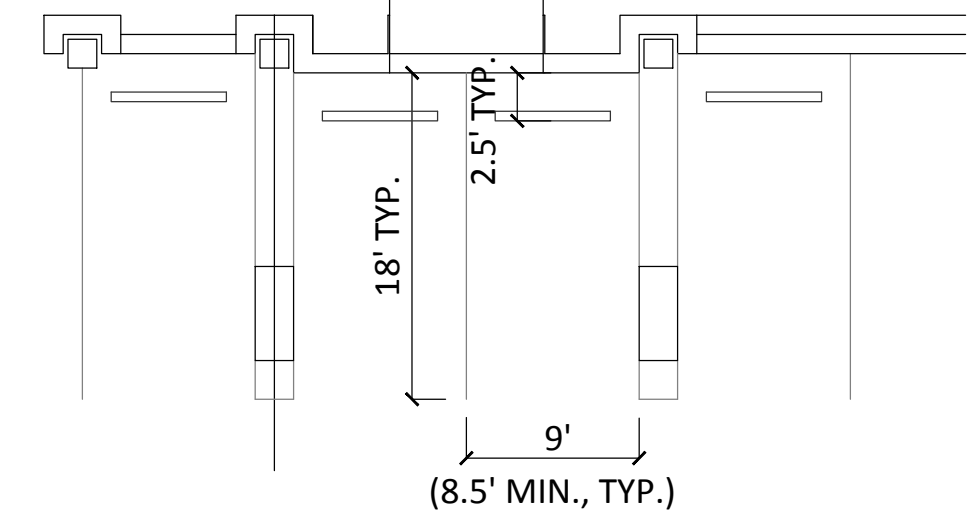
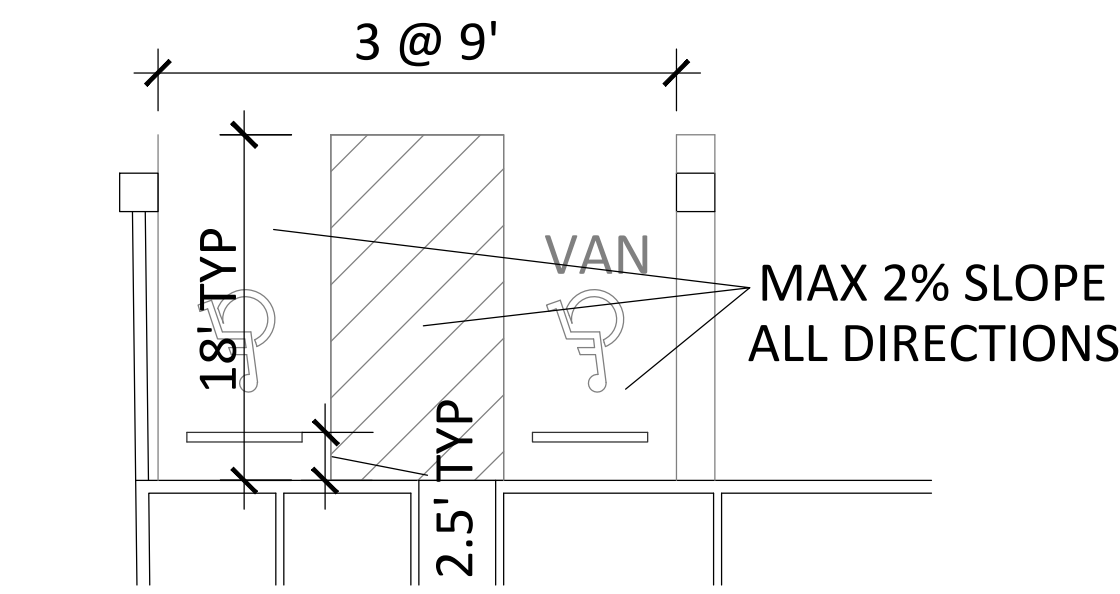
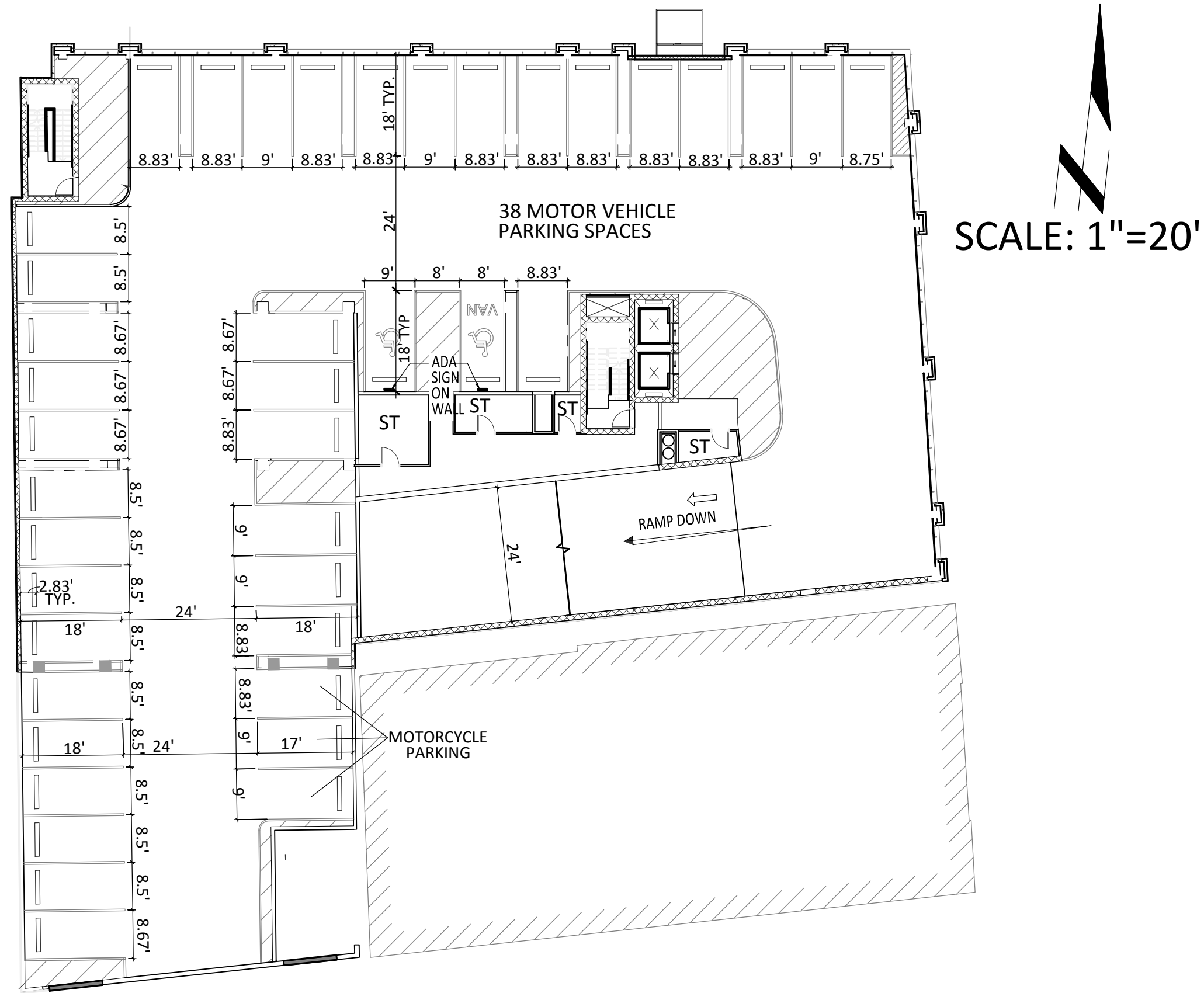
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**DEVELOPMENT PACKAGE for
1 WEST BROADWAY
site plan**

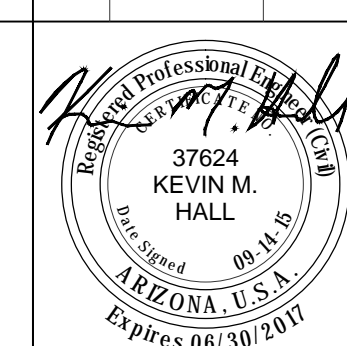
Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800-782-5348
* 1-800-STAKE-11
Blue Stake Center

HALF R.O.W.
VARIES
VARIES 22.88'
22.88'
ALONG THIS
PROJECT

DP15-0084
REF: T15SA00230 (IID-15-01)



NO.	DATE	REVISION DESCRIPTION	BY



CYPRESS CIVIL DEVELOPMENT
strength + sustainability

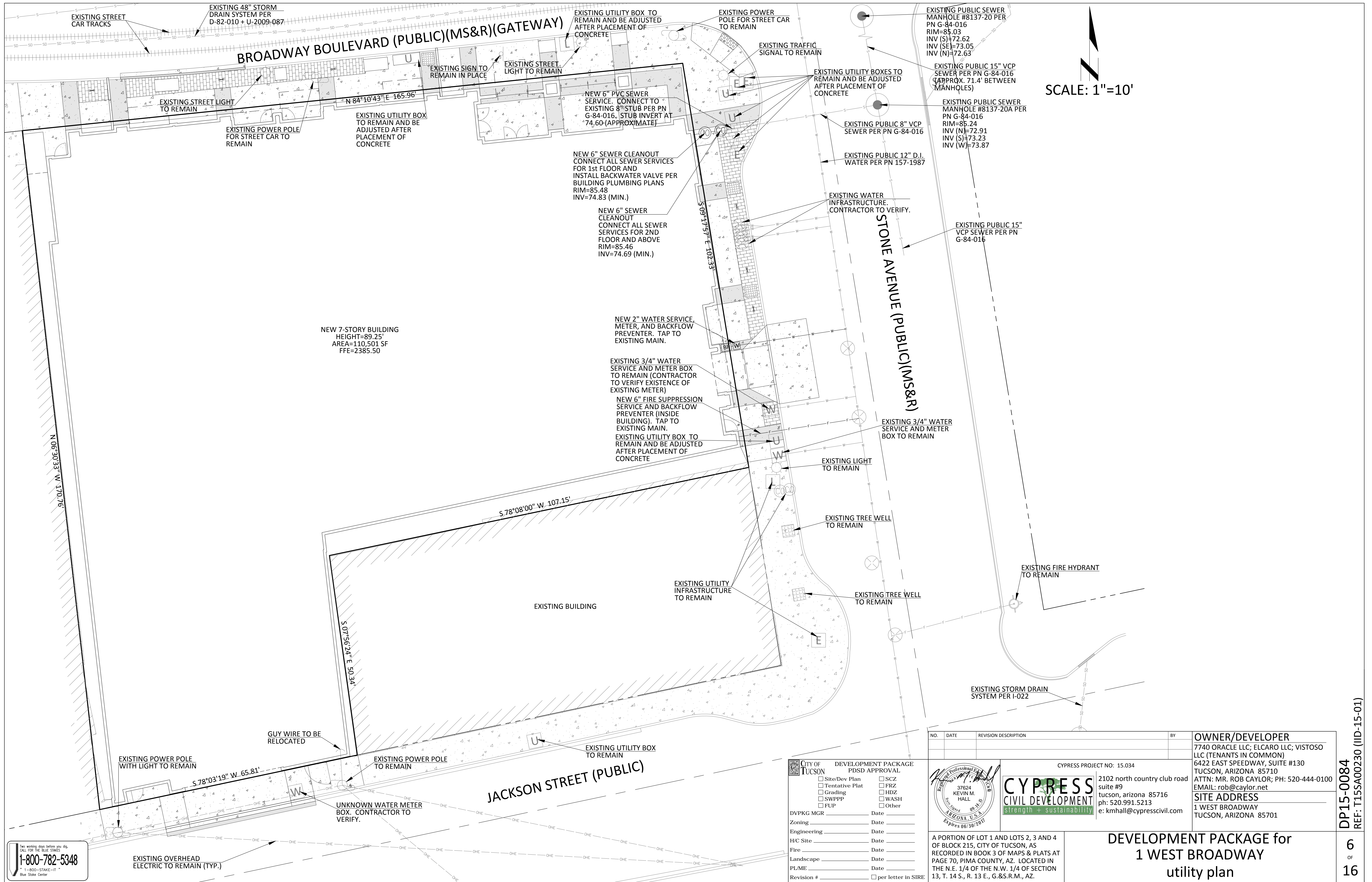
2102 north country club road suite #9
tucson, arizona 85716
ph: 520.991.5213
e: kmhall@cypresscivil.com

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

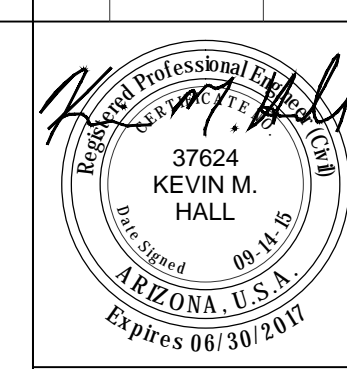
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DEVELOPMENT PACKAGE for
1 WEST BROADWAY
parking plan + details



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 CALL FOR THE BLUE STAKES
1-800-782-5348
 * 1-800-STAKE-IT
 Blue Stake Center

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



CYPRESS PROJECT NO: 15.034

CYPRESS CIVIL DEVELOPMENT
 strength + sustainability

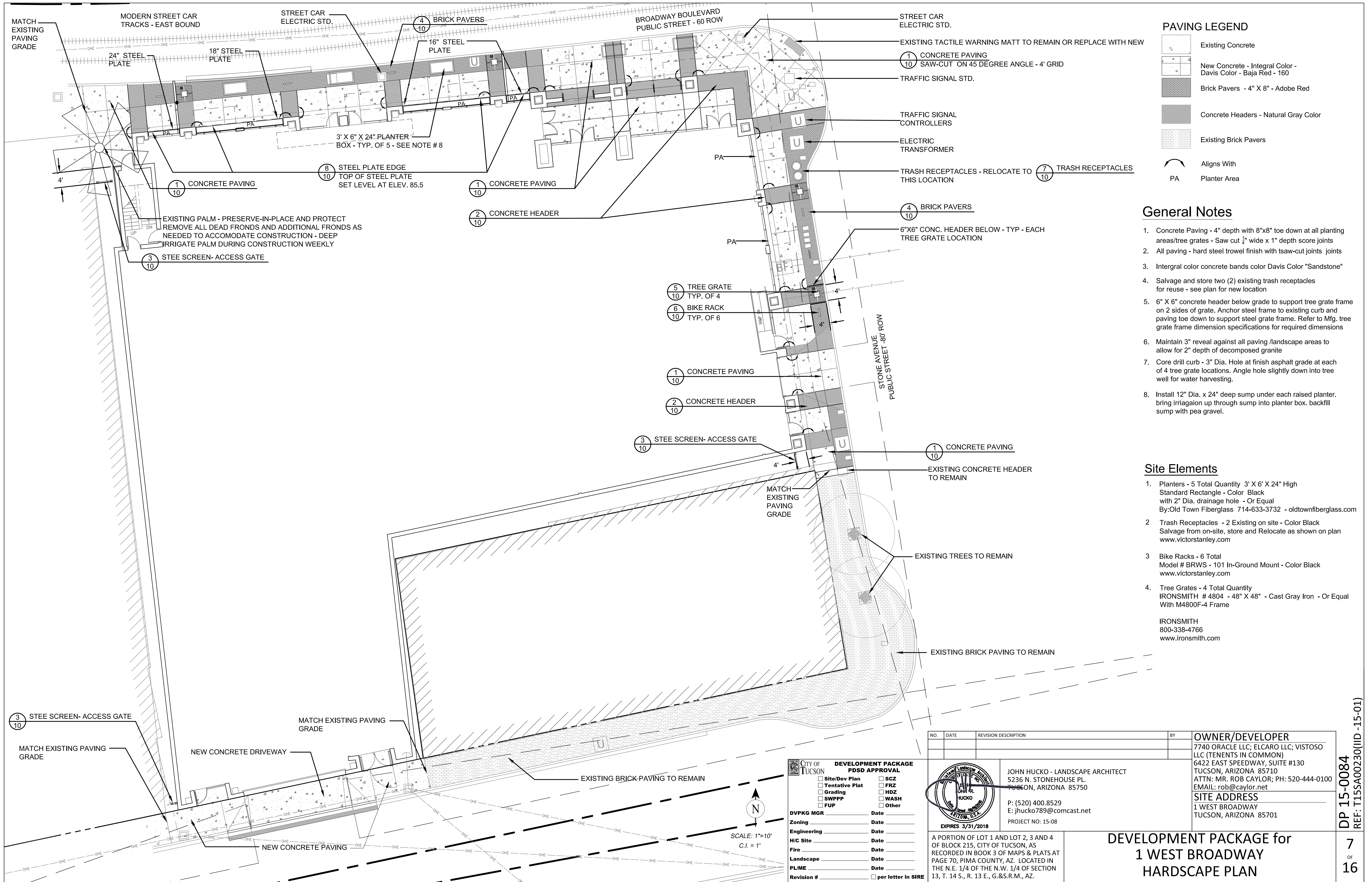
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DEVELOPMENT PACKAGE for
1 WEST BROADWAY
 utility plan

DP15-0084
 REF: T15SA00230 (IID-15-01)
 6 OF 16



PAVING LEGEND

	Existing Concrete
	New Concrete - Integral Color - Davis Color - Baja Red - 160
	Brick Pavers - 4" X 8" - Adobe Red
	Concrete Headers - Natural Gray Color
	Existing Brick Pavers
	Aligns With
	PA Planter Area

- ### General Notes
- Concrete Paving - 4" depth with 8"x8" toe down at all planting areas/tree grates - Saw cut 1/4" wide x 1" depth score joints
 - All paving - hard steel trowel finish with tsaw-cut joints
 - Integral color concrete bands color Davis Color "Sandstone"
 - Salvage and store two (2) existing trash receptacles for reuse - see plan for new location
 - 6" X 6" concrete header below grade to support tree grate frame on 2 sides of grate. Anchor steel frame to existing curb and paving toe down to support steel grate frame. Refer to Mfg. tree grate frame dimension specifications for required dimensions
 - Maintain 3" reveal against all paving /landscape areas to allow for 2" depth of decomposed granite
 - Core drill curb - 3" Dia. Hole at finish asphalt grade at each of 4 tree grate locations. Angle hole slightly down into tree well for water harvesting.
 - Install 12" Dia. x 24" deep sump under each raised planter. bring irriagaion up through sump into planter box. backfill sump with pea gravel.

- ### Site Elements
- Planters - 5 Total Quantity 3' X 6' X 24" High Standard Rectangle - Color Black with 2" Dia. drainage hole - Or Equal By:Old Town Fiberglass 714-633-3732 - oldtownfiberglass.com
 - Trash Receptacles - 2 Existing on site - Color Black Salvage from on-site, store and Relocate as shown on plan www.victorstanley.com
 - Bike Racks - 6 Total Model # BRWS - 101 In-Ground Mount - Color Black www.victorstanley.com
 - Tree Grates - 4 Total Quantity IRONSMITH # 4804 - 48" X 48" - Cast Gray Iron - Or Equal With M4800F-4 Frame

IRONSMITH
800-338-4766
www.ironsmith.com

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<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
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DVPKG MGR	Date
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Engineering	Date
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Fire	Date
Landscape	Date
PL/ME	Date
Revision #	<input type="checkbox"/> per letter in SIRE

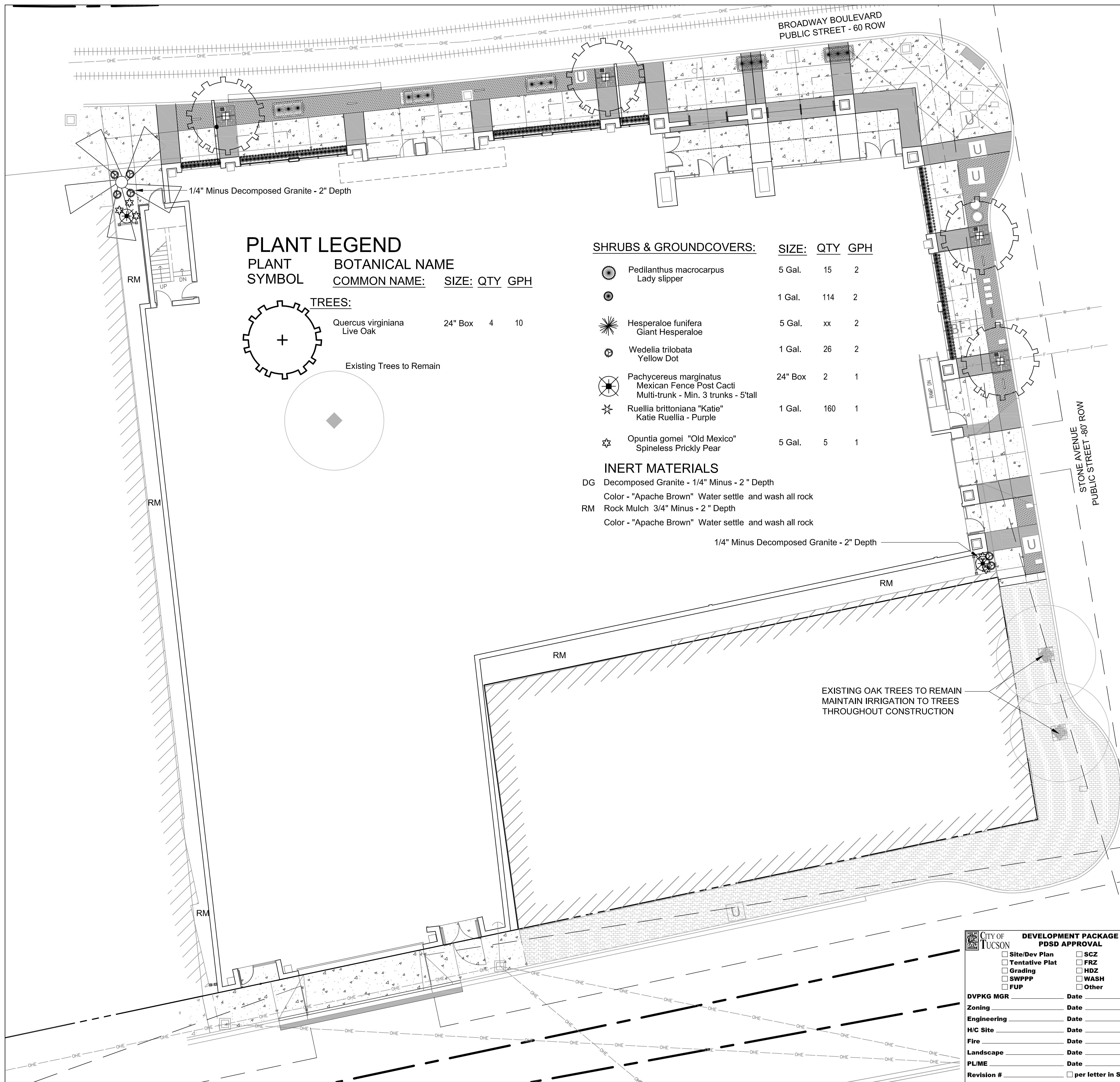


JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net
PROJECT NO: 15-08

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 HARDSCAPE PLAN

DP 15-0084
 REF: T15SA00230(IID -15-01)
 7 OF 16



PLANT LEGEND

PLANT SYMBOL	BOTANICAL NAME COMMON NAME:	SIZE:	QTY	GPH
	TREES: Quercus virginiana Live Oak	24" Box	4	10
	Existing Trees to Remain			

SHRUBS & GROUNDCOVERS:	SIZE:	QTY	GPH
Pedilanthus macrocarpus Lady slipper	5 Gal.	15	2
Hesperaloe funifera Giant Hesperaloe	1 Gal.	114	2
Wedelia trilobata Yellow Dot	5 Gal.	xx	2
Pachycereus marginatus Mexican Fence Post Cacti Multi-trunk - Min. 3 trunks - 5'tall	1 Gal.	26	2
Ruellia brittoniana "Katie" Katie Ruellia - Purple	24" Box	2	1
Opuntia gomei "Old Mexico" Spineless Prickly Pear	1 Gal.	160	1
	5 Gal.	5	1

INERT MATERIALS
 DG Decomposed Granite - 1/4" Minus - 2" Depth
 Color - "Apache Brown" Water settle and wash all rock
 RM Rock Mulch 3/4" Minus - 2" Depth
 Color - "Apache Brown" Water settle and wash all rock

GENERAL LANDSCAPE NOTES

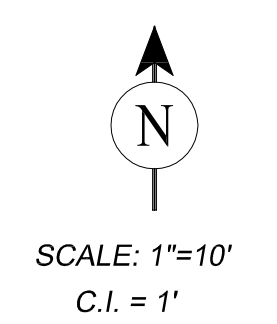
- .51 Acre - 22,448 S.F. Parcel is zoned C-3 AND OCR-2
- Shrubs used to satisfy Landscape Border requirements will not be smaller than 5 gallon size. They will be aligned, grouped or clustered to provide interest and continuous screening at maturity.
- Plant materials will cover at least 50% of the area 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 Unified Development 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 UDC.
- 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.

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 Unified Development Code(UDC) 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.

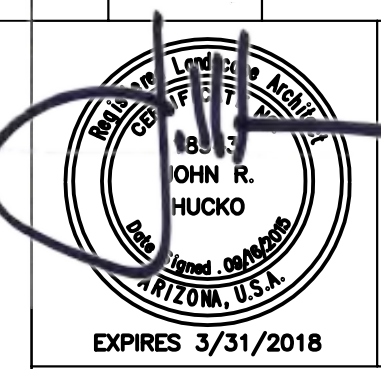
LANDSCAPE NOTES

- Backfill mix for Raised planter boxes and at grade planters adjacent building shall consist of 50% screened topsoil and 50% GRO-WELL Brand Organic Compost. Install 6" pea-gravel layer with filter fabric as drainage layer in raised planter boxes
- Topdress planters above with 1" depth shredded wood mulch.
- 20 of the 1 Gallon size Wedelia shall be planted in the raised planters - 4 per raised planter



EXISTING OAK TREES TO REMAIN
 MAINTAIN IRRIGATION TO TREES
 THROUGHOUT CONSTRUCTION

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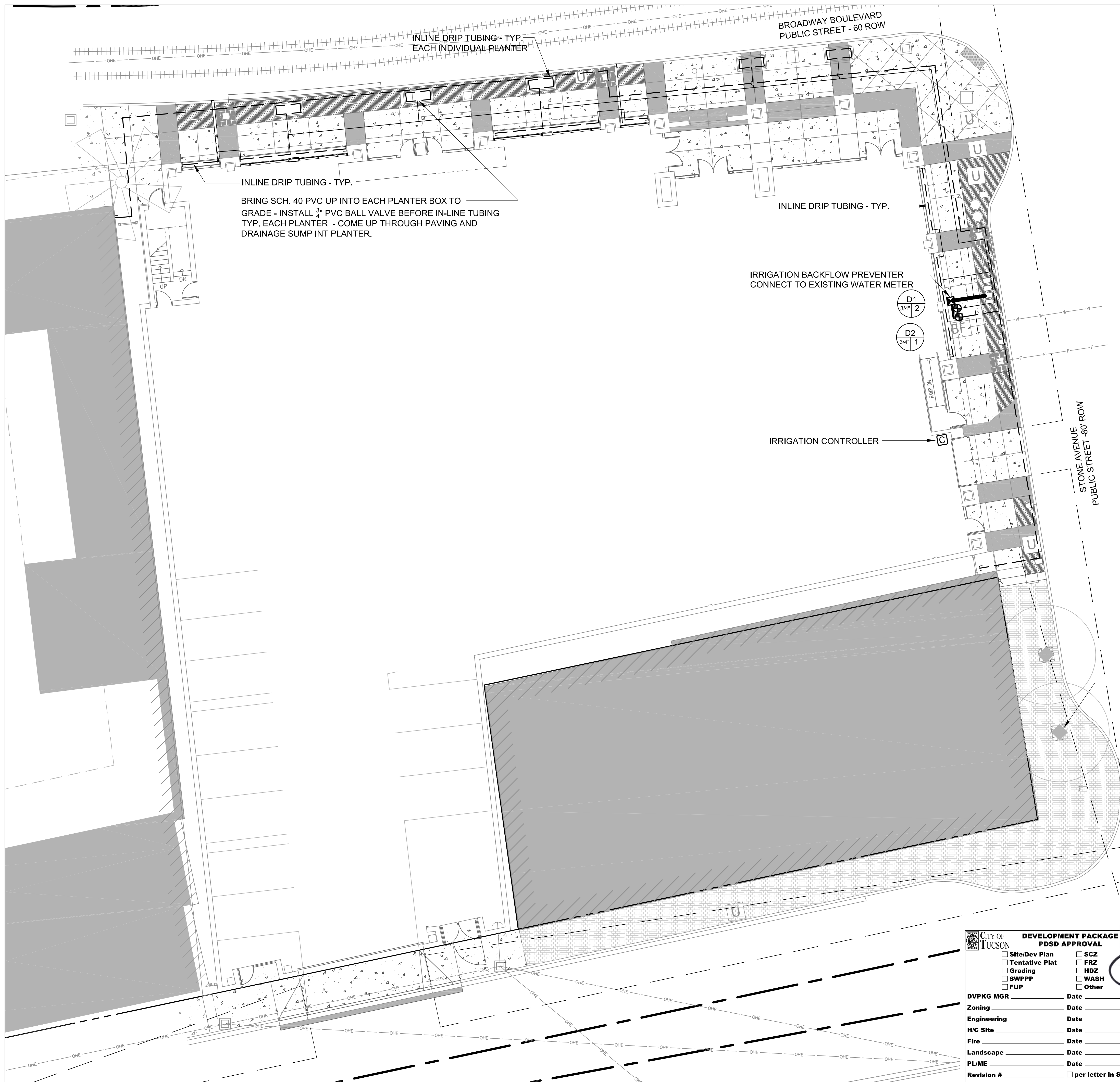
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**DEVELOPMENT PACKAGE for
 1 WEST BROADWAY
 PLANTING PLAN**

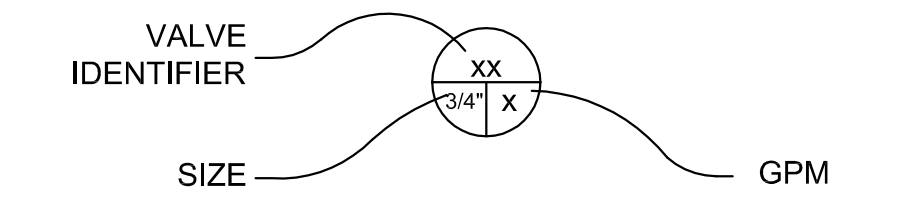
DP 15-0084
 REF: T15SA00230(IID -15-01)



BRING SCH. 40 PVC UP INTO EACH PLANTER BOX TO GRADE - INSTALL 3/4" PVC BALL VALVE BEFORE IN-LINE TUBING TYP. EACH PLANTER - COME UP THROUGH PAVING AND DRAINAGE SUMP INT PLANTER.

IRRIGATION LEGEND

Symbol	Manufacturer	Description
(M)	Water Meter	Irrigation P.O.C
(C)	Hunter	X-CORE - XC-4 Outdoor Model - Wall Mount
(X)	Febco	3/4" -Reduced Pressure Backflow Preventer, Febco 825Y With Tan Guardshack enclosure
(R)	Rain Bird	XCZ-075-PRF - 3/4" Low Flow Control Zone Kit
(Solid line)	Sch 40 PVC	3/4" Mainline -
(Double line)	Sch 40 PVC	2"-4" Sleeve.
(Dashed line)	SCH 40 PVC	Lateral line - 3/4" -
(Dash-dot line)	Rain Bird	3/4" Class 200 PVC - 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 1/4" Distribution Tubing. 2 GPH per Shrub or Groundcover. 8 GPH per Tree
(Dash-dot-dot line)	Lasco	In-Line Drip Tubing - Rain Bird XFS-06-12 - .6 GPH
(Circle with X)		AP-075 - 3/4" Hose End Flush Cap.



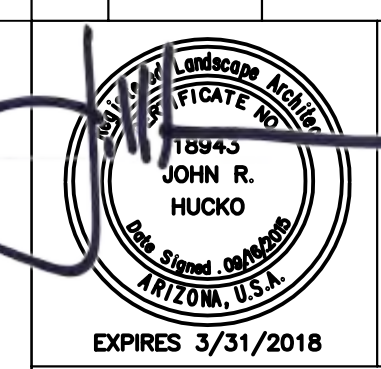
- IRRIGATION NOTES**
- Plan is schematic only. All mainlines, valves, etc. shall be placed within planting areas wherever possible.
 - The entire irrigation system shall satisfy all code requirements and be installed as per manufacturers' specifications.
 - Contractor shall sleeve all mainlines (2" or 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.
 - Contractor shall coordinate installation of drip irrigation lines prior to installation of plant material with the Owner's Representative.
 - Trees to be irrigated by multi-outlet emitters. Shrubs and groundcover to be irrigated by single-outlet emitters.
 - Contractor shall apply for Reduced Pressure Backflow Preventer permit from Backflow Prevention Department.
 - 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.
 - Maintain existing irrigation to existing trees South of project on Stone Ave. and West of project on Broadway Blvd.. Existing irrigation system shall remain operational - repair and replace any damage from construction.
 - Use In-Line drip tubing for raised planters and linear planters at base of building. .6 GPH and 12" spacing
 - Sleeve all irrigation lines under concrete including all drip laterals and lateral lines.

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

DEVELOPMENT PACKAGE PSD APPROVAL

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
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DVPKG MGR _____ Date _____
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 PL/ME _____ Date _____
 Revision # _____ per letter in SIRE

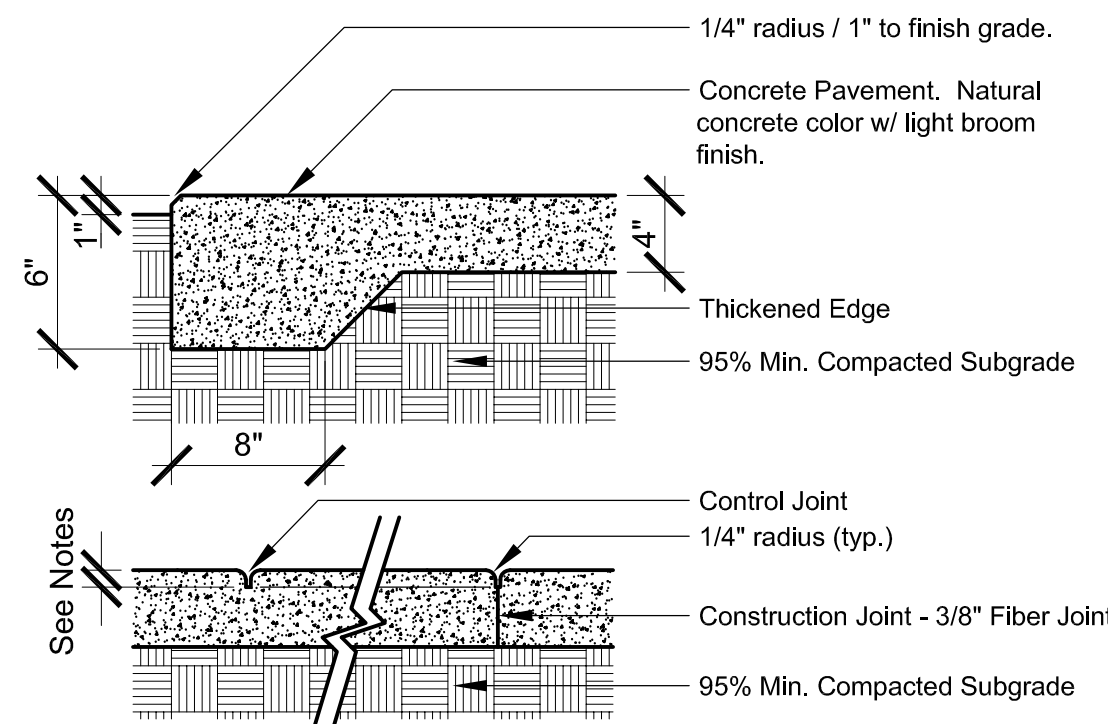


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 5236 N. STONEHOUSE PL.
 TUCSON, ARIZONA 85750
 P: (520) 400.8529
 E: jhucko789@comcast.net
 PROJECT NO: 15-08

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				7740 ORACLE LLC; ELCARO LLC; VISTOSO LLC (TENENTS 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

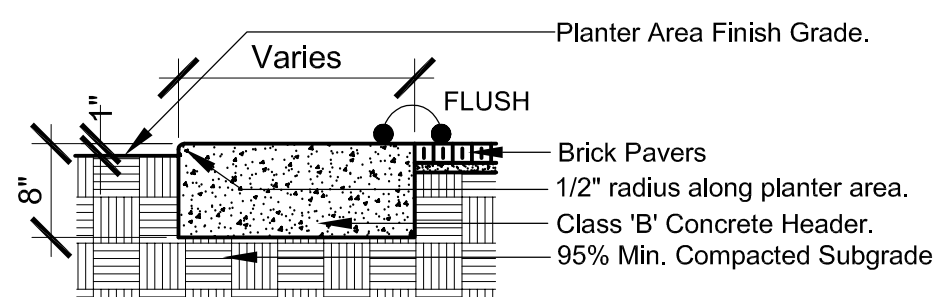
A PORTION OF LOT 1 AND LOT 2, 3 AND 4 OF BLOCK 215, CITY OF TUCSON, AS RECORDED IN BOOK 3 OF MAPS & PLATS AT PAGE 70, PIMA COUNTY, AZ. LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., AZ.

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

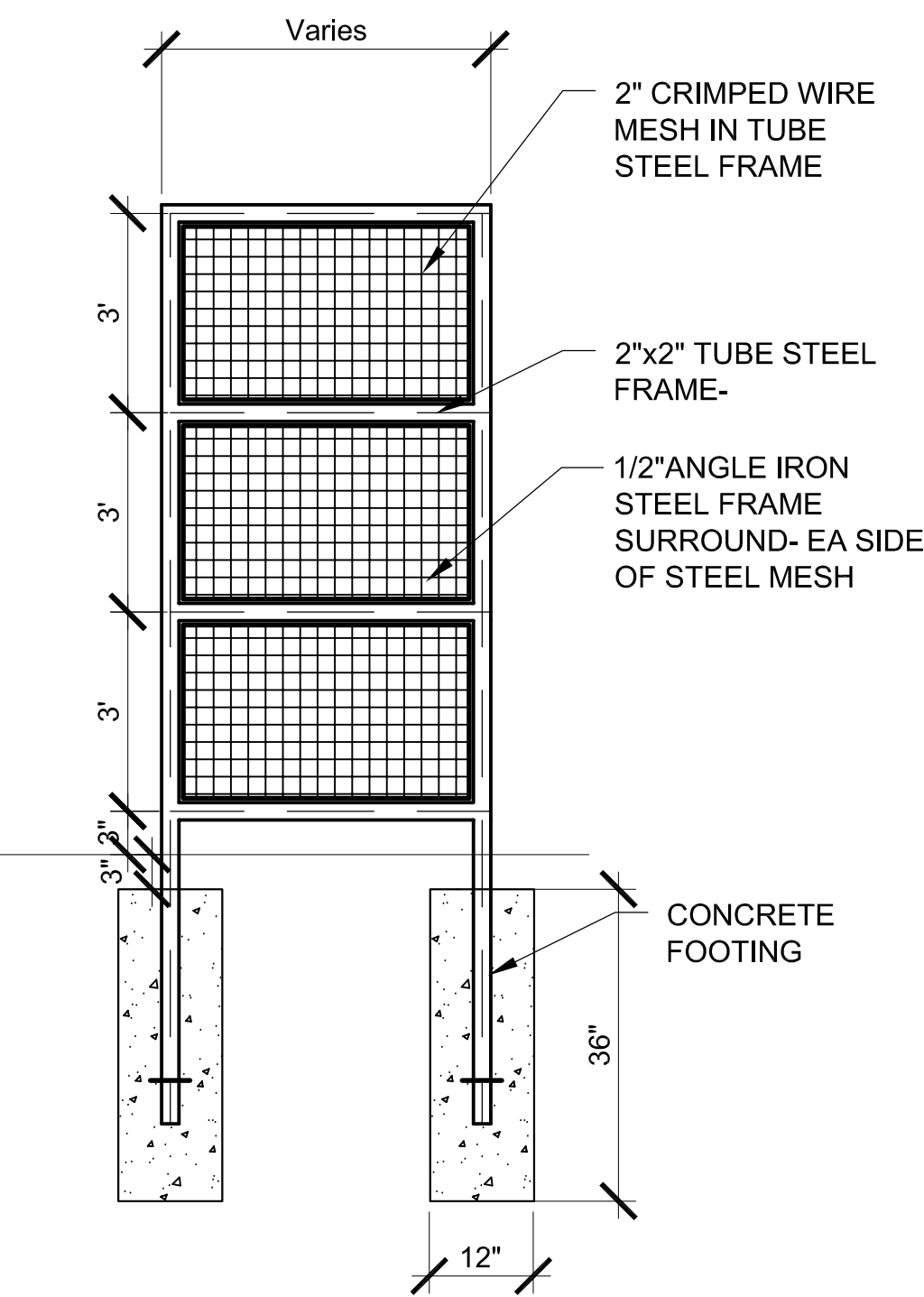


NOTE:
 Pour sample on-site for finish approval by the Owner's Rep.
 Control joints to be installed at a depth of 1/4 the thickness of the concrete slab.
 Control joints shall be as shown on plans.
 Install 3/8" Fiber joint material - hold down 1/2"-3/4" - fill with Sika-Flex for all construction joints
 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

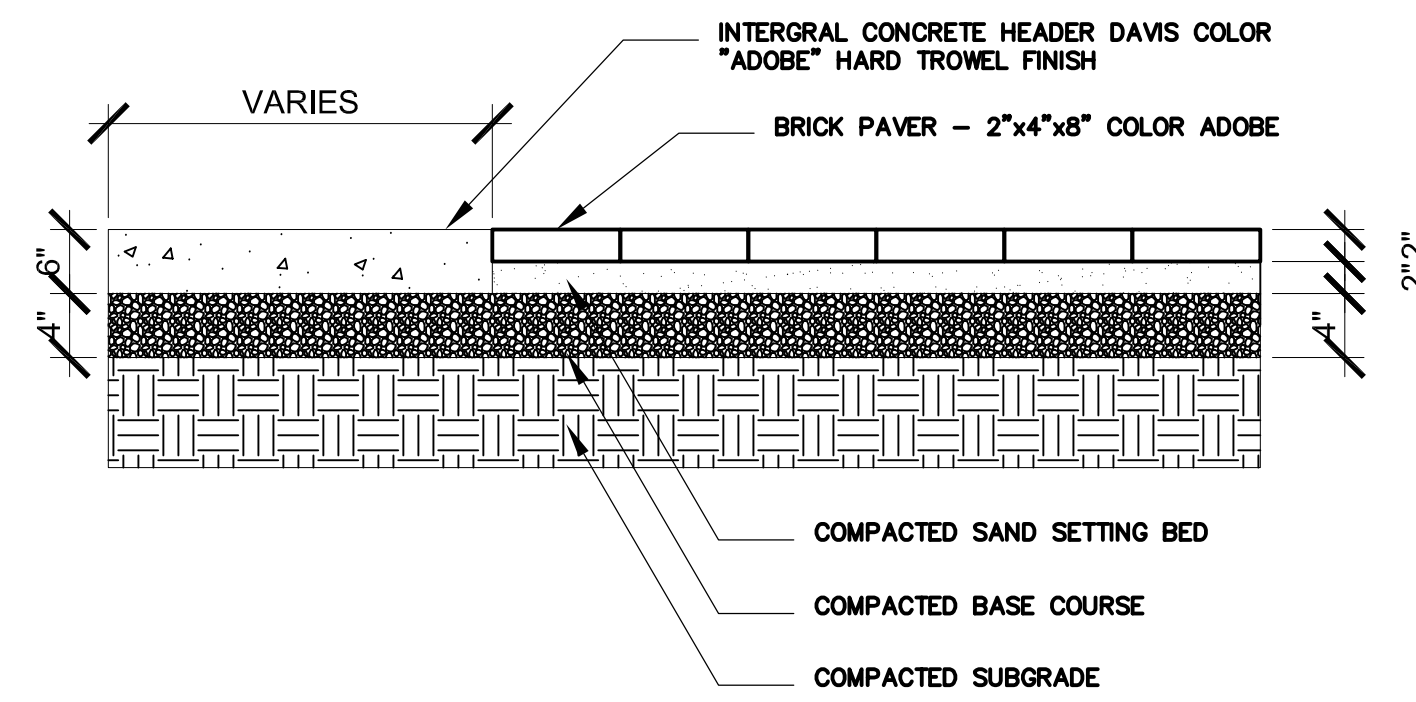


2 CONCRETE HEADER
 NTS

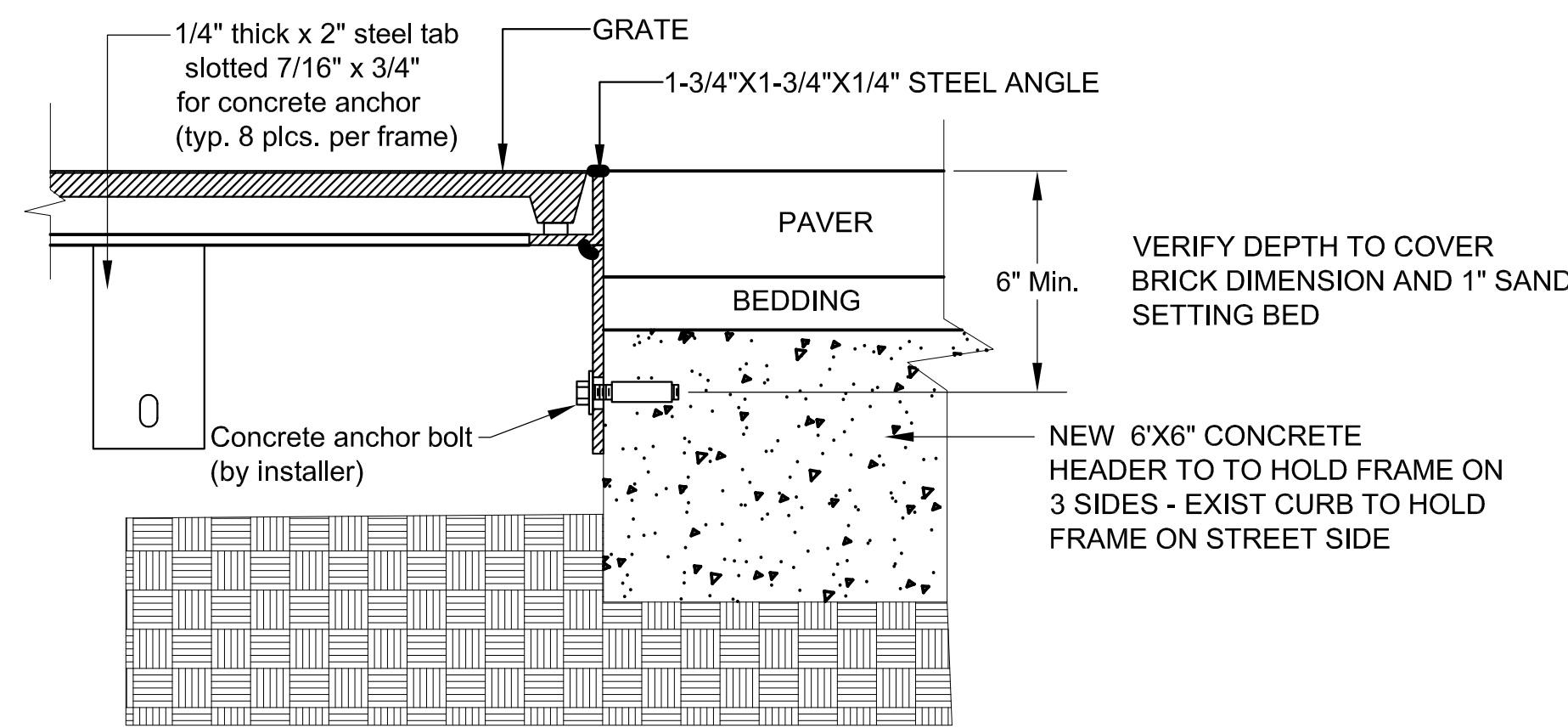


NOTES:
 1. ALL STEEL SHALL BE PRIMED AND PAINTED- COLOR TO BE DETERMINED
 2. ALL STEEL SHALL BE WELDED
 3. SUBMIT SHOP DRAWINGS FOR GATE DETAIL AND FABRICATION

3 Steel Screen - Gate
 NTS

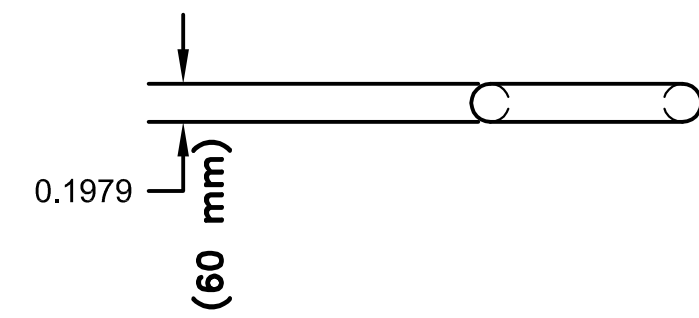


4 BRICK PAVING/CONCRETE HEADER
 NTS



5 TREE GRATE
 NTS

SECTION TREE GRATE FRAME
 INSTALLATION WITH CONTINUOUS STEEL SKIRT FOR PAVERS BOLT ON FOR RETROFIT APPLICATIONS



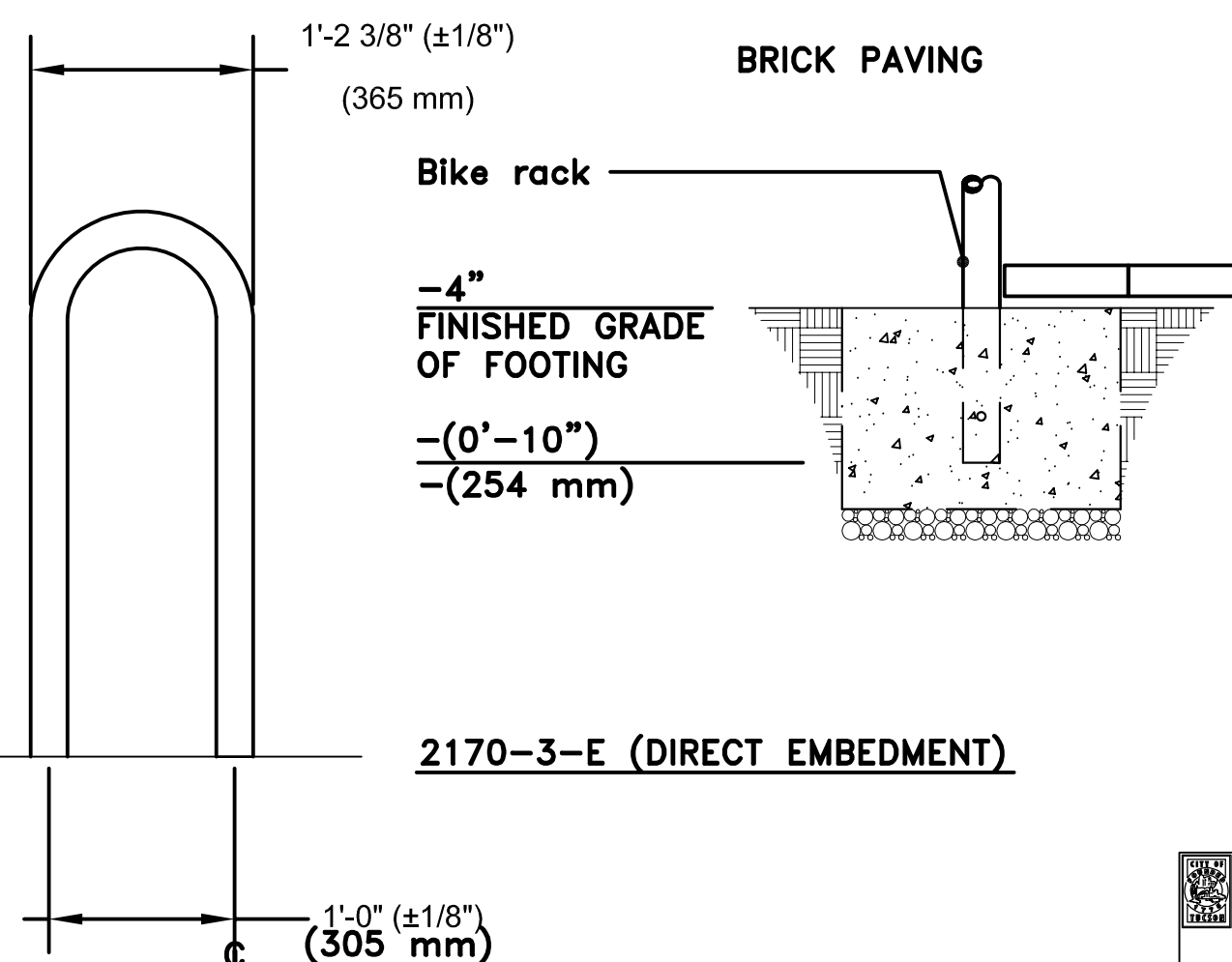
TOP VIEW

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

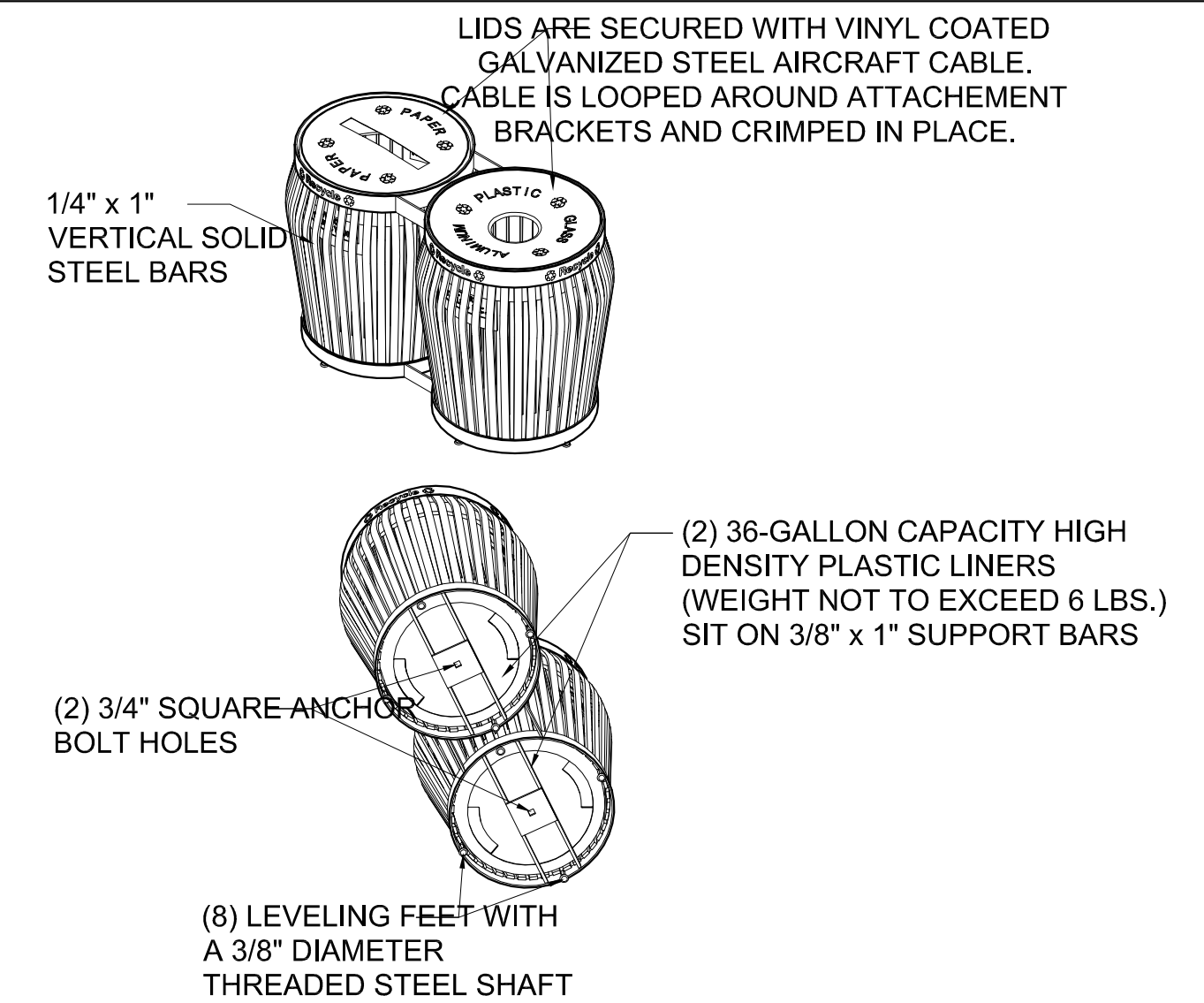
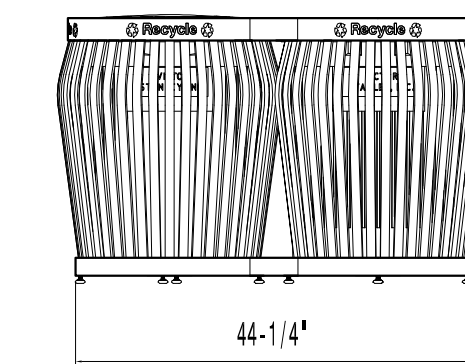
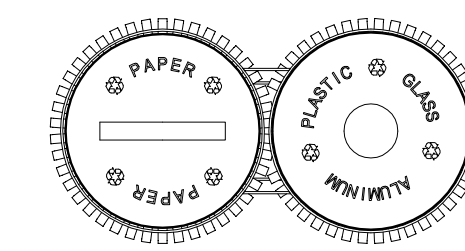
0'-0" FINISHED GRADE

FRONT VIEW

6 BIKE RACK
 NTS



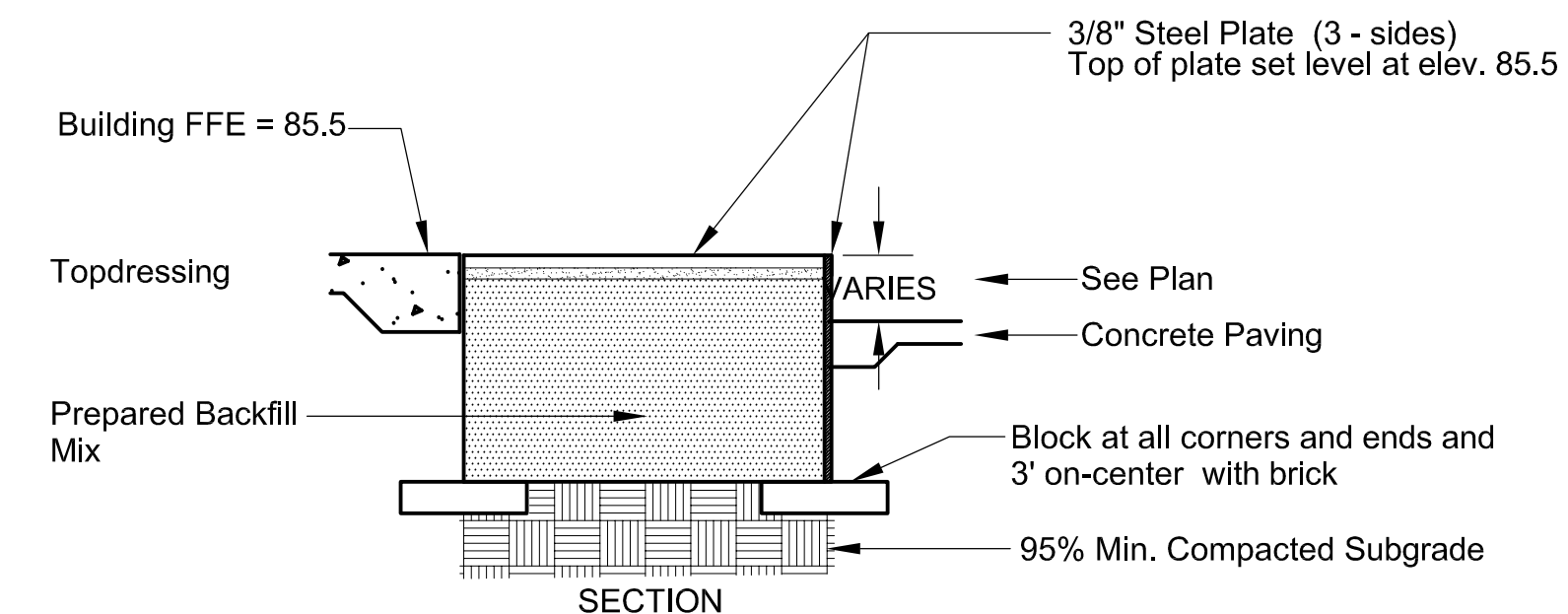
6 BIKE RACK
 NTS



7 TRASH RECEPTACLE
 NTS

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
 TOLL FREE: (800) 368-2573 (USA & CANADA)
 TEL (301) 855-8300 - FAX (410) 257-7579
 WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

PATENTS PENDING

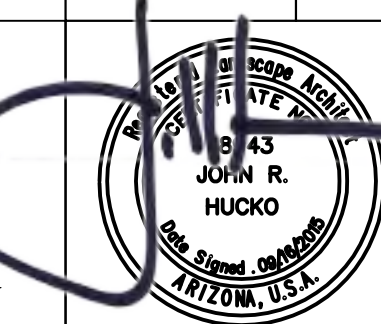


8 PLATE STEEL PLANTER EDGING
 NTS

NOTE:
 Treat steel plate with muriatic acid to clean and light sandblast finish prior to installation.
 Wash steel plate with water and allow to rust for 2 weeks.
 Seal with 3 - coats of clear-coat automobile sealer.

CITY OF TUCSON		DEVELOPMENT PACKAGE PDS 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 _____		
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PL/ME _____	Date _____		
Revision # _____	<input type="checkbox"/> per letter in SIRE		

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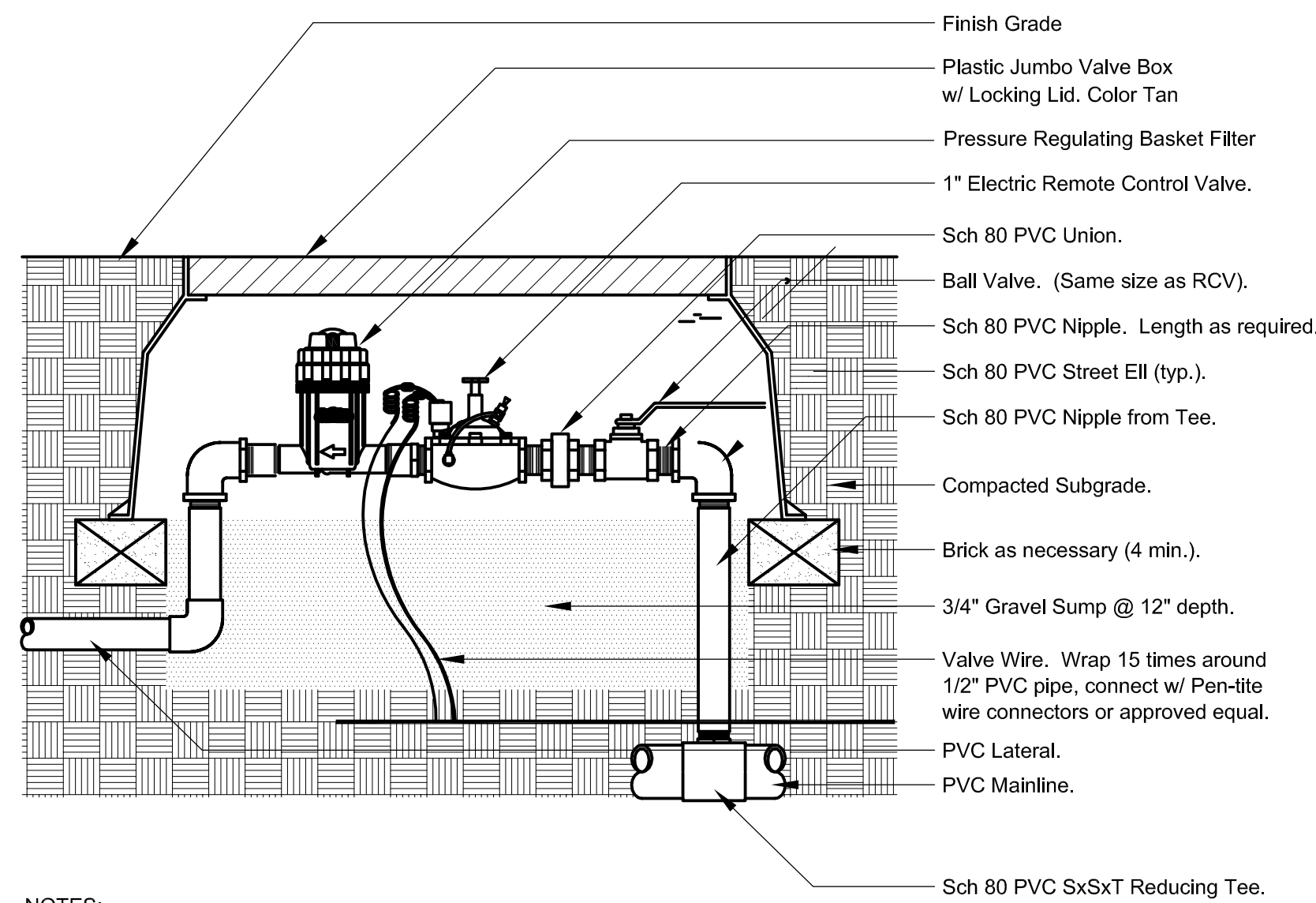


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 PROJECT NO: 15-08

EXPIRES 3/31/2018
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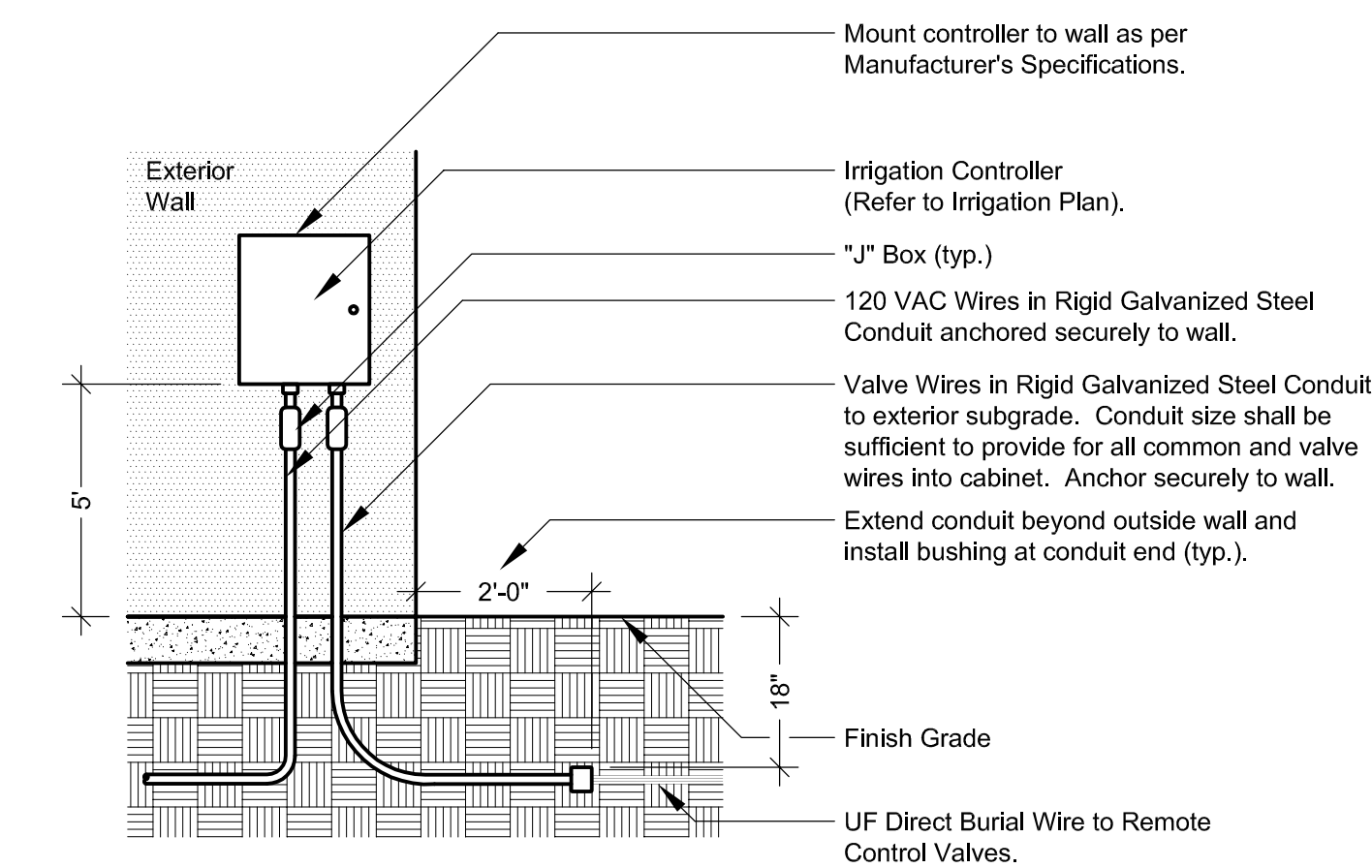
DEVELOPMENT PACKAGE for 1 WEST BROADWAY HARDSCAPE DETAILS

DP 15-0084
 REF: T15SA00230(IID -15-01)



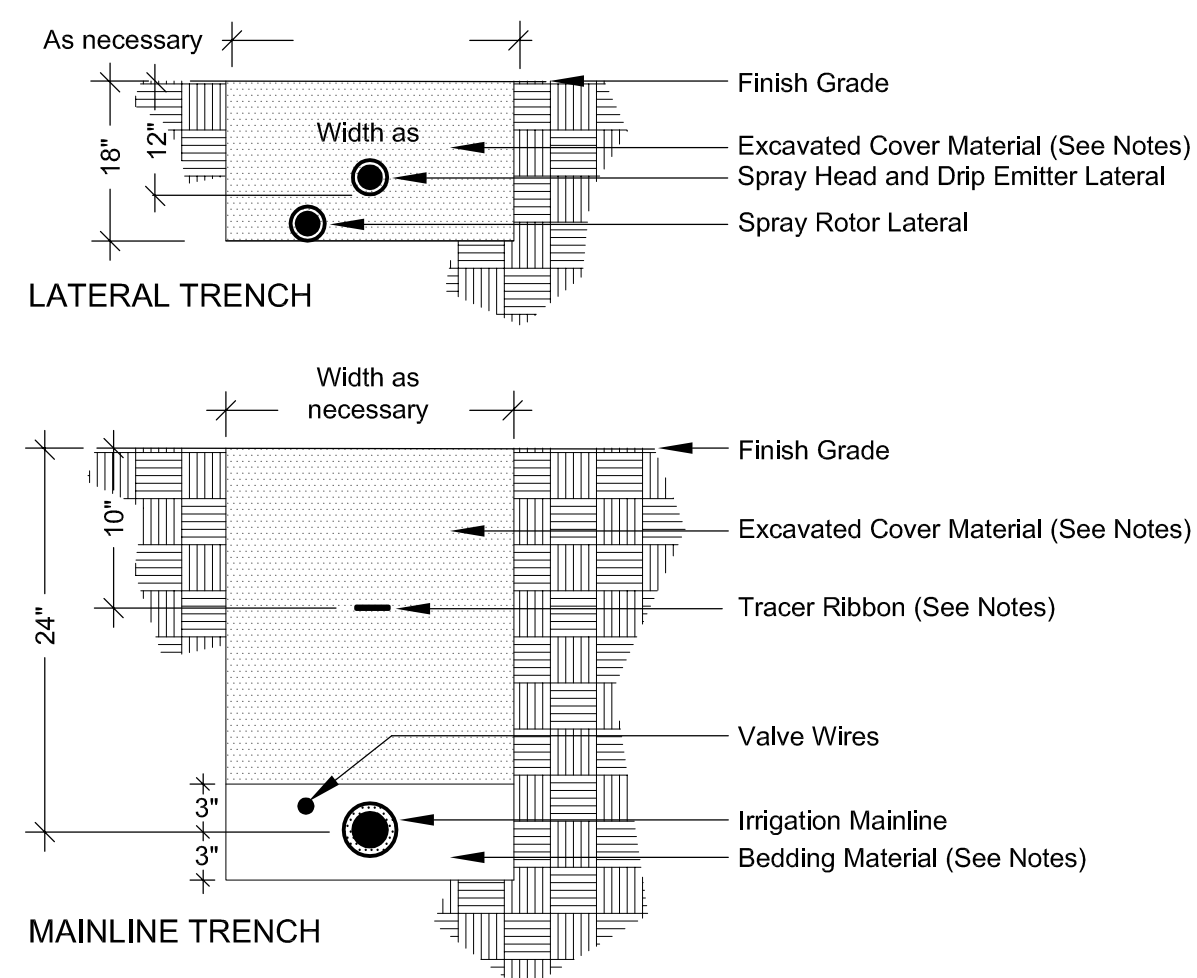
NOTES:
Apply Recto Seal #5 or Teflon Tape to all pipe joints & thread connections, or approved equal.
Compact soil around piping and valve box to same density as undisturbed soil.
Refer to Specifications for piping material.

1 REMOTE CONTROL VALVE WITH FILTER - DRIP
NTS



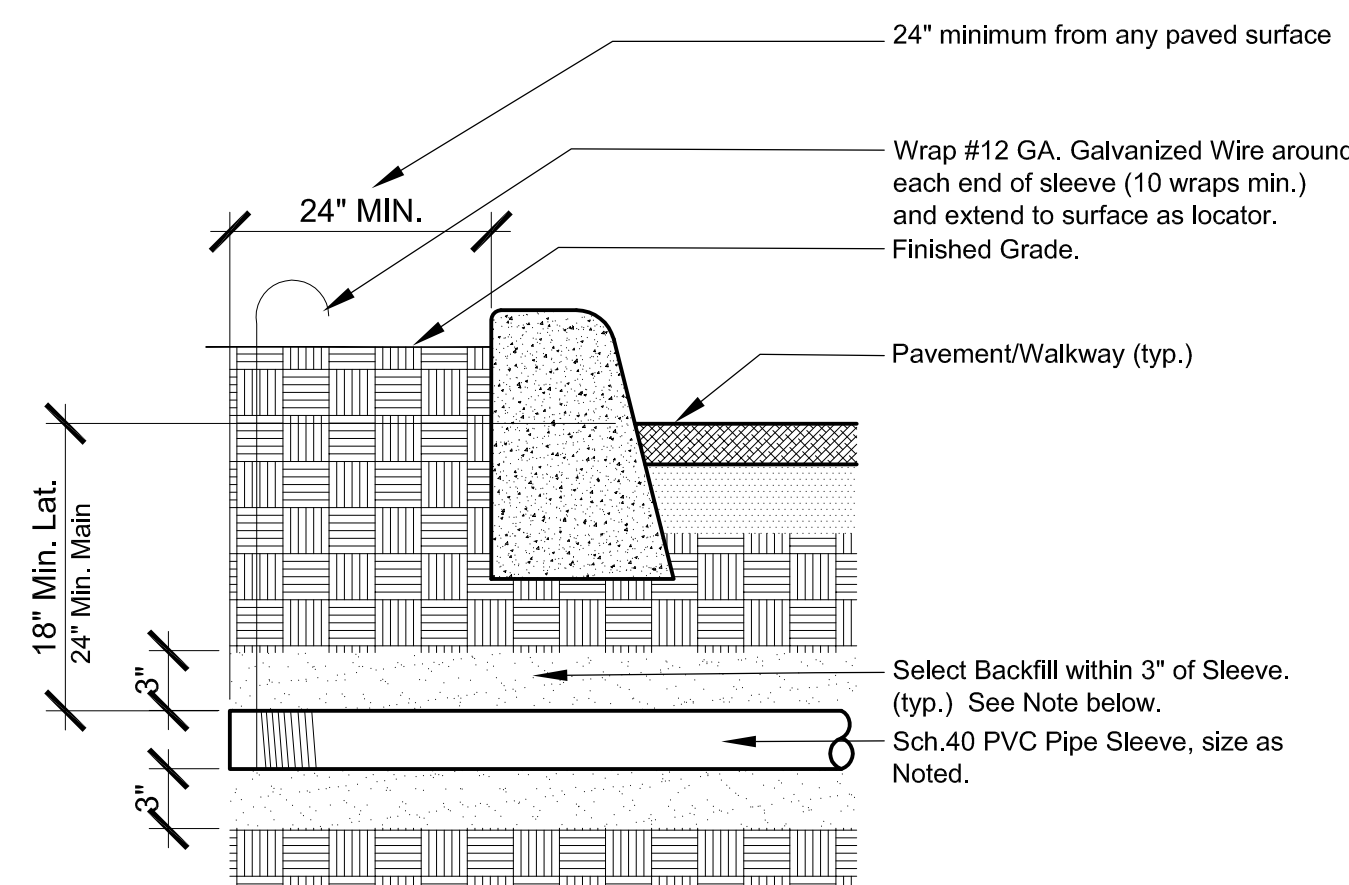
NOTES:
All wiring to be installed as per City Code.
Refer to Electrical Plans for location and power source.

2 WALL-MOUNTED IRRIGATION CONTROLLER
NTS



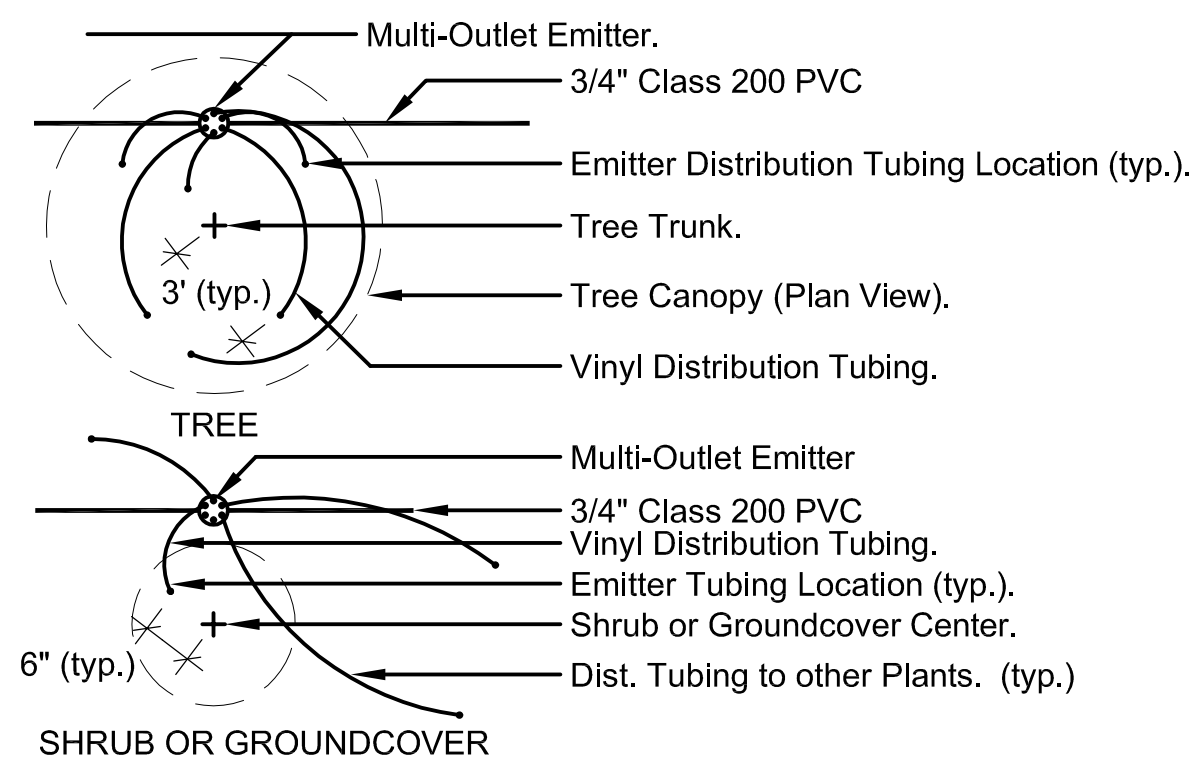
All mainlines to be installed in accordance with manufacturer's Specifications.
All electrical wire connections to valves and splices to be installed within a valve box and made with Pen-tite waterproof connectors, or approved equal.
Bundle and tape wiring at 10 foot intervals.
Valve wires to be installed within mainline trench wherever possible.
Bedding material shall be 1/4\"/>

3 TRENCHING DETAIL
NTS



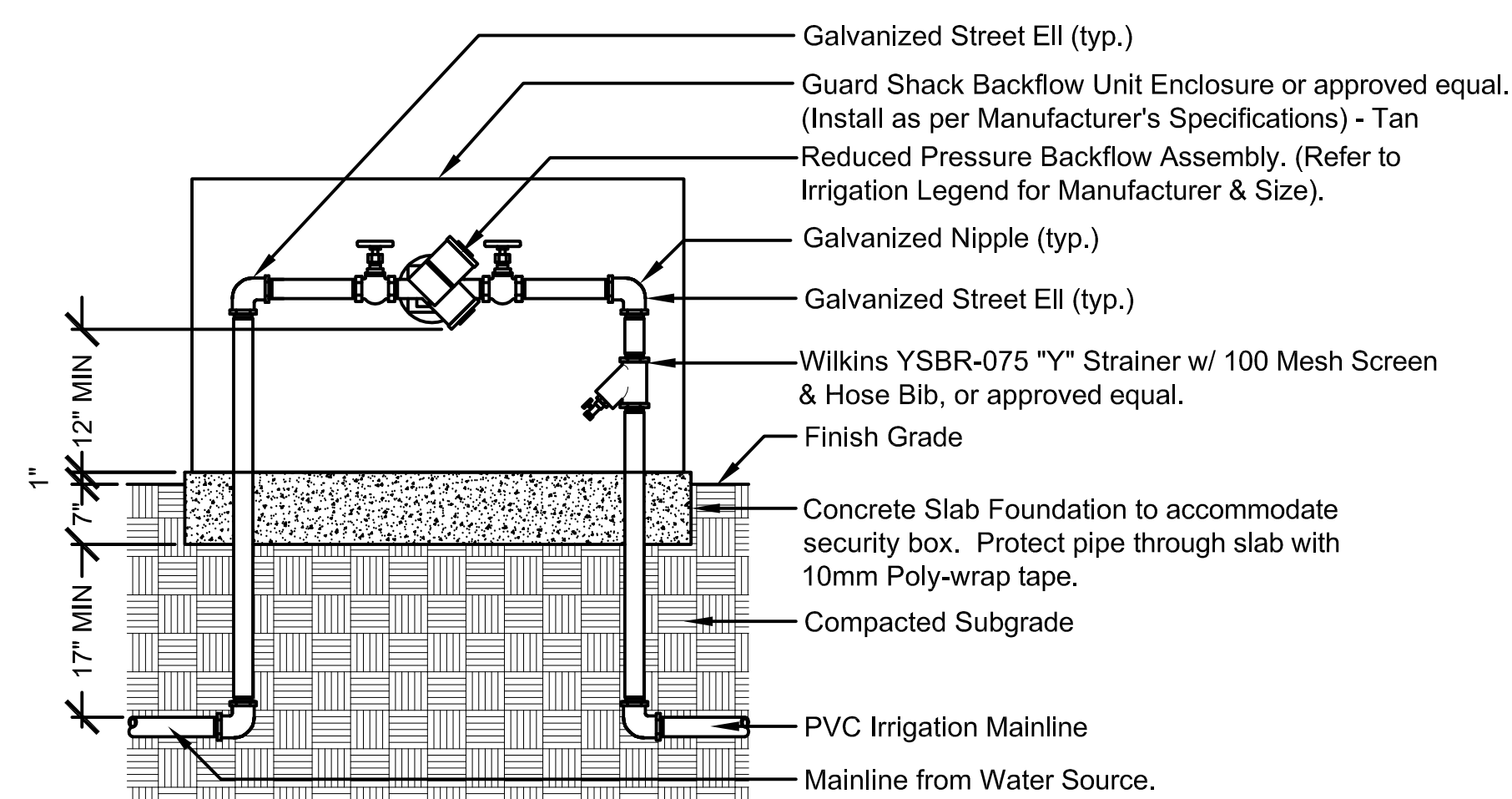
NOTE:
Backfill within 3\"/>

4 PIPE SLEEVING
NTS



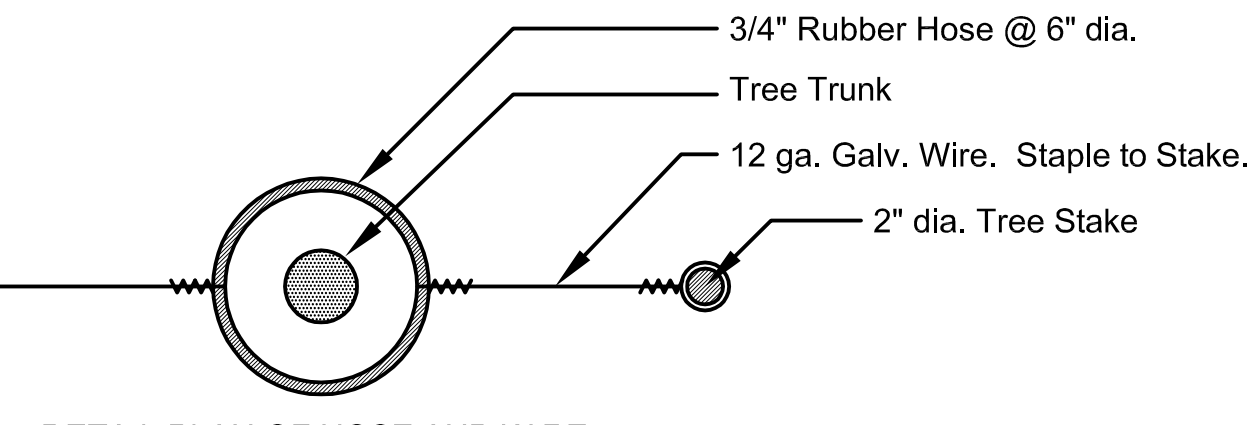
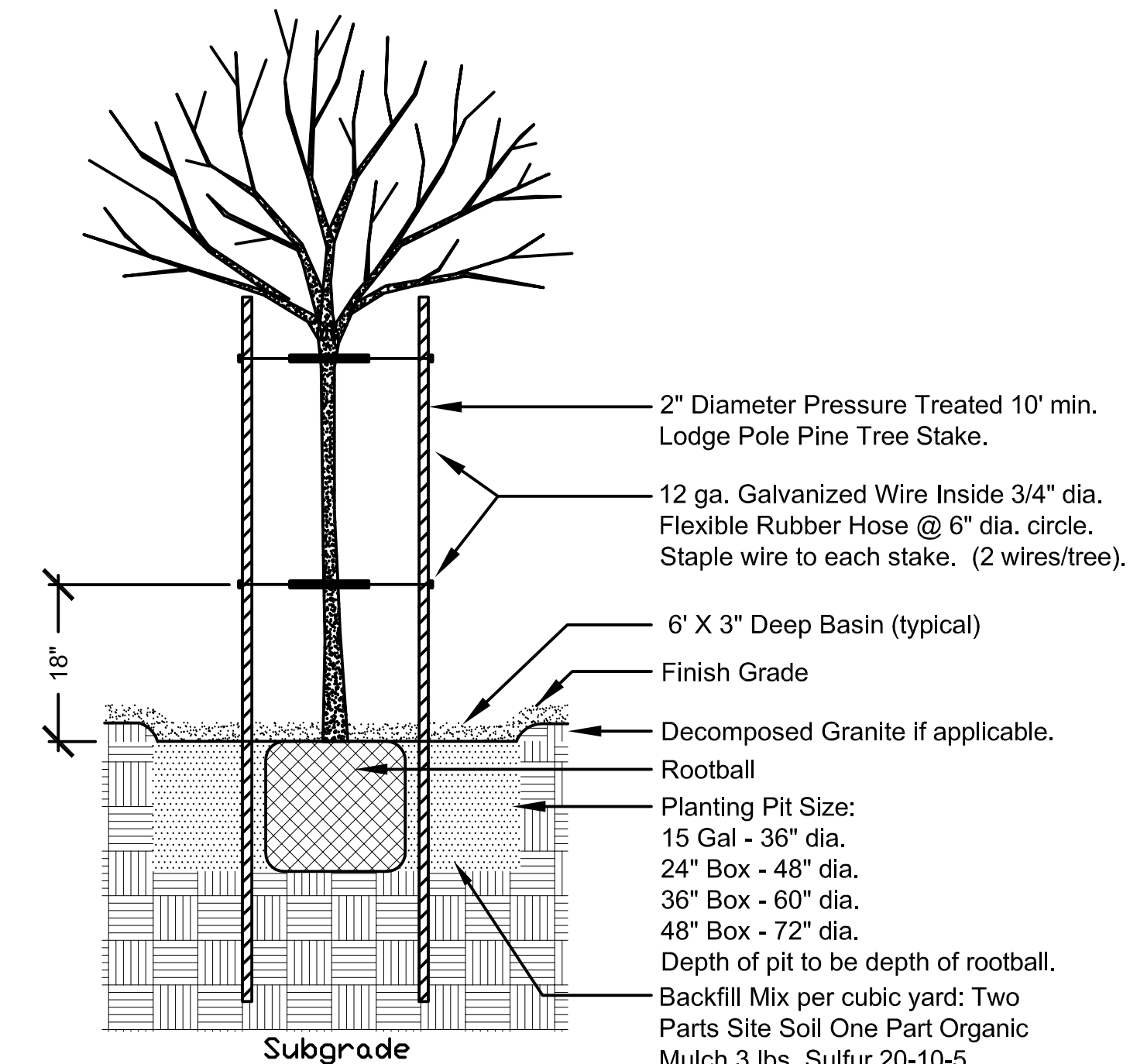
NOTES:
Refer to Irrigation Key for Manufacturer.

5 EMITTER PLACEMENT
NTS



NOTES:
Supply keyed padlock, Master Lock Model #957 w/ two keys, or approved equal, for locking security enclosure.

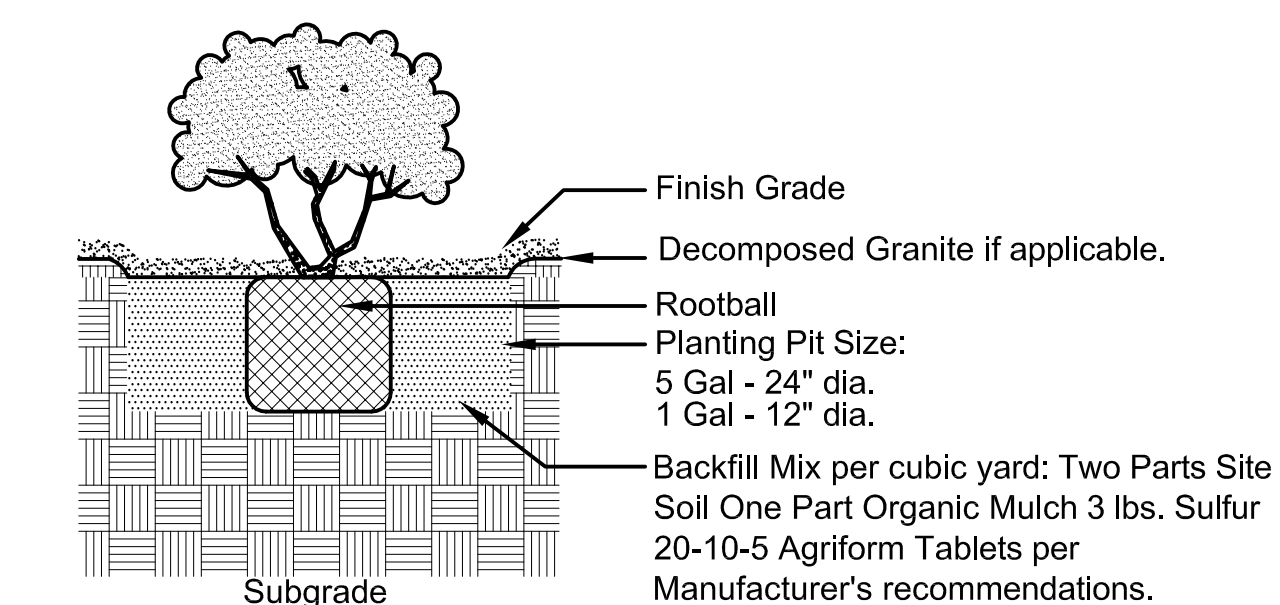
6 REDUCED PRESSURE TYPE BACKFLOW PREVENTER
NTS



DETAIL PLAN OF HOSE AND WIRE

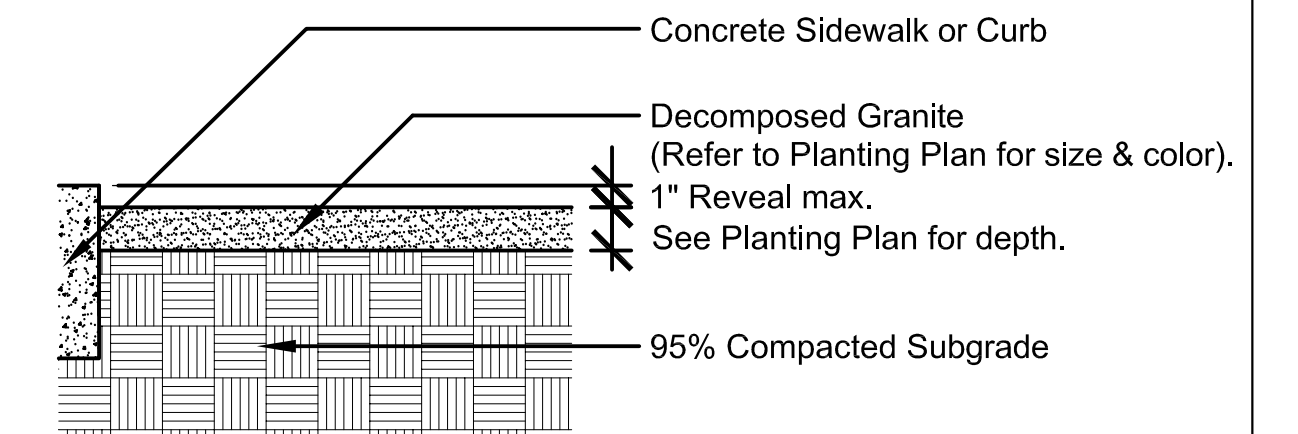
NOTE:
See Specifications for application of FeRROMEAC Liquid Iron to all trees.
Plant pit to be to the depth of the rootball, typical.

7 SINGLE TRUNK TREE PLANTING
NTS

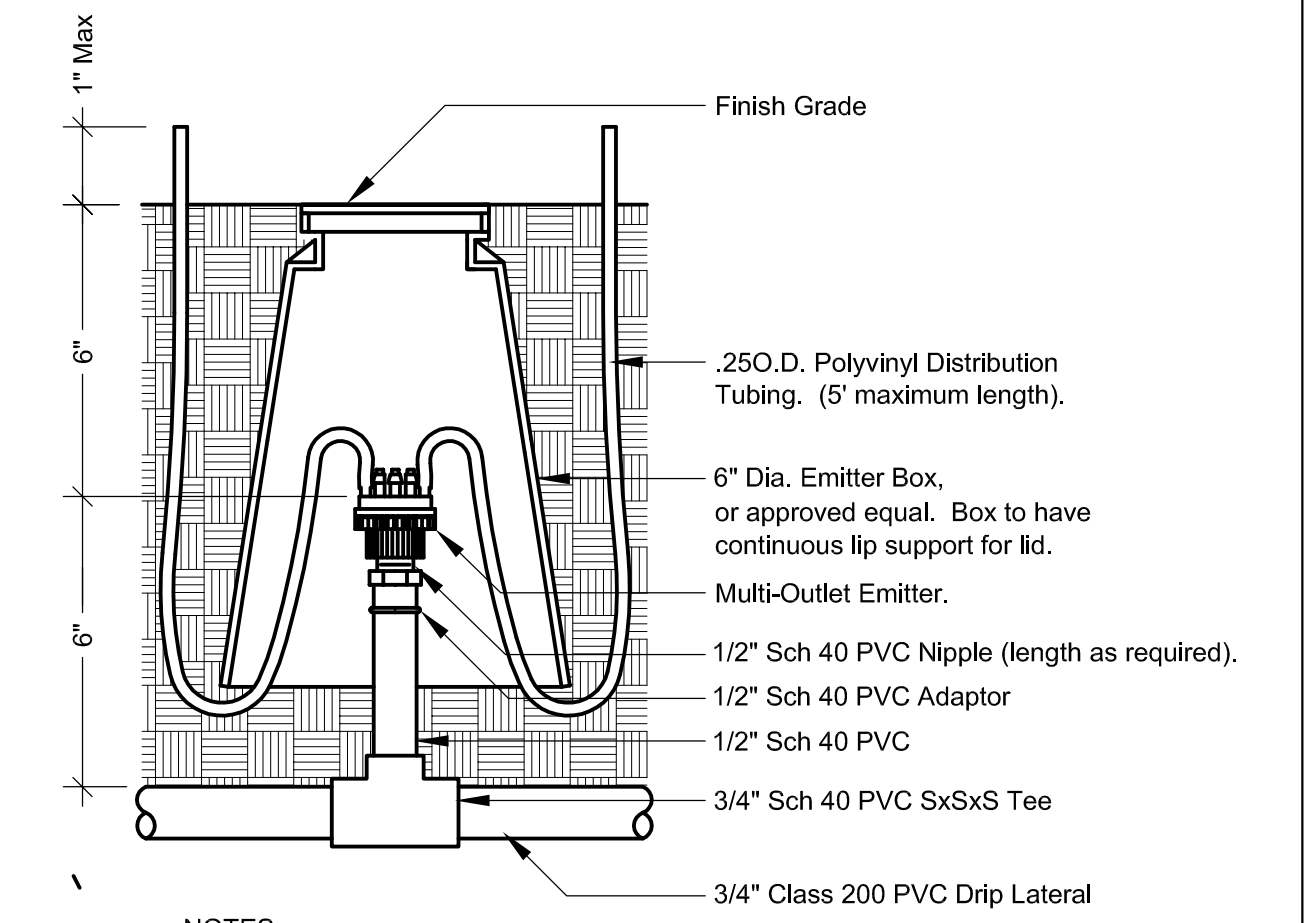


NOTE: Plant pit to be to the depth of the rootball, typical.

8 SHRUB PLANTING
NTS



9 SCREENED ROCK / DECOMPOSED GRANITE
NTS

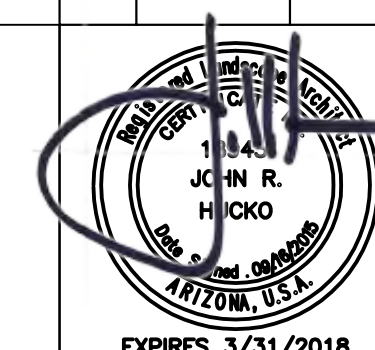


NOTES:
Compact soil around emitter assembly to same density as undisturbed soil.

10 EMITTER INSTALLATION
NTS

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
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				SITE ADDRESS 1 WEST BROADWAY TUCSON, ARIZONA 85701

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 # _____	<input type="checkbox"/> per letter in SIRE

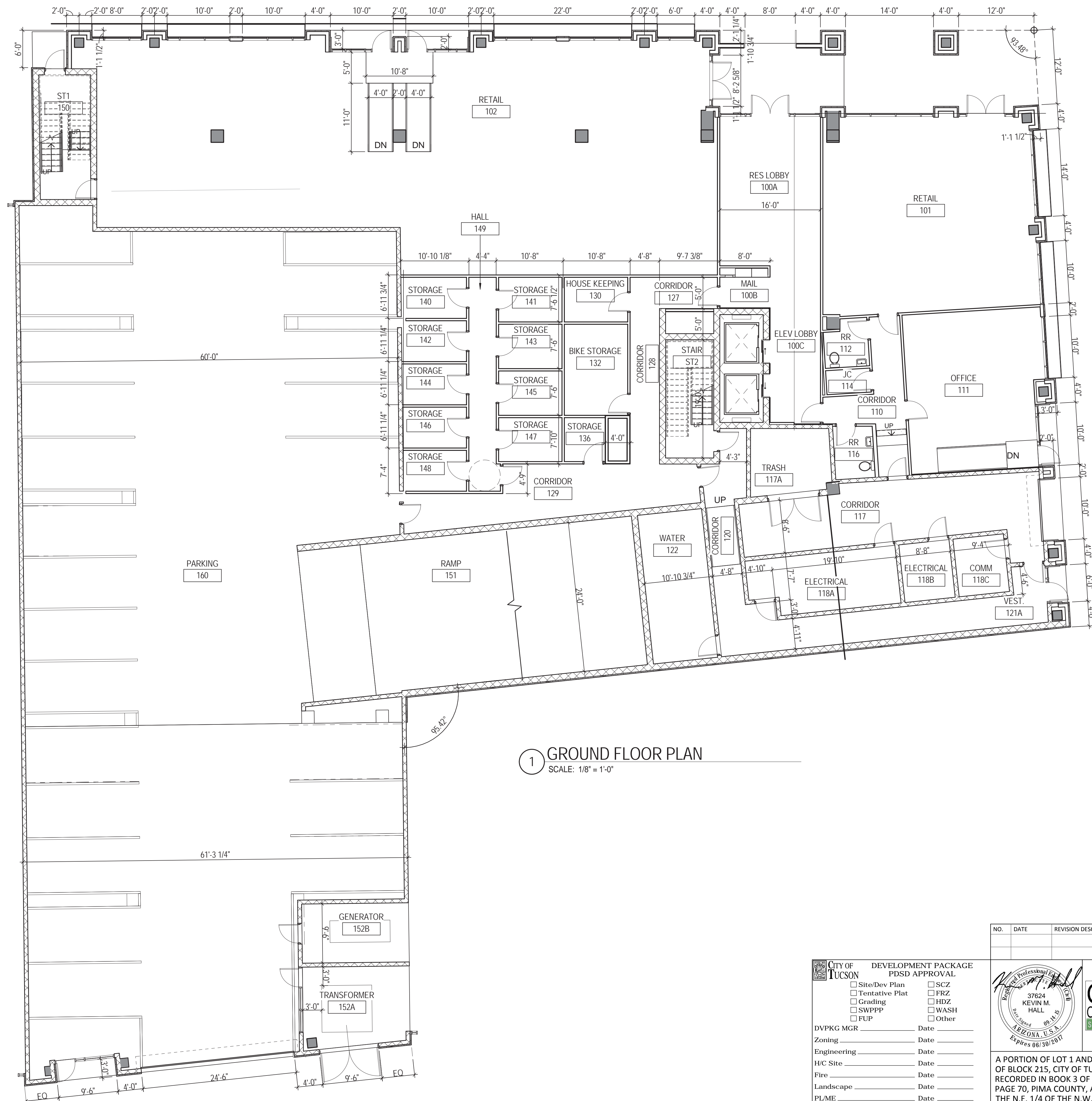


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DEVELOPMENT PACKAGE for 1 WEST BROADWAY PLANTING-IRRIGATION DETAILS

DP 15-0084
REF: T15SA00230(IID-15-01)



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800-782-5348
1-800-STAKE-IT
Blue Stake Center

- CITY OF TUCSON** DEVELOPMENT PACKAGE PDS APPROVAL
- Site/Dev Plan
 - Tentative Plat
 - Grading
 - SWPPP
 - FUP
 - SCZ
 - FRZ
 - HDZ
 - WASH
 - Other
- DVPKG MGR _____ Date _____
 Zoning _____ Date _____
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CYPRESS PROJECT NO: 15.034
 2102 north country club road
 suite #9
 tucson, arizona 85716
 ph: 520.991.5213
 e: kmhall@cypresscivil.com

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**DEVELOPMENT PACKAGE for
1 WEST BROADWAY
addressing**

DP15-0084
REF: T15SA00230 (IID-15-01)



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Two working days before you dig,
CALL FOR THE BLUE STAKES
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1-800-STAKE-IT
Blue Stake Center

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 - SWPPP
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				2102 north country club road suite #9 tucson, arizona 85716 ph: 520.991.5213 e: kmhall@cypresscivil.com

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**DEVELOPMENT PACKAGE for
1 WEST BROADWAY
addressing**

DP15-0084
REF: T15SA00230 (IID-15-01)

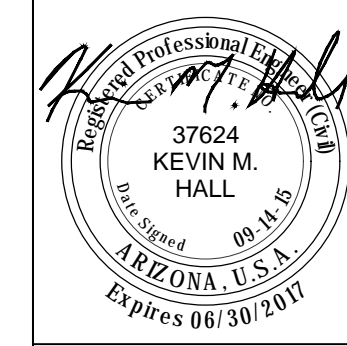


1 FOURTH PLAN
SCALE: 1/8" = 1'-0"

Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center

- CITY OF TUCSON** DEVELOPMENT PACKAGE PDS APPROVAL
- Site/Dev Plan
 - Tentative Plat
 - Grading
 - SWPPP
 - FUP
 - SCZ
 - FRZ
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- DVPKG MGR _____ Date _____
 Zoning _____ Date _____
 Engineering _____ Date _____
 H/C Site _____ Date _____
 Fire _____ Date _____
 Landscape _____ Date _____
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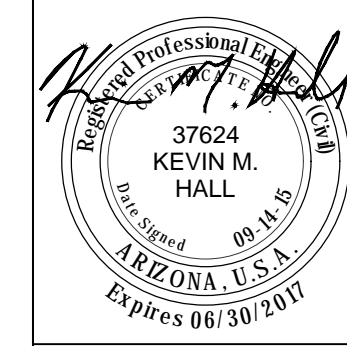


1 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800-782-5348
1-800-STAKE-IT
Blue Stake Center

- CITY OF TUCSON** DEVELOPMENT PACKAGE PDS APPROVAL
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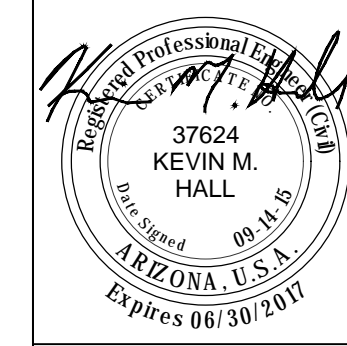


1 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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1-800-782-5348
1-800-STAKE-IT
Blue Stake Center

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