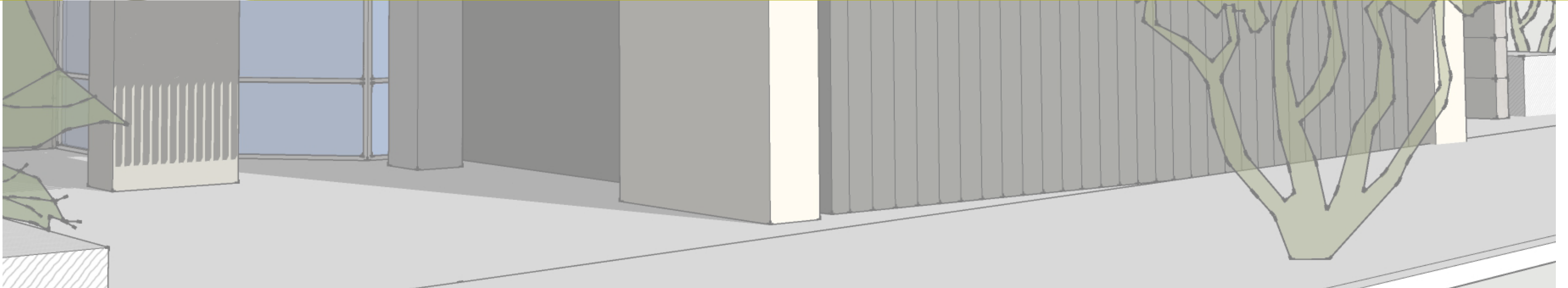





FARHANG AND MEDCOFF | 100 S CHURCH AVE, TUCSON, AZ, 85701 | 07.26.2021



PROPOSED CHANGES

- 1 NEW STUCCO FINISH FLUSH WITH ADJACENT WALL
- 2 SEALED STEEL TUBE FACADE
- 3 STUCCO FINISH WITH JOINTS IN A 24"X48" PATTERN AS SHOWN. ALIGN JOINTS WITH TOP OF COLUMN.
- 4 METAL PANEL ON FIRST FLOOR EAST FACADE
- 5 NOT USED.
- 6 PENETRATION ON FIRST FLOOR EAST FACADE WITH STOREFRONT WINDOW SYSTEM.
- 7 STEEL WALL FURR OUT TO SQUARE OFF CORNER AT NORTH STAIR CORE.
- 8 STEEL WINDOW BOX IN EXISTING OPENINGS ON THIRD FLOOR, REMOVE STUCCO POP OUT SURROUNDS.
- 9 LIGHTING AT STEEL CANOPY ENTRANCE



 **SPECIAL DISTRICTS APPROVAL**
MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**
ACTIVITY# **T20SA00145**
RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

<input type="checkbox"/> IID	<input checked="" type="checkbox"/> DESIGN PACKAGE
<input checked="" type="checkbox"/> RNA	<input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN
<input type="checkbox"/> UOD	<input checked="" type="checkbox"/> ELEVATIONS
<input type="checkbox"/> HPZ	<input type="checkbox"/> APPROVED WITH CONDITIONS
<input type="checkbox"/> NPZ	<input type="checkbox"/> OTHER

PROPOSED CHANGES

- 1 NEW STUCCO FINISH FLUSH WITH ADJACENT WALL
- 2 PAINTED STEEL TUBE FACADE
- 3 24"X48" FIELD TILE.
- 4 METAL PANEL ON FIRST FLOOR EAST FACADE
- 5 PERFORATED METAL PANEL AT WINDOWS ON FIRST FLOOR EAST FACADE.
- 6 NOT USED.
- 7 STEEL WALL FURR OUT TO SQUARE OFF CORNER AT NORTH STAIR CORE.
- 8 STEEL WINDOW BOX IN EXISTING OPENINGS ON THIRD FLOOR, REMOVE STUCCO POP OUT SURROUNDS.
- 9 LIGHTING AT STEEL CANOPY ENTRANCE



EXISTING CONDITION: VIEW FROM INTERSECTION OF CHURCH AVE AND BROADWAY BLVD



ARTIST RENDERING : VIEW FROM INTERSECTION OF CHURCH AVE AND BROADWAY BLVD

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

A | APPLICABILITY

B | PERMITTED USES AND BUILDING HEIGHTS

C | BUILDING DESIGN STANDARDS

- 1 BUILDING HEIGHT SHALL RESPECT THE SCALE OF THE BUILDINGS IN THE DEVELOPMENT ZONE.
- 2 NEW CONSTRUCTION SHALL BE CONSISTENT WITH THE PREVAILING SETBACK
- 3 ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS.
- 4 A MINIMUM OF 50% OF THE GROUND FLOOR LEVEL SHALL PROVIDE VISIBLE ACTIVITY.
- 5 THERE SHOULD BE NO PLANE OF A FACADE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF.
- 6 BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED AND GLARE CONTROLLED
- 7 EXTERIOR BUILDING AND WINDOW LIGHTING.
- 8 FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED.
- 9 MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF DOWNTOWN.
- 10 BUILDING SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS OF WAY FROM REFLECTED HEAT AND GLARE.
- 11 VEHICULAR PARKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS WITH PEDESTRIANS AND BICYCLES.
- 12 ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS.
- 13 COLORS SHALL CONFORM WITH THE OVERALL COLOR PALETTE AND CONTEXT OF DOWNTOWN.
- 14 NEW BUILDINGS SHALL USE MATERIALS THAT RELATE TO THE TRADITIONAL CONTEXT OF DOWNTOWN.
- 15 PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING. PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.


D | SITE DESIGN STANDARDS

- 1 VEHICULAR CIRCULATION
- 2 PARKING
- 3 PLAZAS AND OPEN SPACE
 - A PLAZAS AND PEDESTRIAN NODES
 - B VIEW SHED CORRIDORS
 - C LINKAGES (PHYSICAL AND VISUAL)



EXISTING CONDITION: VIEW FROM INTERSECTION OF CHURCH AVE AND BROADWAY BLVD



 SPECIAL DISTRICTS APPROVAL MGayoss1 10/8/2020	
CASE#	RNA-DRB-20-01
ACTIVITY#	T20SA00145
RELATED#	T20CM02335
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT	
<input type="checkbox"/> JUD <input checked="" type="checkbox"/> RNA <input type="checkbox"/> UOD <input type="checkbox"/> HPZ <input type="checkbox"/> NPZ	<input checked="" type="checkbox"/> DESIGN PACKAGE <input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN <input checked="" type="checkbox"/> ELEVATIONS <input type="checkbox"/> APPROVED WITH CONDITIONS <input type="checkbox"/> OTHER

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

A | APPLICABILITY

B | PERMITTED USES AND BUILDING HEIGHTS

C | BUILDING DESIGN STANDARDS

- 1 BUILDING HEIGHT SHALL RESPECT THE SCALE OF THE BUILDINGS IN THE DEVELOPMENT ZONE.
- 2 NEW CONSTRUCTION SHALL BE CONSISTENT WITH THE PREVAILING SETBACK
- 3 ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS.
- 4 A MINIMUM OF 50% OF THE GROUND FLOOR LEVEL SHALL PROVIDE VISIBLE ACTIVITY.
- 5 THERE SHOULD BE NO PLANE OF A FACADE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF.
- 6 BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED AND GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING.
- 7 FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED.
- 8 MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF DOWNTOWN.
- 9 BUILDING SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS OF WAY FROM REFLECTED HEAT AND GLARE.
- 10 VEHICULAR PARKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS WITH PEDESTRIANS AND BICYCLES.
- 11 ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS.
- 12 COLORS SHALL CONFORM WITH THE OVERALL COLOR PALETTE AND CONTEXT OF DOWNTOWN.
- 13 NEW BUILDINGS SHALL USE MATERIALS THAT RELATE TO THE TRADITIONAL CONTEXT OF DOWNTOWN.
- 14 PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING. PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.

D | SITE DESIGN STANDARDS

- 1 VEHICULAR CIRCULATION
- 2 PARKING
- 3 PLAZAS AND OPEN SPACE
 - A PLAZAS AND PEDESTRIAN NODES
 - B VIEW SHED CORRIDORS
 - C LINKAGES (PHYSICAL AND VISUAL)



NO CHANGE

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

A | APPLICABILITY

PROVISIONS ARE MANDATORY FOR PROPOSED DEVELOPMENT IN THE RNA
THIS PROJECT IS IN THE RIO NUEVO AREA.

B | PERMITTED USES AND BUILDING HEIGHTS

UNDERLYING ZONING STANDARDS APPLY INCLUDING PERMITTED LAND USE AND BUILDING HEIGHTS
NOT APPLICABLE. THE PROJECT IS AN EXISTING BUILDING, NO CHANGE WILL BE MADE TO THE PARAPET HEIGHT OR USE.

CITY OF TUCSON

SPECIAL DISTRICTS APPROVAL
MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**
ACTIVITY# **T20SA00145**
RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

<input type="checkbox"/> IID	<input checked="" type="checkbox"/> DESIGN PACKAGE
<input checked="" type="checkbox"/> RNA	<input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN
<input type="checkbox"/> UOD	<input checked="" type="checkbox"/> ELEVATIONS
<input type="checkbox"/> HPZ	<input type="checkbox"/> APPROVED WITH CONDITIONS
<input type="checkbox"/> NPZ	<input type="checkbox"/> OTHER



SPECIAL DISTRICTS APPROVAL
 MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**
 ACTIVITY# **T20SA00145**
 RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

<input type="checkbox"/> JLD	<input checked="" type="checkbox"/> DESIGN PACKAGE
<input checked="" type="checkbox"/> RNA	<input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN
<input type="checkbox"/> UOD	<input checked="" type="checkbox"/> ELEVATIONS
<input type="checkbox"/> HPZ	<input type="checkbox"/> APPROVED WITH CONDITIONS
<input type="checkbox"/> NPZ	<input type="checkbox"/> OTHER

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

C | BUILDING DESIGN STANDARDS

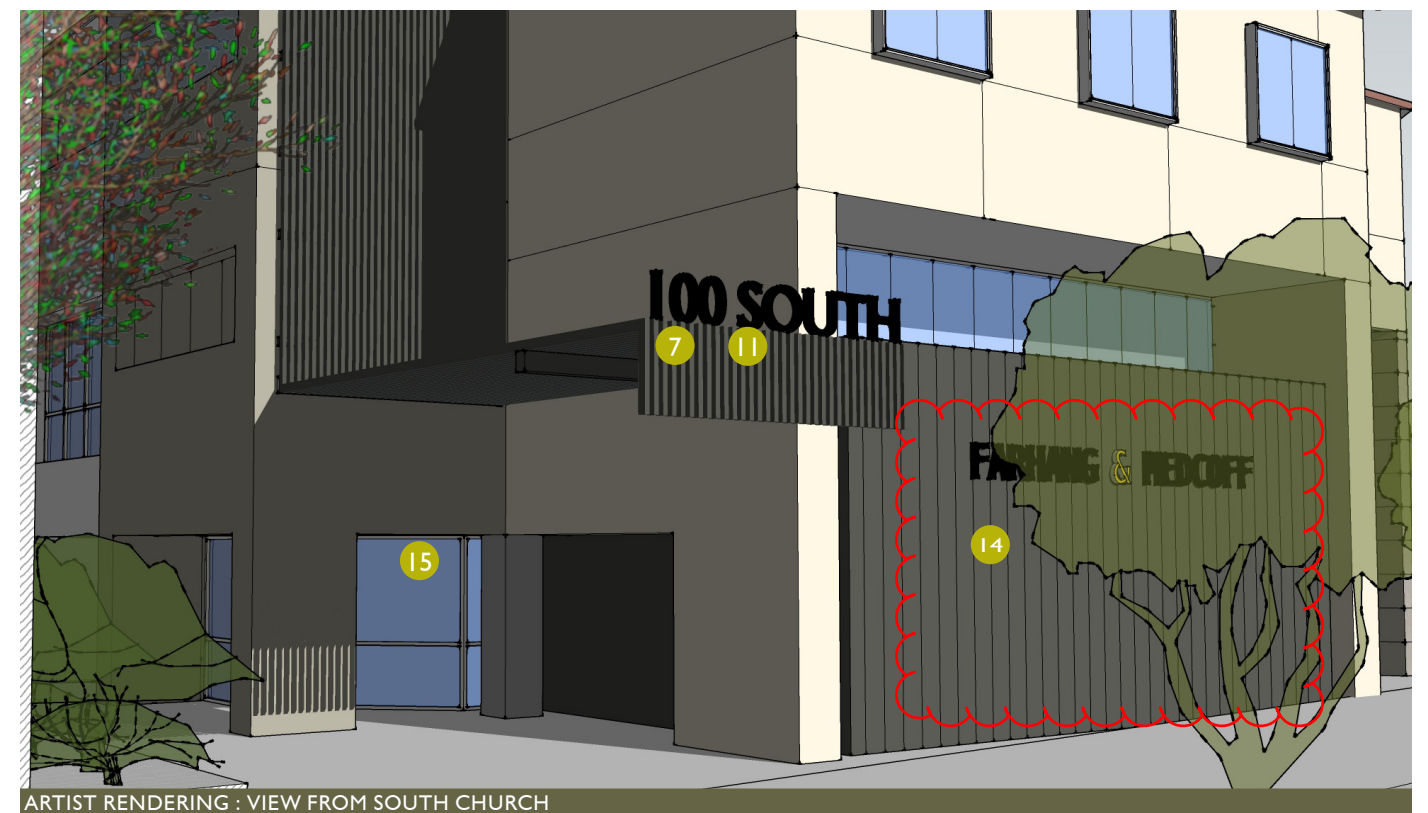
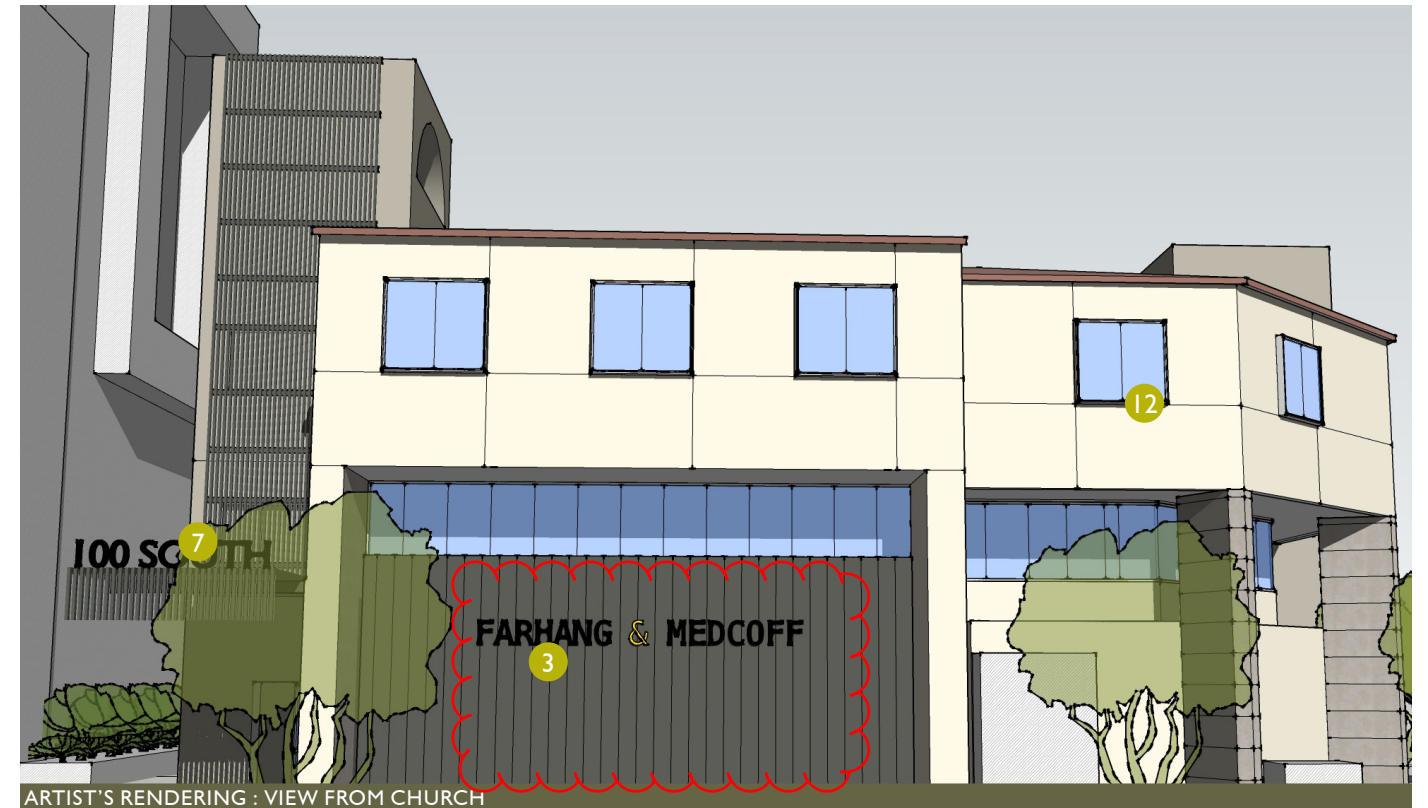
- 1 BUILDING HEIGHT SHALL RESPECT THE SCALE OF THE BUILDINGS IN THE DEVELOPMENT ZONE.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING, THERE WILL BE NO CHANGE TO THE PARAPET HEIGHT.
- 2 NEW CONSTRUCTION SHALL BE CONSISTENT WITH THE PREVAILING SETBACK
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING, THERE WILL BE NO CHANGE TO THE BUILDING FOOTPRINT.
- 3 ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS.
THIS PROJECT PROPOSES PEDESTRIAN SCALE WINDOWS AND CANOPY ON THE FIRST FLOOR
- 4 A MINIMUM OF 50% OF THE GROUND FLOOR LEVEL SHALL PROVIDE VISIBLE ACTIVITY.
THIS PROJECT PROPOSES NEW WINDOWS ON THE FIRST FLOOR THAT WILL ALLOW FOR VISIBLE ACTIVITY WITHIN THE BUILDING.
- 5 THERE SHOULD BE NO PLANE OF A FACADE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF.
THIS PROJECT IS AN EXISTING BUILDING THAT DOES NOT HAVE AN UNINTERRUPTED 50' FACADE.
- 6 BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED AND GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING.
EXTERIOR LIGHTING IS PROPOSED ON THE EXTERIOR OF THE BUILDING.
- 7 FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED.
THIS PROJECT HAS AN EXISTING FRONT DOOR THAT IS NOT VISIBLE FROM THE STREET, HOWEVER, A CANOPY IS PROPOSED TO HIGHLIGHT THE ENTRANCE AND PROVIDE SIGNAGE OPPORTUNITIES.
- 8 MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF DOWNTOWN.
NOT APPLICABLE. THIS PROJECT IS NOT AN HISTORIC BUILDING.
- 9 BUILDING SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS OF WAY FROM REFLECTED HEAT AND GLARE.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.
- 10 VEHICULAR PARKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS WITH PEDESTRIANS AND BICYCLES.
NOT APPLICABLE. THIS PROJECT DOES NOT HAVE ON SITE PARKING.
- 11 ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS.
THIS PROJECT PROPOSES A STEEL CANOPY THAT WILL SHADE THE BUILDING ENTRANCE AND ADJACENT SIDEWALK.
- 12 COLORS SHALL CONFORM WITH THE OVERALL COLOR PALETTE AND CONTEXT OF DOWNTOWN.
THIS PROJECT PROPOSES A PAINT AND TILE IMPROVEMENT TO THE BUILDING FACADE.
- 13 NEW BUILDINGS SHALL USE MATERIALS THAT RELATE TO THE TRADITIONAL CONTEXT OF DOWNTOWN.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.
- 14 PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING.
THIS PROJECT PROPOSES NO CHANGE OF USE.
- 15 PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.
THIS PROJECT IS AN EXISTING BUILDING WHICH HAS A PUBLIC ENTRANCE FROM A SIDEWALK ALONG THE STREET.



5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

C | BUILDING DESIGN STANDARDS

- 1 BUILDING HEIGHT SHALL RESPECT THE SCALE OF THE BUILDINGS IN THE DEVELOPMENT ZONE.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING, THERE WILL BE NO CHANGE TO THE PARAPET HEIGHT.
- 2 NEW CONSTRUCTION SHALL BE CONSISTENT WITH THE PREVAILING SETBACK
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING, THERE WILL BE NO CHANGE TO THE BUILDING FOOTPRINT.
- 3 ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS.
THIS PROJECT PROPOSES PEDESTRIAN SCALE MATERIAL VARIATION AND CANOPY ON THE FIRST FLOOR.
- 4 A MINIMUM OF 50% OF THE GROUND FLOOR LEVEL SHALL PROVIDE VISIBLE ACTIVITY.
THIS IS AN EXISTING BUILDING. THE NORTH AND WESTERN FACADES HAVE LARGE WINDOWS PROVIDING VISIBLE ACTIVITY ALONG WITH THE WESTERN HALF OF THE NORTH FACADE.
- 5 THERE SHOULD BE NO PLANE OF A FACADE LONGER THAN 50' WITHOUT ARCHITECTURAL RELIEF.
THIS PROJECT IS AN EXISTING BUILDING THAT DOES NOT HAVE AN UNINTERRUPTED 50' FACADE.
- 6 BUILDING FACADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED AND GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING.
EXTERIOR LIGHTING IS PROPOSED ON THE EXTERIOR OF THE BUILDING.
- 7 FRONT DOORS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED.
THIS PROJECT HAS AN EXISTING FRONT DOOR THAT IS NOT VISIBLE FROM THE STREET, HOWEVER, A CANOPY IS PROPOSED TO HIGHLIGHT THE ENTRANCE AND PROVIDE SIGNAGE OPPORTUNITIES.
- 8 MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF DOWNTOWN.
NOT APPLICABLE. THIS PROJECT IS NOT AN HISTORIC BUILDING.
- 9 BUILDING SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS OF WAY FROM REFLECTED HEAT AND GLARE.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.
- 10 VEHICULAR PARKING AREAS SHALL BE DESIGNED TO AVOID CONFLICTS WITH PEDESTRIANS AND BICYCLES.
NOT APPLICABLE. THIS PROJECT DOES NOT HAVE ON SITE PARKING.
- 11 ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS.
THIS PROJECT PROPOSES A STEEL CANOPY THAT WILL SHADE THE BUILDING ENTRANCE AND ADJACENT SIDEWALK.
- 12 COLORS SHALL CONFORM WITH THE OVERALL COLOR PALETTE AND CONTEXT OF DOWNTOWN.
THIS PROJECT PROPOSES A PAINT AND TILE IMPROVEMENT TO THE BUILDING FACADE.
- 13 NEW BUILDINGS SHALL USE MATERIALS THAT RELATE TO THE TRADITIONAL CONTEXT OF DOWNTOWN.
NOT APPLICABLE. THIS PROJECT IS AN EXISTING BUILDING.
- 14 PROVIDE A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL WITHIN EACH BUILDING.
THIS PROJECT PROPOSES NO CHANGE OF USE.
- 15 PRIMARY PUBLIC ENTRANCES SHALL BE ACCESSED FROM A SIDE WALK ALONG THE STREET.
THIS PROJECT IS AN EXISTING BUILDING WHICH HAS A PUBLIC ENTRANCE FROM A SIDEWALK ALONG THE STREET.



5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

D | SITE DESIGN STANDARDS

- 1 VEHICULAR CIRCULATION
THIS PROJECT HAS NO ON SITE PARKING.
- 2 PARKING
THIS PROJECT HAS NO ON SITE PARKING.
- 3 PLAZAS AND OPEN SPACE
 - 3A PLAZAS AND PEDESTRIAN NODES
THIS PROJECT IS NOT NEW CONSTRUCTION.
 - 3B VIEW SHED CORRIDORS
THIS PROJECT DOES NOT PROPOSE TO CHANGE THE VIEW SHED.
 - 3C LINKAGES (PHYSICAL AND VISUAL)
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO NEIGHBORHOOD LINKAGES
- 4 STREETScape
 - 4A STREETScape DESIGN POLICY
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO THE STREETScape
 - 4B 50% OF ALL SIDEWALKS AND PEDESTRIAN PATHWAYS SHALL BE SHADED AT 2:00 PM ON JUNE 21
THIS PROJECT PROPOSES SHADE FOR 50% OF SIDEWALKS.
THE RIGHT OF WAY ADJACENT TO THIS PARCEL IS ~3,430 SF.
THE SHADED PORTION OF THE RIGHT OF WAY WILL BE ~1,726 SF.

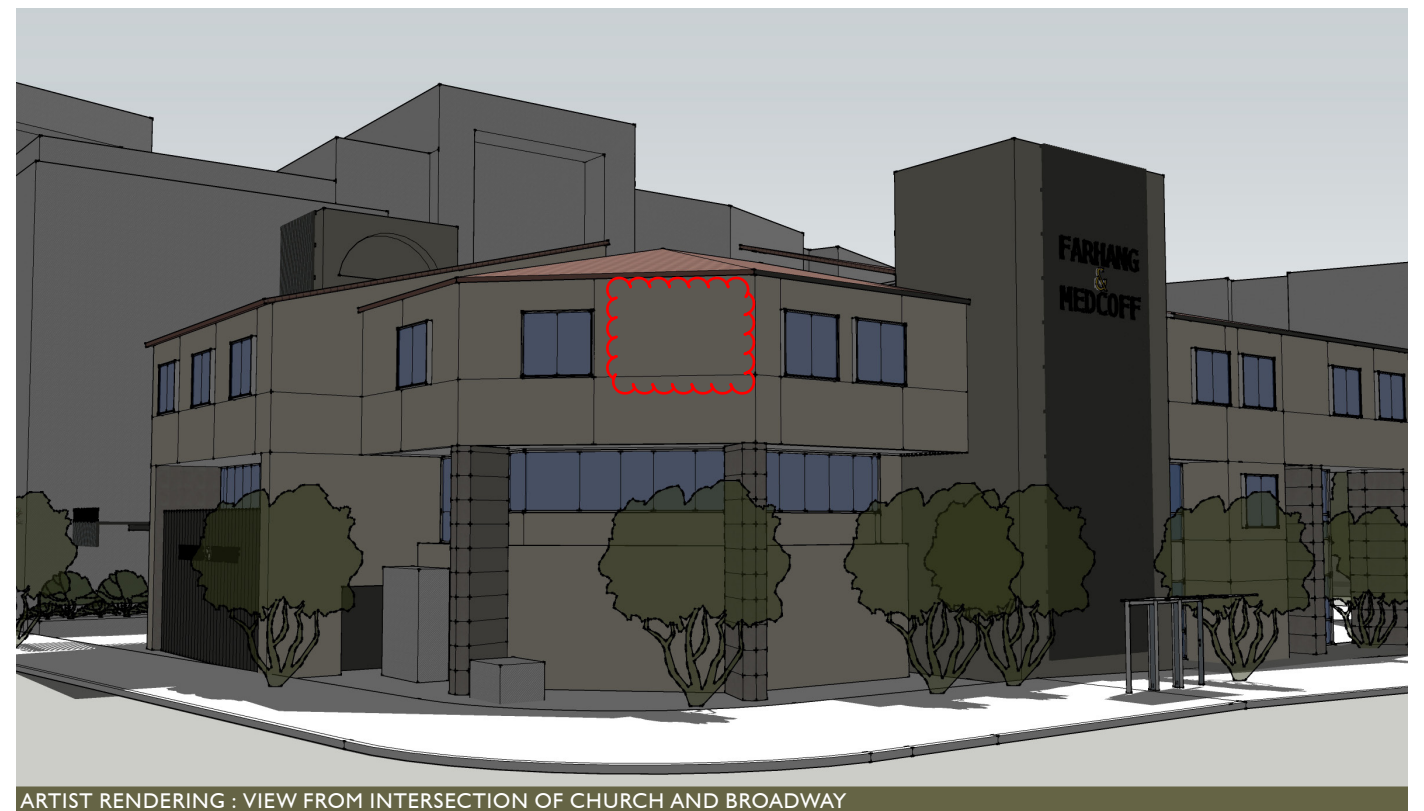


	SPECIAL DISTRICTS APPROVAL	
	MGayoss1 10/8/2020	
CASE#	RNA-DRB-20-01	
ACTIVITY#	T20SA00145	
RELATED#	T20CM02335	
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT		
<input type="checkbox"/> IID <input checked="" type="checkbox"/> RNA <input type="checkbox"/> UOD <input type="checkbox"/> HPZ <input type="checkbox"/> NPZ	<input checked="" type="checkbox"/> DESIGN PACKAGE <input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN <input checked="" type="checkbox"/> ELEVATIONS <input type="checkbox"/> APPROVED WITH CONDITIONS <input type="checkbox"/> OTHER	

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

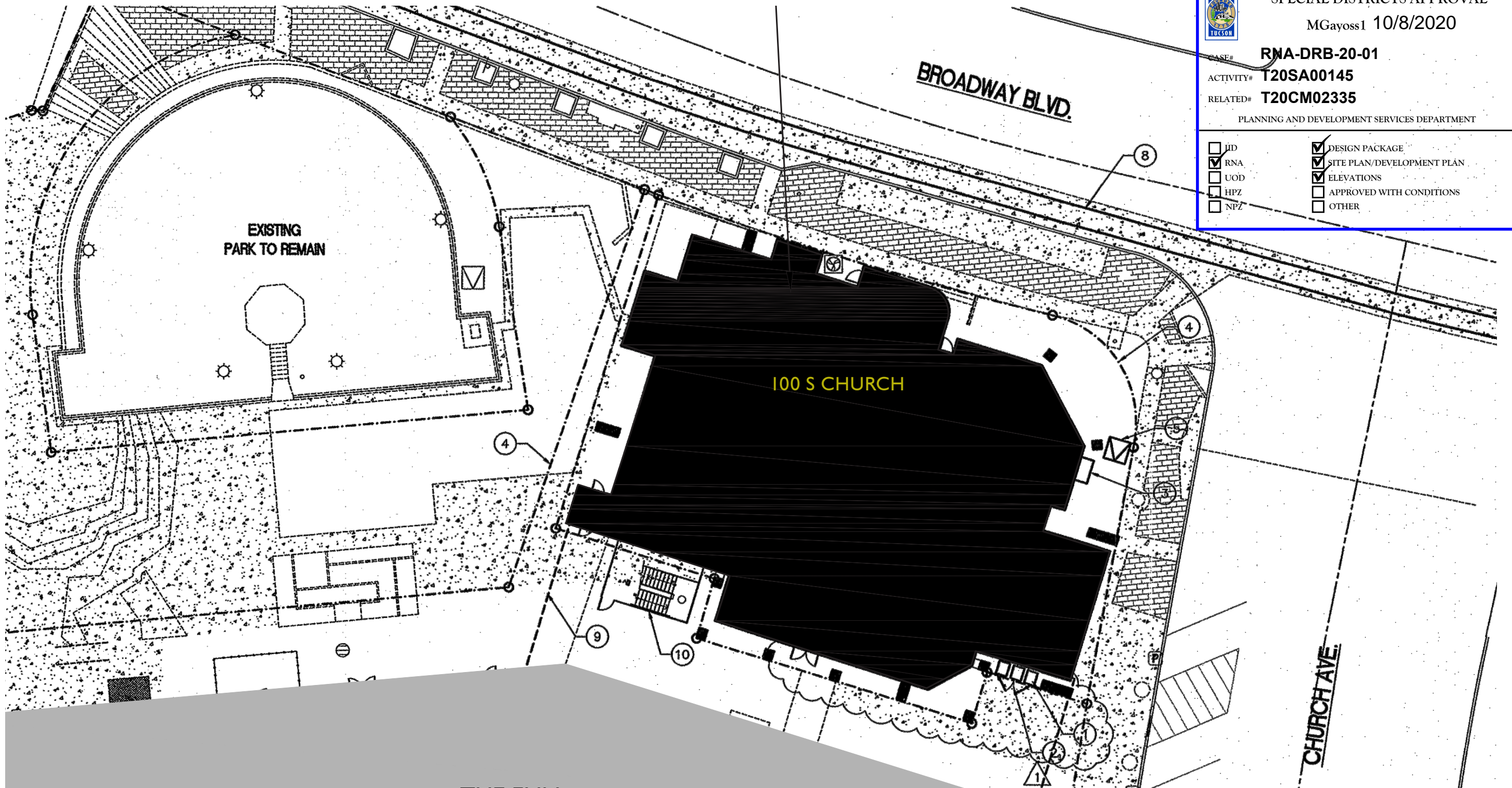
D | SITE DESIGN STANDARDS

- 1 VEHICULAR CIRCULATION
THIS PROJECT HAS NO ON SITE PARKING.
- 2 PARKING
THIS PROJECT HAS NO ON SITE PARKING.
- 3 PLAZAS AND OPEN SPACE
 - 3A PLAZAS AND PEDESTRIAN NODES
THIS PROJECT IS NOT NEW CONSTRUCTION.
 - 3B VIEW SHED CORRIDORS
THIS PROJECT DOES NOT PROPOSE TO CHANGE THE VIEW SHED.
 - 3C LINKAGES (PHYSICAL AND VISUAL)
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO NEIGHBORHOOD LINKAGES
- 4 STREETScape
 - 4A STREETScape DESIGN POLICY
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO THE STREETScape
 - 4B 50% OF ALL SIDEWALKS AND PEDESTRIAN PATHWAYS SHALL BE SHADED AT 2:00 PM ON JUNE 21
THIS PROJECT PROPOSES SHADE FOR 50% OF SIDEWALKS.
THE RIGHT OF WAY ADJACENT TO THIS PARCEL IS ~3,430 SF.
THE SHADED PORTION OF THE RIGHT OF WAY WILL BE ~1,726 SF.



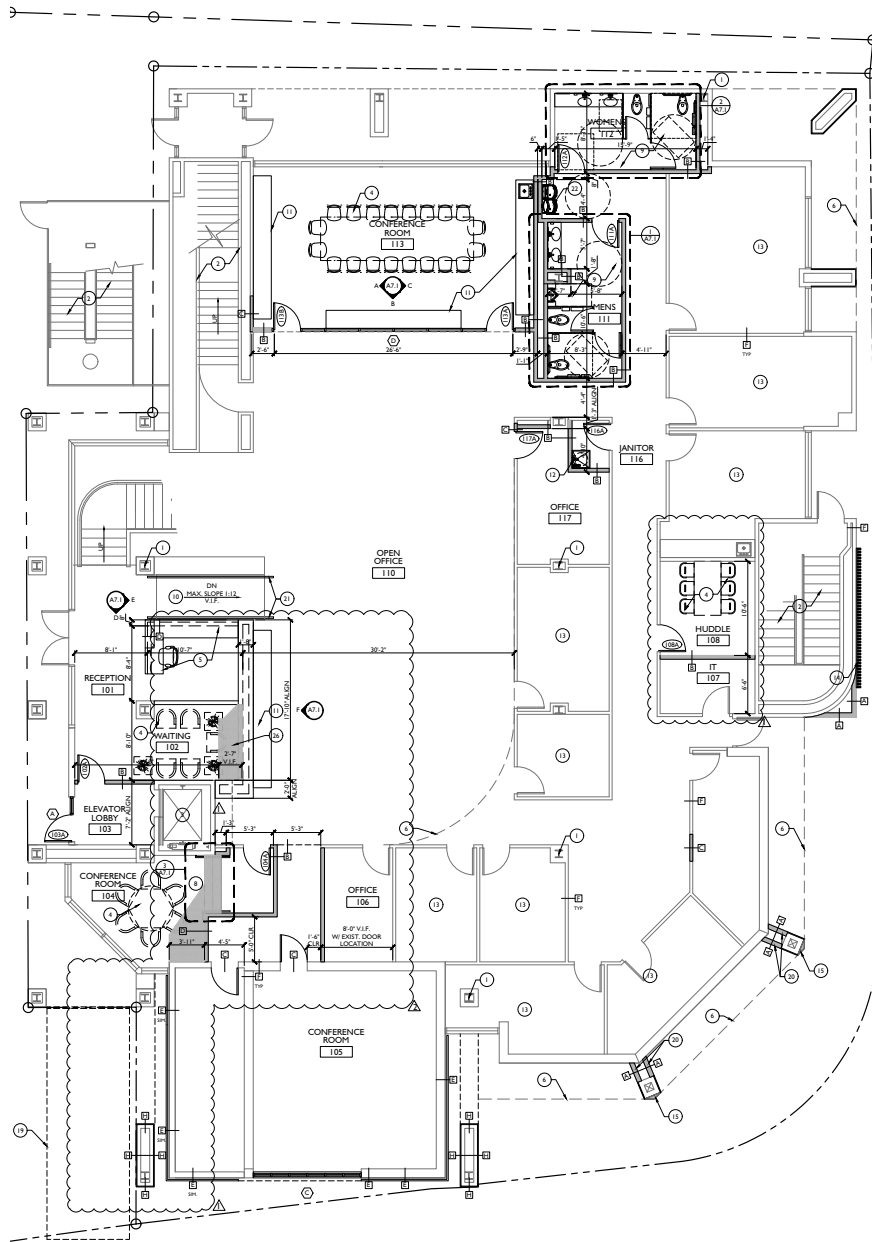
NO CHANGE

SITE PLAN | NOT TO SCALE



FIRST FLOOR PLAN | SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN | SCALE: 3/32" = 1'-0"



FLOOR PLAN KEYNOTES:

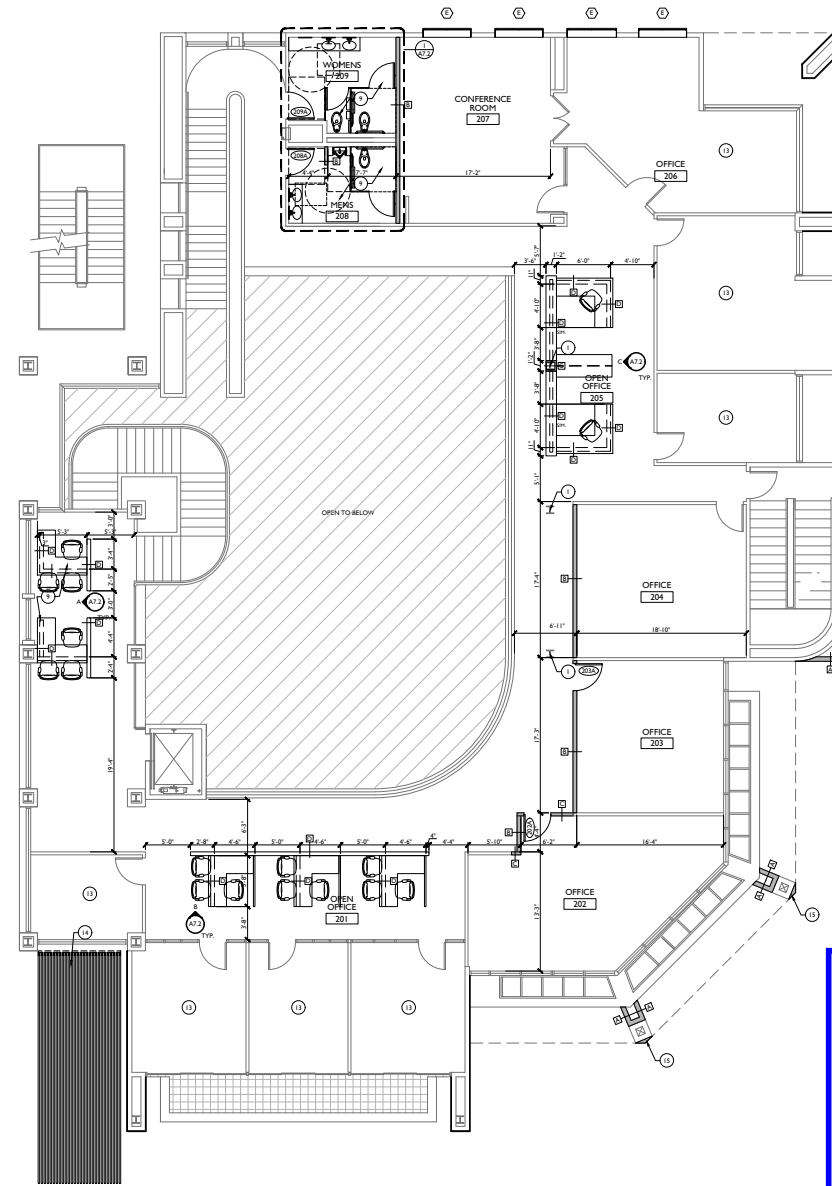
1. EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING ELEVATOR TO REMAIN.
4. OFFICE FURNITURE. TYP. BY TENANT.
5. BUILT IN RECEPTION DESK. REF. INTERIOR ELEVATIONS AS NOTED.
6. LINE OF SOFFIT ABOVE. SEE RCP.
7. BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
8. LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
9. ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
10. EXISTING RAMP TO REMAIN.
11. MILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
12. HOP SINK AND WATER HEATER. REF. PLUMBING SHEETS.
13. NO WORK, THIS ROOM.
14. STEEL TUBE CANOPY. REF. ELEVATION.
15. FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
16. RAMP WITH MAX. SLOPE 1:12. REF. DETAIL SHEET A9.2.
17. LANDING WITH GUARD RAIL. REF. DETAIL SHEET A9.2.
18. STEP DOWN TO ADJACENT GRADE. MAX. HEIGHT 7" V.I.F.
19. LINE OF CANOPY ABOVE. REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

WALL TYPE NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
2. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
3. PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
4. SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
5. C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
6. ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID. U.I.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDDED. COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHING.
7. WALL BACKING PER DETAILS 3 & 4/A9.0.

WALL TYPES:

- A. NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 6" METAL STUDS @ 16" O.C., REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- B. NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.I.N.O. REF. DTL. 2, 3 & 9/A9.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- C. INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- D. PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- E. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FACADE PER ELEVATIONS.
- F. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- G. COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.



FLOOR PLAN KEYNOTES:

1. EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING ELEVATOR TO REMAIN.
4. OFFICE FURNITURE. TYP. BY TENANT.
5. BUILT IN RECEPTION DESK. REF. INTERIOR ELEVATIONS AS NOTED.
6. LINE OF SOFFIT ABOVE. SEE RCP.
7. BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
8. LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
9. ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
10. EXISTING RAMP TO REMAIN.
11. MILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
12. HOP SINK AND WATER HEATER. REF. PLUMBING SHEETS.
13. NO WORK, THIS ROOM.
14. STEEL TUBE CANOPY. REF. ELEVATION.
15. FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
16. RAMP WITH MAX. SLOPE 1:12. REF. DETAIL SHEET A9.2.
17. LANDING WITH GUARD RAIL. REF. DETAIL SHEET A9.2.
18. STEP DOWN TO ADJACENT GRADE. MAX. HEIGHT 7" V.I.F.
19. LINE OF CANOPY ABOVE. REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

WALL TYPE NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
2. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
3. PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
4. SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
5. C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
6. ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID. U.I.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDDED. COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHING.
7. WALL BACKING PER DETAILS 3 & 4/A9.0.

WALL TYPES:

- A. NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 6" METAL STUDS @ 16" O.C., REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- B. NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.I.N.O. REF. DTL. 2, 3 & 9/A9.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- C. INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- D. PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- E. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FACADE PER ELEVATIONS.
- F. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- G. COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

SPECIAL DISTRICTS APPROVAL

MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**

ACTIVITY# **T20SA00145**

RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

JD

RNA

UOD

HPZ

NPZ

DESIGN PACKAGE

SITE PLAN/DEVELOPMENT PLAN

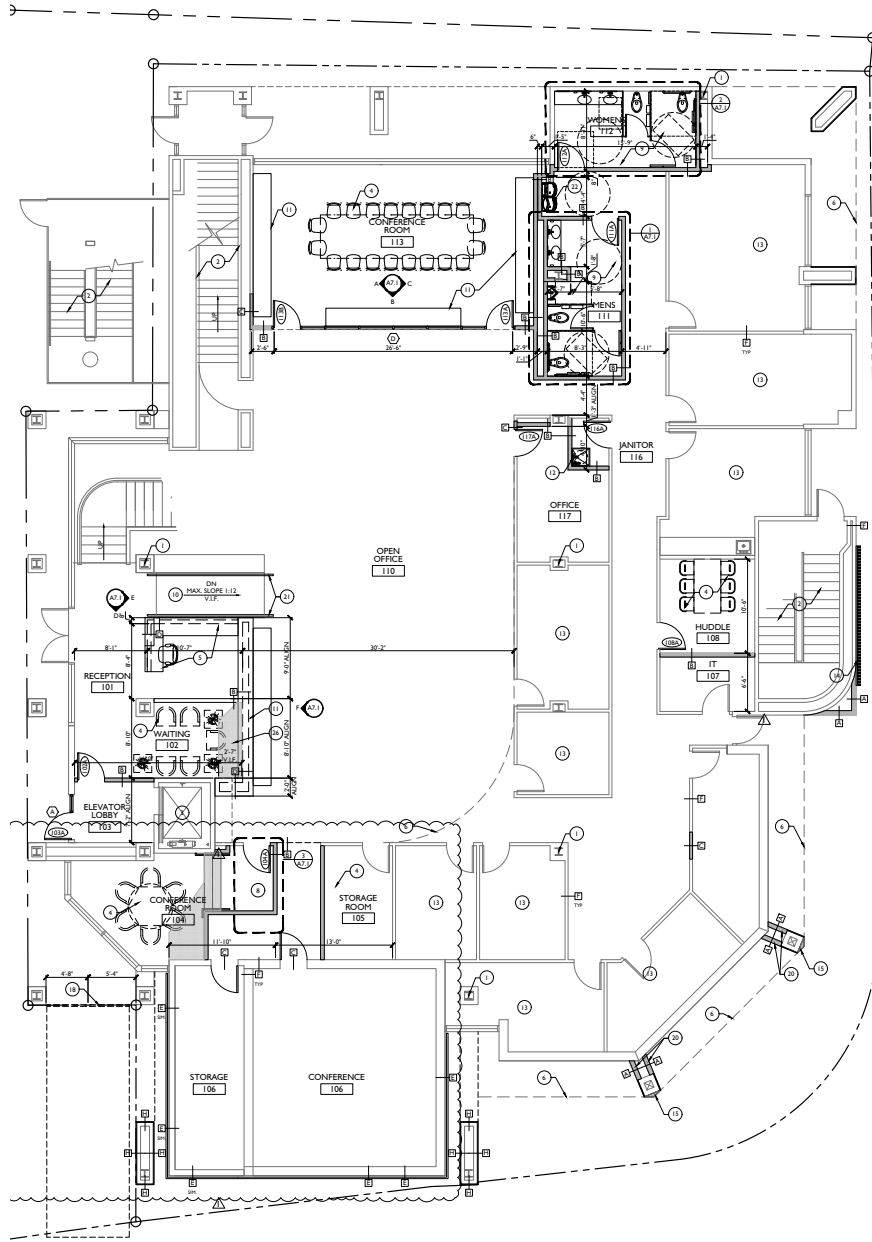
ELEVATIONS

APPROVED WITH CONDITIONS

OTHER

FIRST FLOOR PLAN | SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN | SCALE: 3/32" = 1'-0"



FLOOR PLAN KEYNOTES:

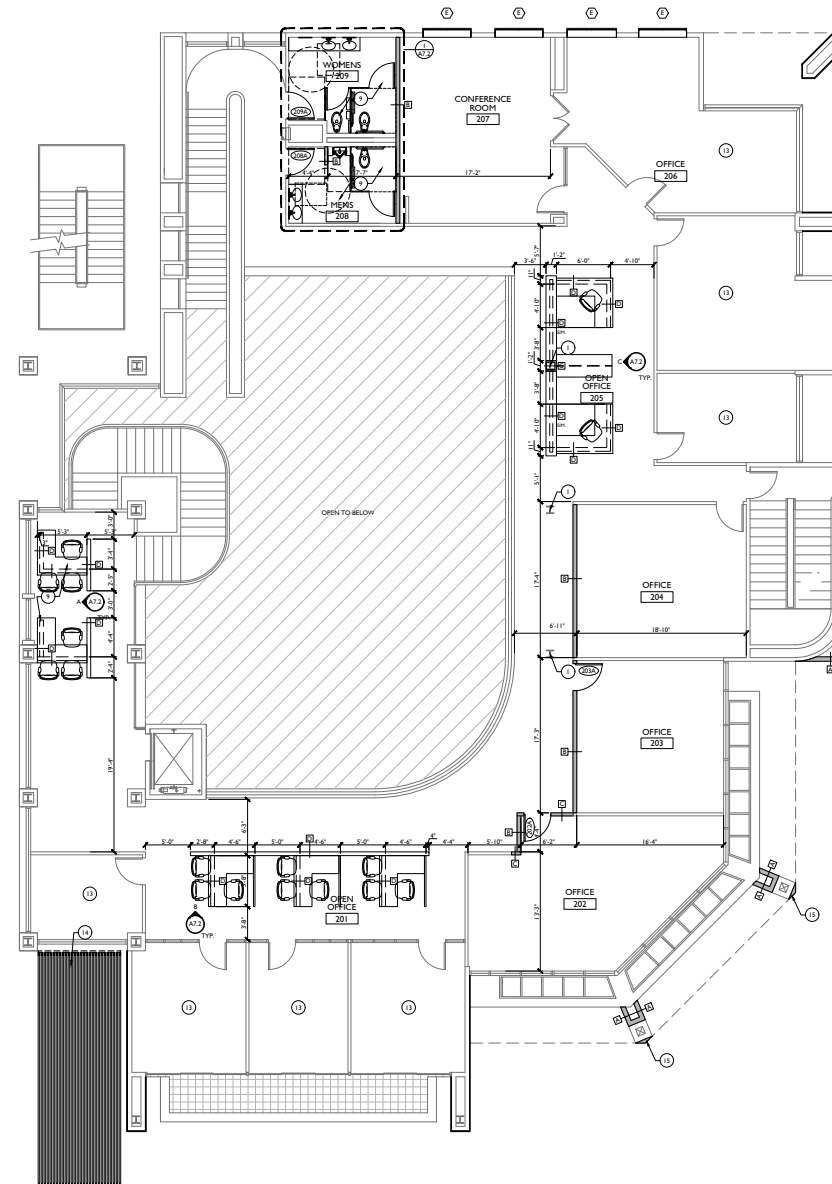
1. EXISTING COLUMN TO REMAIN, TYP. ALL STRUCTURAL COLUMNS.
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING ELEVATOR TO REMAIN.
4. OFFICE FURNITURE, TYP. BY TENANT.
5. BUILT IN RECEPTION DESK, REF. INTERIOR ELEVATIONS AS NOTED.
6. LINE OF SOFFIT ABOVE, SEE RCP.
7. BUILT IN WORK STATION, REF. INTERIOR ELEVATIONS AS NOTED.
8. LANDING AND STAIR, REF. ENLARGED PLAN AS NOTED.
9. ACCESSIBLE RESTROOM, REF. ENLARGED PLAN AS NOTED.
10. EXISTING RAMP TO REMAIN.
11. MILLWORK, REF. INTERIOR ELEVATIONS AS NOTED.
12. HOP SINK AND WATER HEATER, REF. PLUMBING SHEETS.
13. NO WORK, THIS ROOM.
14. STEEL TUBE CANOPY, REF. ELEVATION.
15. FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
16. RAMP WITH MAX. SLOPE 1:12, REF. DETAIL SHEET A9.2.
17. LANDING WITH GUARD RAIL, REF. DETAIL SHEET A9.2.
18. STEP DOWN TO ADJACENT GRADE, MAX. HEIGHT 7" V.I.F.
19. LINE OF CANOPY ABOVE, REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

WALL TYPE NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
2. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE, FRP IF OCCURS.
3. PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
4. SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
5. C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
6. ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID, U.I.N.O., WITH 5/8" TYPE 'X' GWB, FIRE TAPED BEDDED, COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHING.
7. WALL BACKING PER DETAILS 3 & 4/A9.0.

WALL TYPES:

- A. NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 6" METAL STUDS @ 16" O.C., REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING, MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION, PROVIDE STUCCO EXPANSION JOINT AT EXTENTS, REF. ELEVATION FOR TILE EXTENTS.
- B. NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH, TYP. U.I.N.O. REF. DTL. 2, 3 & 9/A9.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- C. INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS, TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- D. PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES, DOUBLE WALL W/ WIDTH AS NOTED AT SIM, TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- E. EXISTING WALL - EXISTING WALL TO REMAIN, REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FACADE PER ELEVATIONS.
- F. EXISTING WALL - EXISTING WALL TO REMAIN, REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE, TYP.
- G. COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH, 5/8" GYP. BD. BOTH SIDES, TAPE AND TEXTURE TO MATCH EXISTING.



FLOOR PLAN KEYNOTES:

1. EXISTING COLUMN TO REMAIN, TYP. ALL STRUCTURAL COLUMNS.
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING ELEVATOR TO REMAIN.
4. OFFICE FURNITURE, TYP. BY TENANT.
5. BUILT IN RECEPTION DESK, REF. INTERIOR ELEVATIONS AS NOTED.
6. LINE OF SOFFIT ABOVE, SEE RCP.
7. BUILT IN WORK STATION, REF. INTERIOR ELEVATIONS AS NOTED.
8. LANDING AND STAIR, REF. ENLARGED PLAN AS NOTED.
9. ACCESSIBLE RESTROOM, REF. ENLARGED PLAN AS NOTED.
10. EXISTING RAMP TO REMAIN.
11. MILLWORK, REF. INTERIOR ELEVATIONS AS NOTED.
12. HOP SINK AND WATER HEATER, REF. PLUMBING SHEETS.
13. NO WORK, THIS ROOM.
14. STEEL TUBE CANOPY, REF. ELEVATION.
15. FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
16. RAMP WITH MAX. SLOPE 1:12, REF. DETAIL SHEET A9.2.
17. LANDING WITH GUARD RAIL, REF. DETAIL SHEET A9.2.
18. STEP DOWN TO ADJACENT GRADE, MAX. HEIGHT 7" V.I.F.
19. LINE OF CANOPY ABOVE, REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

WALL TYPE NOTES:

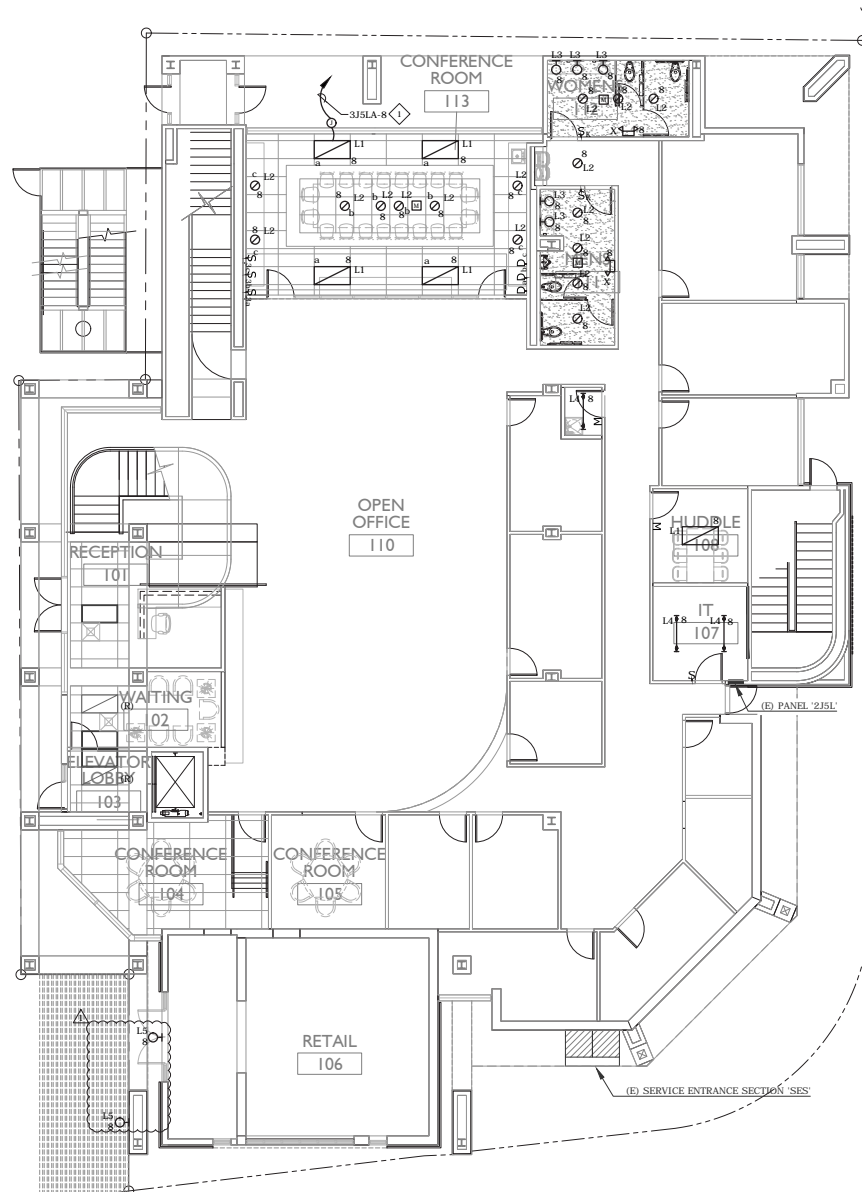
1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
2. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE, FRP IF OCCURS.
3. PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
4. SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
5. C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
6. ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 6" ABOVE CLG. GRID, U.I.N.O., WITH 5/8" TYPE 'X' GWB, FIRE TAPED BEDDED, COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHING.
7. WALL BACKING PER DETAILS 3 & 4/A9.0.

WALL TYPES:

- A. NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 6" METAL STUDS @ 16" O.C., REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING, MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION, PROVIDE STUCCO EXPANSION JOINT AT EXTENTS, REF. ELEVATION FOR TILE EXTENTS.
- B. NEW PARTITION WALL (TO 6" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH, TYP. U.I.N.O. REF. DTL. 2, 3 & 9/A9.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- C. INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS, TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- D. PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES, DOUBLE WALL W/ WIDTH AS NOTED AT SIM, TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- E. EXISTING WALL - EXISTING WALL TO REMAIN, REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FACADE PER ELEVATIONS.
- F. EXISTING WALL - EXISTING WALL TO REMAIN, REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE, TYP.
- G. COLUMN FURR OUT (TO 6" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH, 5/8" GYP. BD. BOTH SIDES, TAPE AND TEXTURE TO MATCH EXISTING.

FIRST FLOOR LIGHTING PLAN | SCALE: 3/32" = 1'-0"

LIGHTING FIXTURE SCHEDULE



FLOOR PLAN KEYNOTES:

- EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
- EXISTING EGRESS STAIR TO REMAIN.
- OFFICE FURNITURE. TYP. BY TENANT.
- BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
- LINE OF SOFFIT ABOVE. SEE RCP.
- BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
- LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
- ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
- EXISTING RAMP TO REMAIN.
- MILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
- MOP SINK AND WATER HEATER. REF. PLUMBING SHEETS.
- NO WORK THIS ROOM.
- STEEL TUBE CANOPY. REF. ELEVATION.
- FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
- RAMP WITH MAX. SLOPE 1:12. REF. DETAIL SHEET A9.2.
- LANDING WITH GUARD RAIL. REF. DETAIL SHEET A9.2.
- STEP DOWN TO ADJACENT GRADE. MAX. HEIGHT 7" V.I.F.
- LINE OF CANOPY ABOVE. REF. ELEVATIONS AND STRUCTURAL WALL TYPE NOTES.

WALL TYPE NOTES:

- USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
- PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
- SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
- C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY CONDITIONS, DISCREPANCIES AND/OR CONFLICTS BEFORE PROCEEDING W/ THE WORK.
- ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 4" ABOVE CLG. GRID. U.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDED. COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHINS.
- WALLBACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 4" METAL STUDS @ 16" O.C., REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- NEW PARTITION WALL (TO 4" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.N.O. REF. DTL. 2, 3 & 9A8.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA. METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FINISHER PER ELEVATIONS.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- COLUMN FURR OUT (TO 4" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

LIGHTING FIXTURE SCHEDULE

FIXTURE SCHEDULE GENERAL NOTES:

- FIXTURES SHALL HAVE APPROPRIATE U.L. LABEL (i.e., DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES.
- FIXTURES SHALL INCLUDE ALL ACCESSORIES NECESSARY FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND AS REQUIRED BY CODES AND LOCAL ORDINANCES.
- PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.
- ALL LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXTURE SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMPS AND BALLAST(S). (OSRAM SYLVANIA SERIES)
- CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
- PROVIDE APPROVED FIRE RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE RATED CEILING.
- LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION.
- ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS, ESPECIALLY DIMMED SYSTEMS. FIXTURES, LED DRIVERS, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS SHALL BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
- PROVIDE CLEARANCES FROM COMBUSTIBLES: A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH ARE NON-IC RATED.
- FOR FIXTURES RECESSED IN SUSPENDED T-BAR CEILING, PROVIDE A MINIMUM OF TWO (2) #12 SUPPORT WIRES ATTACHED TO BUILDING FRAME IN ADDITION TO T-BAR CLIPS.
- FIXTURES WITH EMERGENCY BATTERY BACKUP SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING IN COMPLIANCE WITH NEC ARTICLE 700.
- EMERGENCY LIGHTING UNITS SHALL BE EQUIPPED WITH FACTORY-INSTALLED INTEGRAL TEST SWITCHES.
- FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS, PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR CASINGKIT, INVERTED LENS, AND FOOD SERVICE RATING.
- LED FIXTURES SHALL EQUAL OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS:
 - 18-92: 80% OF LUMEN OUTPUT AT 30,000 HOURS
 - CRI GREATER THAN OR EQUAL TO 80.
 - LUMENS PER WATT: DOWNLIGHTS - GREATER THAN 60, OTHERWISE GREATER THAN 80.
 - UNIFORMITY: (3) MACADAMS ELLIPSES
 - FUNCTIONAL LIFE: GREATER THAN 60,000 HOURS
 - INTERIOR AMBIENT: GREATER THAN 40°C, 104°F
 - EXTERIOR AMBIENT: GREATER THAN 50°C, 122°F
 - SEAL AGAINST DUST AND INSECT ENTRY.
 - POWER FACTOR: 0.9 OR BETTER
 - MANUFACTURER'S GUARANTEE: 5 YEARS
- FOR LED DETROIT LAMPS, PROVIDE SELF-BALLASTED LED LAMPS WITH THESE CHARACTERISTICS:
 - CRI GREATER THAN OR EQUAL TO 80.
 - COLOR = 2700K OR 3000K
 - LIFE - GREATER THAN OR EQUAL 25,000 HOURS
 - MANUFACTURER'S GUARANTEE - 5 YEARS
 - DIMMABLE AS NOTED
 - LUMENS AS NOTED
- WHERE FIXTURE AND/OR LAMP IS SPECIFIED BY MANUFACTURER AND CATALOG NUMBER, PERFORMANCE OF PROPOSED SUBSTITUTE SHALL EQUAL OR EXCEED PUBLISHED DATA OF THE SPECIFIED FIXTURE.

TYPE	DESCRIPTION	LAMP	CONTROL	VOLTAGE	LOAD	MANUFACTURER	SERIES	NOTES
L1	2X4 TROFFER	4000 LUMEN 3000K	0-10V	277	30	LITHONIA	SRE74-40L-ADP-EZ1-LP930 SERIES	
L2	4" DOWNLIGHT	1500 LUMEN 3000K	0-10V	277	15	LITHONIA	LE204-3015-104-LESS-MVOLT SERIES	
L3	DECORATIVE SCENCE	800 LUMEN 3000K	ON/OFF	277	17	WAC	WS-6718-3000K-16-5W-850-8L SERIES	
L4	4" STRIP LIGHT	4000 LUMEN 3000K	ON/OFF	277	22	LITHONIA	CSS-L48-4000LM-MVOLT-30K SERIES	
L5	EXTERIOR WALL SCENE WITH INTEGRAL PHOTOCELL	1200 LUMEN 3000K	ON/OFF	277	10	LITHONIA	LED-P1-30K-80CRI-VW-MVOLT-PE SERIES	
X	EMERGENCY BULB WITH 90 MINUTE BATTERY BACKUP	600 LUMEN	NONE	277	5	LITHONIA	EMERGENCY SERIES	

WDGE1 LED
Architectural Wall Sconce

Specifications

- Depth (D1): 5.5"
- Depth (D2): 1.5"
- Height: 8"
- Width: 9"
- Weight: 9 lbs (without options)

Introduction

The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard/40°C	Cold EM -20°C	Series	Lumens (10000)					
				P1	P2	P3	PA	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone/ nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone/ nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone/ nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD**

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF	Visual comfort forward throw	MVOLT
		30K 3000K	90CRI	VW	Visual comfort wide	347*
	P2	35K 3500K				
		40K 4000K				
		50K* 5000K				

Shipped included: SRM Surface mounting bracket, ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)

Shipped separately: AWS 3/8inch Architectural wall spacer, BBW Surface-mounted back box, P8BW Premium surface-mounted back box (top, left, right conduit entry)

Options	Finish
E4WH ³ Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for premium back box (P8BW). Total of 4 entry points.	DSSXD Sandstone
	DOBXD Textured dark bronze
	DBLXD Textured black
	DNATXD Textured natural aluminum
	DWHXD Textured white
	DSSXD Textured sandstone

CITY OF TUCSON

SPECIAL DISTRICTS APPROVAL

MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**

ACTIVITY# **T20SA00145**

RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

JD

RNA

UOD

HPZ

NPZ

DESIGN PACKAGE

SITE PLAN/DEVELOPMENT PLAN

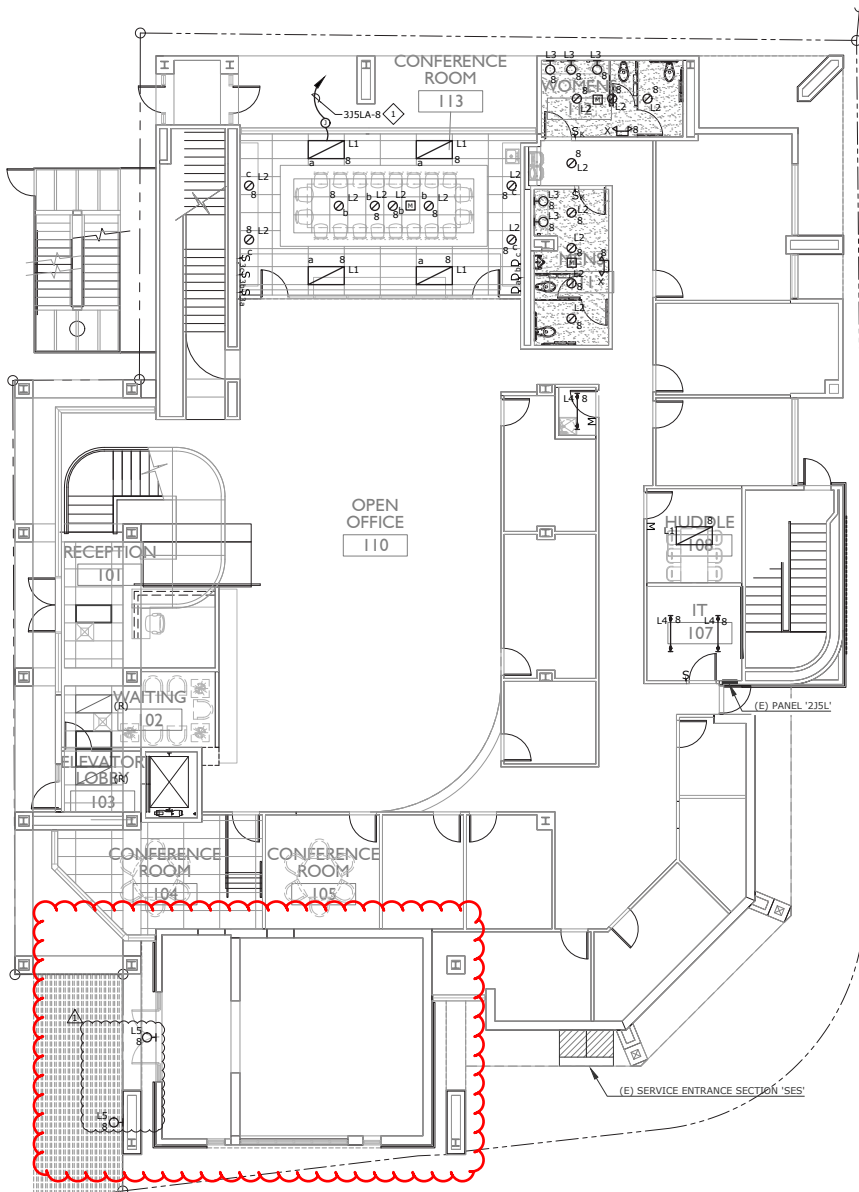
ELEVATIONS

APPROVED WITH CONDITIONS

OTHER

FIRST FLOOR LIGHTING PLAN | SCALE: 3/32" = 1'-0"

LIGHTING FIXTURE SCHEDULE



FLOOR PLAN KEYNOTES:

- EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
- EXISTING EGRESS STAIR TO REMAIN.
- EXISTING ELEVATOR TO REMAIN.
- OFFICE FURNITURE. TYP. BY TENANT.
- BUILT IN RECEPTION DESK. REF. INTERIOR ELEVATIONS AS NOTED.
- LINE OF SOFFIT ABOVE. SEE RCP.
- BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
- LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
- ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
- EXISTING RAMP TO REMAIN.
- MILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
- POF SINK AND WATER HEATER. REF. PLUMBING SHEETS.
- NO WORK THIS ROOM.
- STEEL TUBE CANOPY. REF. ELEVATION.
- FURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
- RAMP WITH MAX. SLOPE 1:12. REF. DETAIL SHEET A9.2.
- LANDING WITH GUARD RAIL. REF. DETAIL SHEET A9.2.
- STEP DOWN TO ADJACENT GRADE. MAX. HEIGHT 7" V.I.F.
- LINE OF CANOPY ABOVE. REF. ELEVATIONS AND STRUCTURAL.

WALL TYPE NOTES:

- USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
- USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
- PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
- SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
- C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY CONDITIONS, DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING W/ THE WORK.
- ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 4" ABOVE CLG. GRID. U.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDDED. COORDINATE GWB INSTALLATION WITH TENANTS WALL ROUGHINS.
- WALLBACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 4" METAL STUDS @ 16" O.C. REFERENCE STRUCTURAL PLANS, W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- NEW PARTITION WALL (TO 4" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 3/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS) WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.N.O. REF. DTL. 2, 3 & 9A8.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3-5/8" 20 GA METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FINISHEE PER ELEVATIONS.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- COLUMN FURR OUT (TO 4" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

LIGHTING FIXTURE SCHEDULE

FIXTURE SCHEDULE GENERAL NOTES:

- FIXTURES SHALL HAVE APPROPRIATE U.L. LABEL (I.E., DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES.
- FIXTURES SHALL INCLUDE ALL ACCESSORIES NECESSARY FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND AS REQUIRED BY CODES AND LOCAL ORDINANCES.
- PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.
- ALL LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXTURE SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMP(S) AND BALLAST(S). (OSRAM SYLVANIA SERIES)
- CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
- PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILING.
- LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION.
- ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS, ESPECIALLY DIMMED SYSTEMS. FIXTURES, LED DRIVERS, LAMPS, BALLASTS, AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS SHALL BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
- PROVIDE CLEARANCES FROM COMBUSTIBLES: A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH ARE NON-IC RATED.
- FOR FIXTURES RECESSED IN SUSPENDED T-BAR CEILING, PROVIDE A MINIMUM OF TWO (2) #12 SUPPORT WIRES ATTACHED TO BUILDING FRAME IN ADDITION TO T-BAR CLIPS.
- FIXTURES WITH EMERGENCY BATTERY BACKUP SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING IN COMPLIANCE WITH NEC ARTICLE 700.
- EMERGENCY LIGHTING UNITS SHALL BE EQUIPPED WITH FACTORY-INSTALLED INTEGRAL TEST SWITCHES.
- FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS, PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR GASKETING, INVERTED LENS, AND FOOD SERVICE RATING.
- LED FIXTURES SHALL EQUAL OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS:
 - LM/05: 80% OF LUMEN OUTPUT AT 50,000 HOURS
 - CR1 GREATER THAN OR EQUAL TO 80.
 - LUMENS PER WATT: DOWNLIGHTS = GREATER THAN 60, OTHERWISE GREATER THAN 90.
 - UNIFORMITY: (3) ICADAMUS ELLIPSES
 - FUNCTIONAL LIFE: GREATER THAN 60,000 HOURS
 - INTERIOR AMBIENT: GREATER THAN 40°C, 104°F
 - EXTERIOR AMBIENT: GREATER THAN 50°C, 122°F
 - SEAL AGAINST DUST AND INSECT ENTRY.
 - POWER FACTOR: 0.9 OR BETTER.
 - MANUFACTURERS GUARANTEE: 5 YEARS.
- FOR LED RETROFIT LAMPS, PROVIDE SELF-BALLASTED LED LAMPS WITH THESE CHARACTERISTICS:
 - CR1 GREATER THAN OR EQUAL TO 80.
 - COLOR = 2700K OR 3000K
 - LIFE = GREATER THAN OR EQUAL 25,000 HOURS
 - MANUFACTURERS GUARANTEE = 5 YEARS.
 - DIMMABLE AS NOTED.
 - LUMENS AS NOTED.
- WHERE FIXTURE AND/OR LAMP IS SPECIFIED BY MANUFACTURER AND CATALOG NUMBER, PERFORMANCE OF PROPOSED SUBSTITUTE SHALL EQUAL OR EXCEED PUBLISHED DATA OF THE SPECIFIED FIXTURE.

TYPE	DESCRIPTION	LAMP	CONTROL	VOLTAGE	LOAD	MANUFACTURER	SERIES	NOTES
L1	2X4 TROFFER	4000 LUMEN 3000K	0-10V	277	30	LITHONIA	2BLT4-40L-ADP-EZ1-LP830 SERIES	
L2	4" DOWNLIGHT	1500 LUMEN 3000K	0-10V	277	15	LITHONIA	LDN4-3005-L84-L85-MVOLT SERIES	
L3	DECORATIVE SCENCE	800 LUMEN 3000K	ON/OFF	277	17	WAC	WS-6718-3000K-16-SW-850-AL SERIES	
L4	4" STEP LIGHT	4000 LUMEN 3000K	ON/OFF	277	25	LITHONIA	CSS-148-4000LM-MU01-30K SERIES	
L5	EXTERIOR WALL SCENCE WITH INTEGRAL PHOTOCELL	1200 LUMEN 3500K	ON/OFF	277	10	LITHONIA	WEDGE1 LED-P1-30K-80CRI-VW-MVOLT-FE	
X	EMERGENCY BUCITE WITH 90 MINUTE BATTERY BACKUP	800 CURRENT	WIRE	277	5	LITHONIA	EMIC SERIES	

WEDGE1 LED
Architectural Wall Sconce

Specifications

- Depth (D1): 5.5"
- Depth (D2): 1.5"
- Height: 8"
- Width: 9"
- Weight: 9 lbs (without options)

Introduction

The WEDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WEDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WEDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WEDGE LED Family Overview

Luminaire	Standard/ETM, 0°C	Color Temp., 0°C	Sensor	Lumens (1000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone/ rLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone/ rLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone/ rLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE: WEDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD**

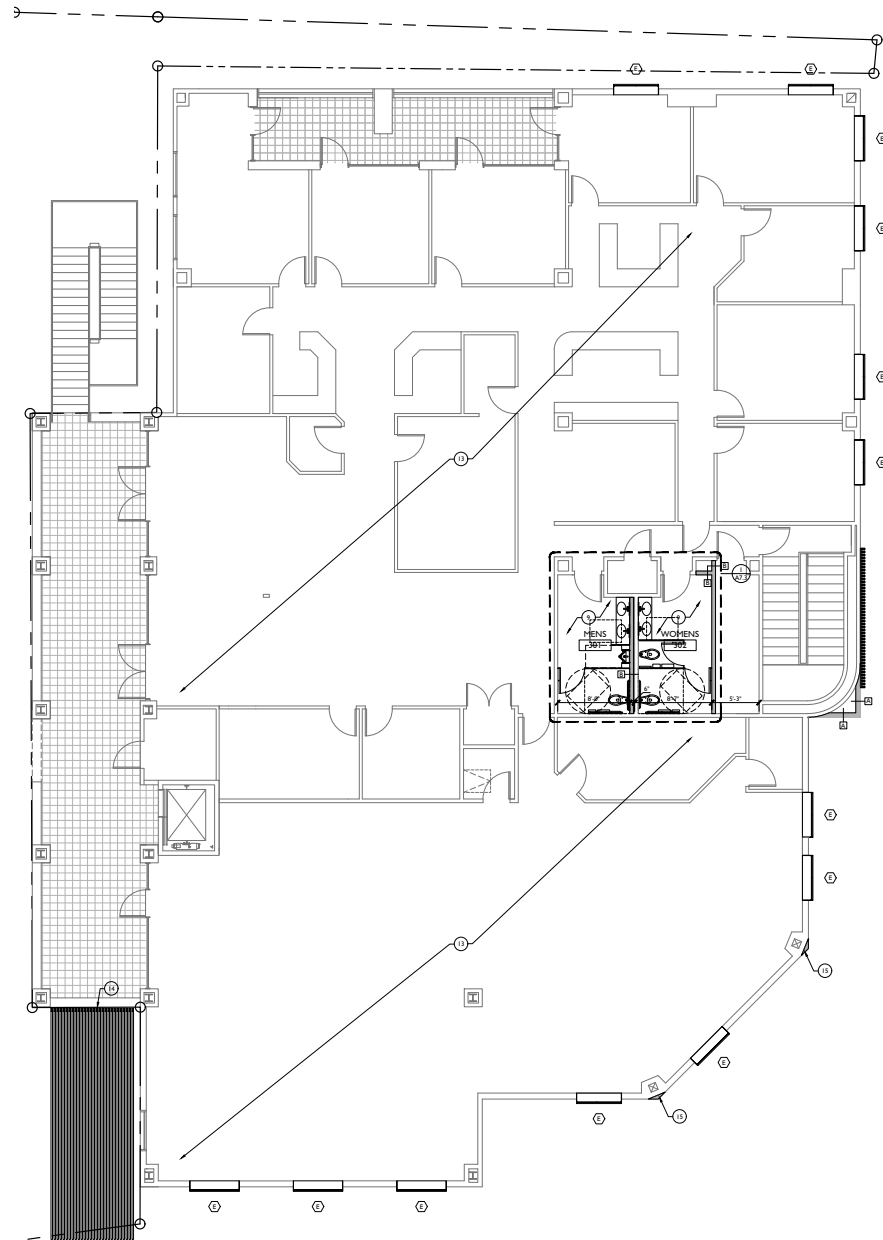
Series	Package	Color Temperature	CR	Distribution	Voltage	Mounting
WEDGE1 LED	P1	27K 2700K	80CRI	VF	Visual comfort forward throw	MVOLT
	P2	30K 3000K	90CRI	VW	Visual comfort wide	347*
		35K 3500K				
		40K 4000K				
		50K* 5000K				

Shipped included: SRM Surface mounting bracket, KW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)

Shipped separately: AWS 3/8inch Architectural wall spacer, BBW Surface-mounted back box, PBBW Premium surface-mounted back box (top, left, right, conduit entry)

Option	Finish
E4WH ¹ Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
	DOBXD Textured dark bronze
	DBLXD Textured black
	DNAXD Textured natural aluminum
	DWHXD Textured white
	DSSXD Textured sandstone

THIRD FLOOR PLAN | SCALE: 3/32" = 1'-0"



FLOOR PLAN KEYNOTES:

1. EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING ELEVATOR TO REMAIN.
4. OFFICE FURNITURE. TYP. BY TENANT.
5. BUILT IN RECEPTION DESK. REF. INTERIOR ELEVATIONS AS NOTED.
6. LINE OF SOFFIT ABOVE. SEE RCP.
7. BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
8. LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
9. ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
10. EXISTING RAMP TO REMAIN.
11. MILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
12. HOP SINK AND WATER HEATER. REF. PLUMBING SHEETS.
13. NO WORK THIS ROOM.
14. STEEL TUBE CANOPY. REF. ELEVATION.
15. FLURR OUT EXISTING COLUMN FOR SHARP CORNER WITH STUCCO FINISH TO MATCH EXISTING.
16. RAMP WITH MAX. SLOPE 1:12. REF. DETAIL SHEET A9.2.
17. LANDING WITH GUARD RAIL. REF. DETAIL SHEET A9.2.
18. STEP DOWN TO ADJACENT GRADE. MAX. HEIGHT 7" V.I.F.
19. LINE OF CANOPY ABOVE. REF. ELEVATIONS AND STRUCTURAL SHEETS.

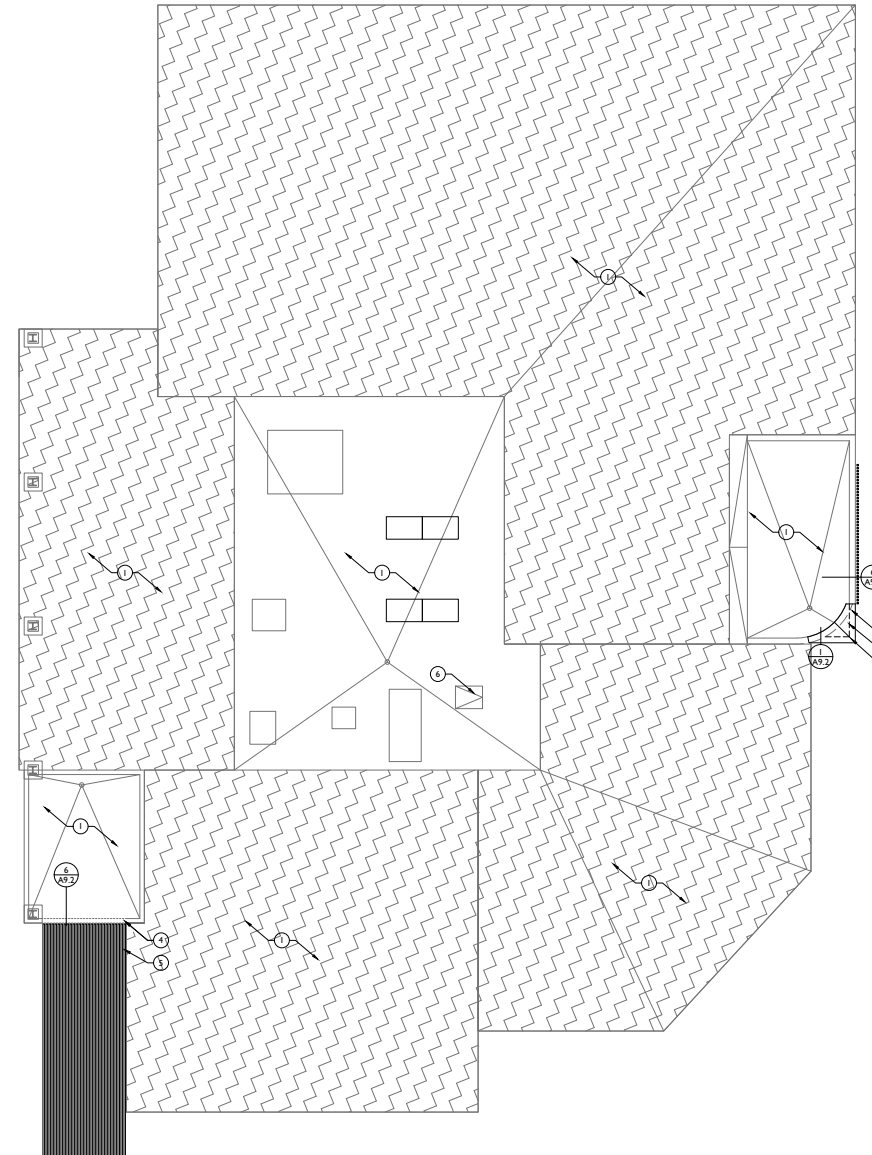
WALL TYPE NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
2. USE 1/2" CEMENT BOARD UNDER CERAMIC TILE. FRP IF OCCURS.
3. PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
4. SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
5. C.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS @ THE JOB SITE & NOTIFY ARCHITECT OF ANY CONDITIONS, DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
6. ALL INTERIOR FRAME WALLS FINISH TO MATCH EXISTING FROM FLOOR TO 4" ABOVE CLG. GRID. U.N.O. WITH 5/8" TYPE 'X' GWB. FIRE TAPED BEDDED. COORDINATE GWB INSTALLATION WITH TENANT'S WALL ROUGHING.
7. WALL BACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- A. NEW STEEL STUD WALL (TO EXISTING PARAPET HEIGHT) - 4" METAL STUDS @ 16" O.C. REFERENCE STRUCTURAL PLANS. W/ STUCCO FINISH OV. RIGID INSULATION OV. WATER PROOF MEMBRANE OV. PLYWOOD SHEATHING. MATCH EXISTING ADJACENT STUCCO FINISH FOR A FLUSH TRANSITION. PROVIDE STUCCO EXPANSION JOINT AT EXTENTS. REF. ELEVATION FOR TILE EXTENTS.
- B. NEW PARTITION WALL (TO 4" ABOVE CLG.) - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYP. BD. (MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WITH SOUND BATT INSULATION FULL DEPTH. TYP. U.N.O. REF. DTL. 2, 3 & 4A9.0. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- C. INFILL EXTENT OF OPENING TO MATCH ADJACENT WALL WHERE OCCURS. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- D. PARTIAL HEIGHT WALL (HEIGHT PER INTERIOR ELEVATIONS, A7.0) - 3 5/8" 20 GA. METAL STUDS W/ 5/8" GYP. BD. BOTH SIDES. DOUBLE WALL W/ WIDTH AS NOTED AT SIM. TAPE AND TEXTURE TO MATCH EXISTING ADJACENT WALLS AND PAINT PER OWNER.
- E. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY AND PROVIDE METAL PANEL FINISH PER ELEVATIONS.
- F. EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- G. COLUMN FLURR OUT (TO 4" ABOVE CLG.) - WRAP COLUMN AND PROVIDE FLURRING CHANNEL AS REQUIRED TO MEET NOTED WIDTH. 5/8" GYP. BD. BOTH SIDES. TAPE AND TEXTURE TO MATCH EXISTING.

ROOF PLAN | SCALE: 3/32" = 1'-0"



ROOF PLAN KEYNOTES: (#)

1. EXISTING ROOF TO REMAIN.
2. PARAPET CAP EXTEND TO EXISTING PARAPET WALL AS REQUIRED. REF. NOTED DETAIL.
3. METAL STUD WALL BELOW. REF. FLOOR PLAN.
4. STEEL FACADE ELEMENT. REF. ELEVATION, STRUCTURAL SHEETS AND NOTED DETAIL.
5. STEEL CANOPY ELEMENT BELOW. REF. ELEVATION AND STRUCTURAL SHEETS.
6. EXISTING ROOF HATCH TO REMAIN.

SPECIAL DISTRICTS APPROVAL

MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**

ACTIVITY# **T20SA00145**

RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

IID

RNA

UOD

HPZ

NPZ

DESIGN PACKAGE

SITE PLAN/DEVELOPMENT PLAN

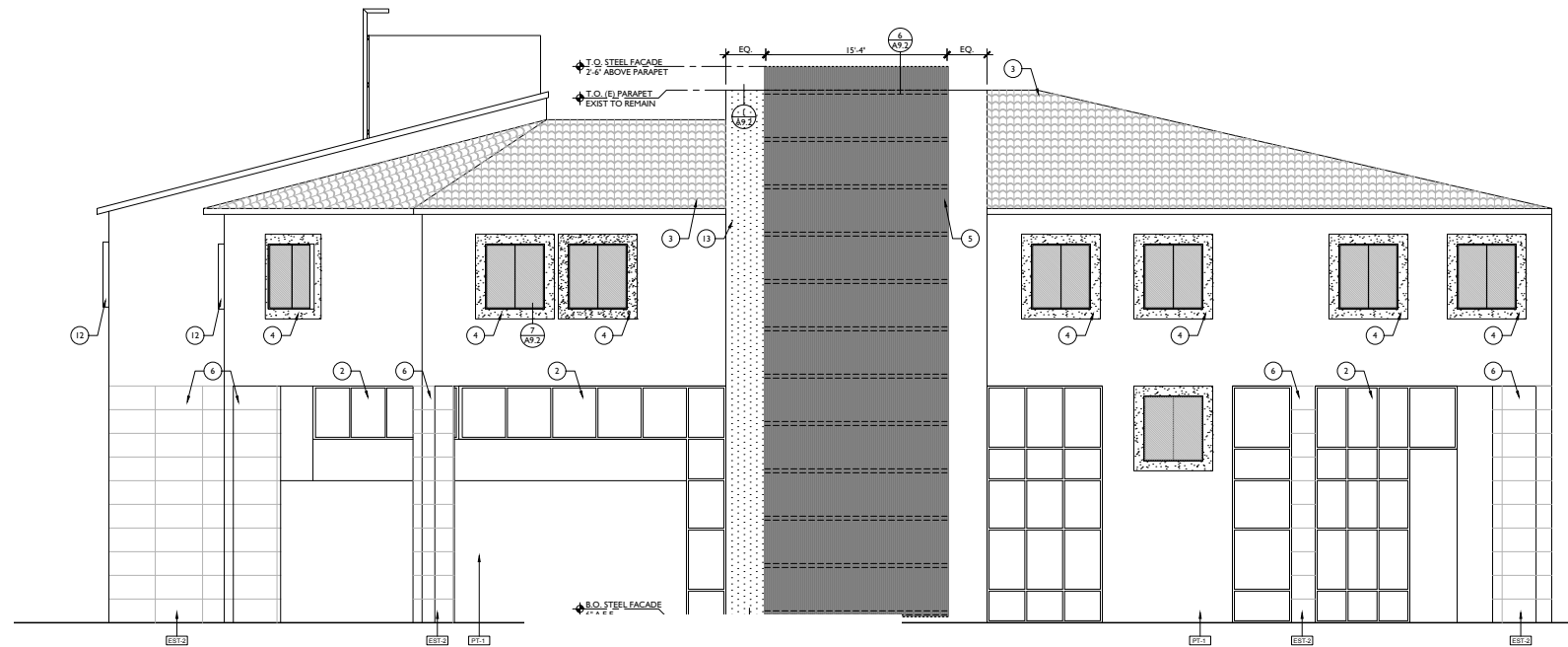
ELEVATIONS

APPROVED WITH CONDITIONS

OTHER

REVISED

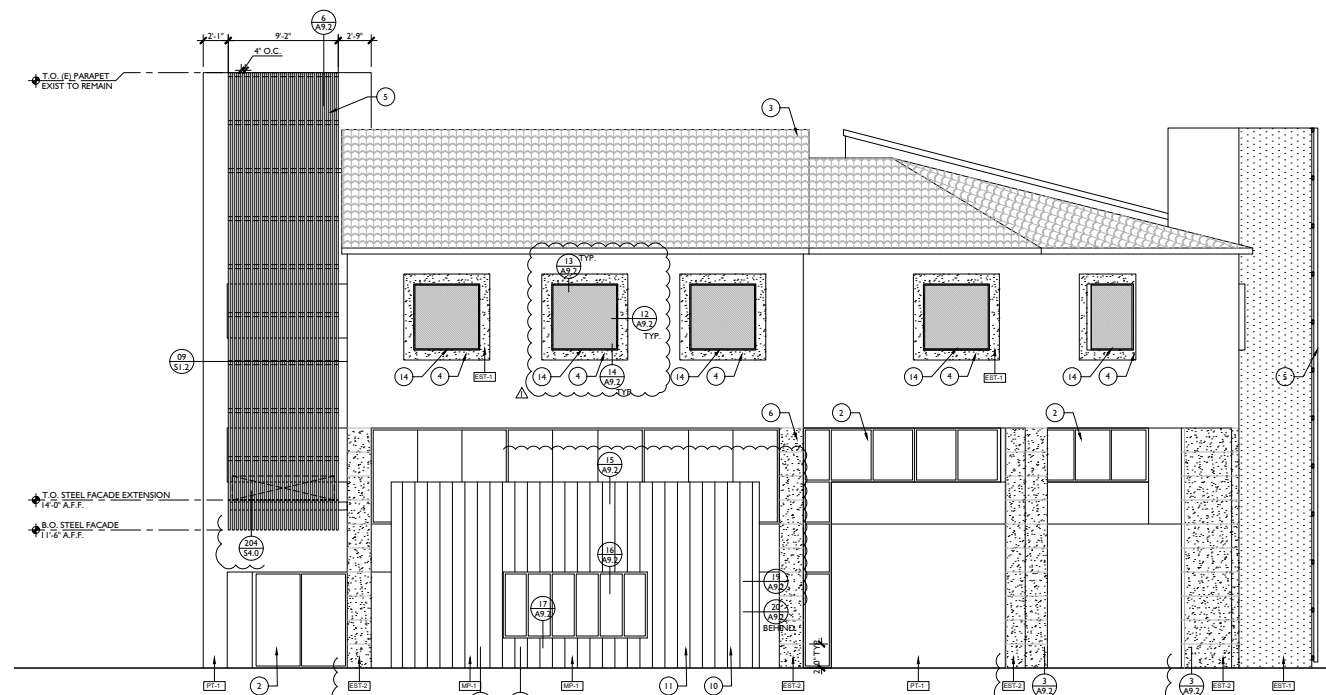
NORTH ELEVATION | SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES:

1. EXISTING STUCCO FINISH TO REMAIN. PAINT AS NOTED. REF. FINISH SCHEDULE.
 2. EXISTING WINDOW SYSTEM TO REMAIN. CLEAN, PATCH AND REPAIR AS REQUIRED.
 3. EXISTING ROOF TO REMAIN. PATCH AND REPAIR AS REQUIRED.
 4. REMOVE STUCCO POP OUT AND PROVIDE NEW STUCCO FINISH FLUSH WITH ADJACENT WALL. MATCH ADJACENT TEXTURE AND FINISH. PAINT PER FINISH SCHEDULE.
 5. SEALED STEEL TUBE FACADE. REF. NOTED DETAIL AND FINISH SCHEDULE. TUBE STEEL SUPPORTS BEHIND AT 4'-0" O.C. MAX. COORDINATE WITH EXISTING OPENINGS AS REQUIRED. REF. DTL. 11(A)9.2.
 6. STUCCO FINISH WITH JOINT PATTERN AS INDICATED. ALIGN WITH EDGE OF SOFFIT.
 7. BUILDING SIGNAGE APPROX. LOCATION. VERIFY LOCATION WITH OWNER PRIOR TO ROUGH-IN. SIGNAGE BY SEPARATE PERMIT.
 8. EXTERIOR LIGHT FIXTURE. REF. ELECTRICAL PLANS.
 9. PAINTED SHEET METAL PARAPET CAP. PAINT TO MATCH EXTERIOR WALL.
 10. METAL PANEL FACADE. REF. NOTED DETAILS AND FINISH SCHEDULE.
 11. PERFORATED METAL PANEL FACADE AT WINDOW. REF. NOTED DETAILS AND FINISH SCHEDULE.
 12. PROVIDE WINDOW SYSTEM. REF. FLOOR PLAN AND WINDOW SCHEDULE.
 13. STEEL WALL FURR OUT. REF. STRUCTURAL PLAN. PROVIDE STUCCO BRUSH UP MATCHING ADJACENT STUCCO.
 14. NEW STEEL WINDOW BOX WITH STOREFRONT SYSTEM IN EXISTING OPENING. REF. FLOOR PLAN AND WINDOW SCHEDULE.
 15. EXISTING GRESS STAIR TO REMAIN.
 16. NEW SOLID DOOR. REF. TO DOOR SCHEDULE.
- NOTE: _____

EAST ELEVATION | SCALE: 1/8" = 1'-0"



SPECIAL DISTRICTS APPROVAL

MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**

ACTIVITY# **T20SA00145**

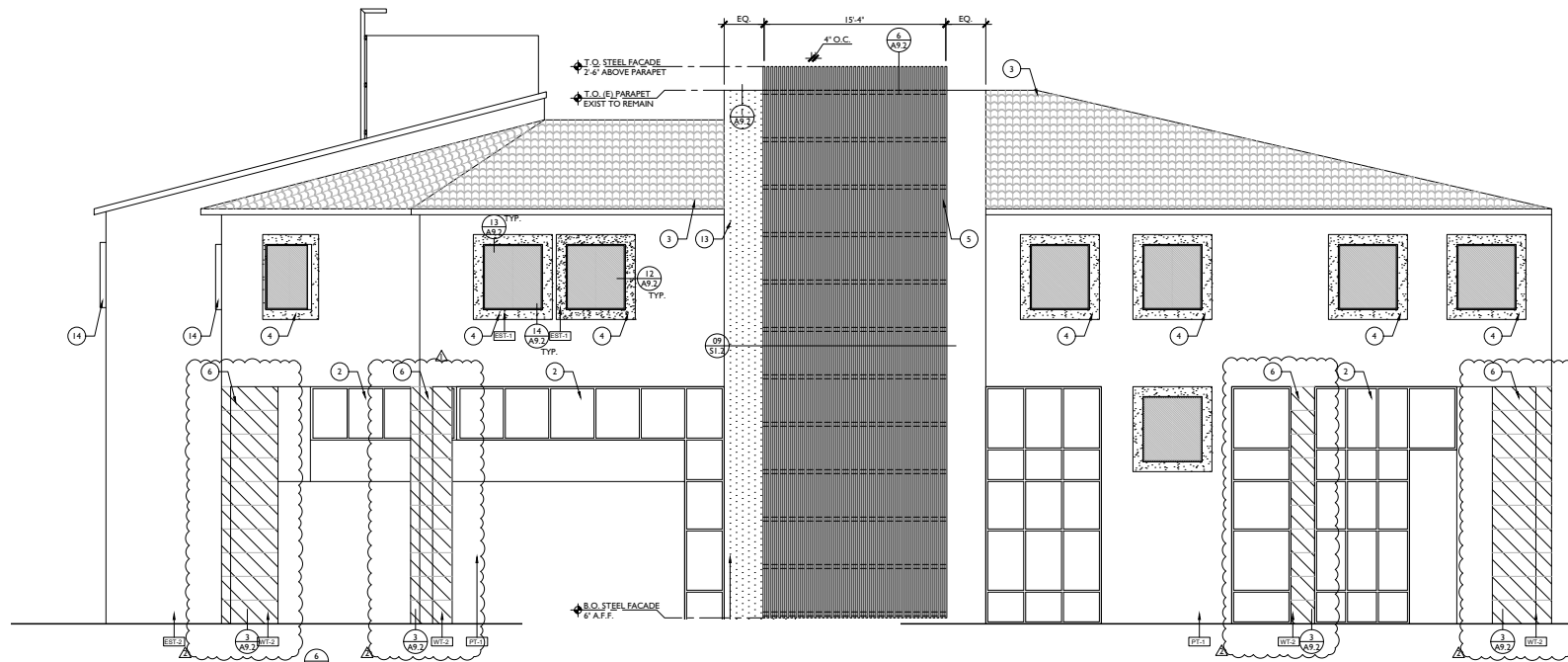
RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

<input type="checkbox"/> IID	<input checked="" type="checkbox"/> DESIGN PACKAGE
<input checked="" type="checkbox"/> RNA	<input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN
<input type="checkbox"/> UOD	<input checked="" type="checkbox"/> ELEVATIONS
<input type="checkbox"/> HPZ	<input type="checkbox"/> APPROVED WITH CONDITIONS
<input type="checkbox"/> NPZ	<input type="checkbox"/> OTHER

REVISED

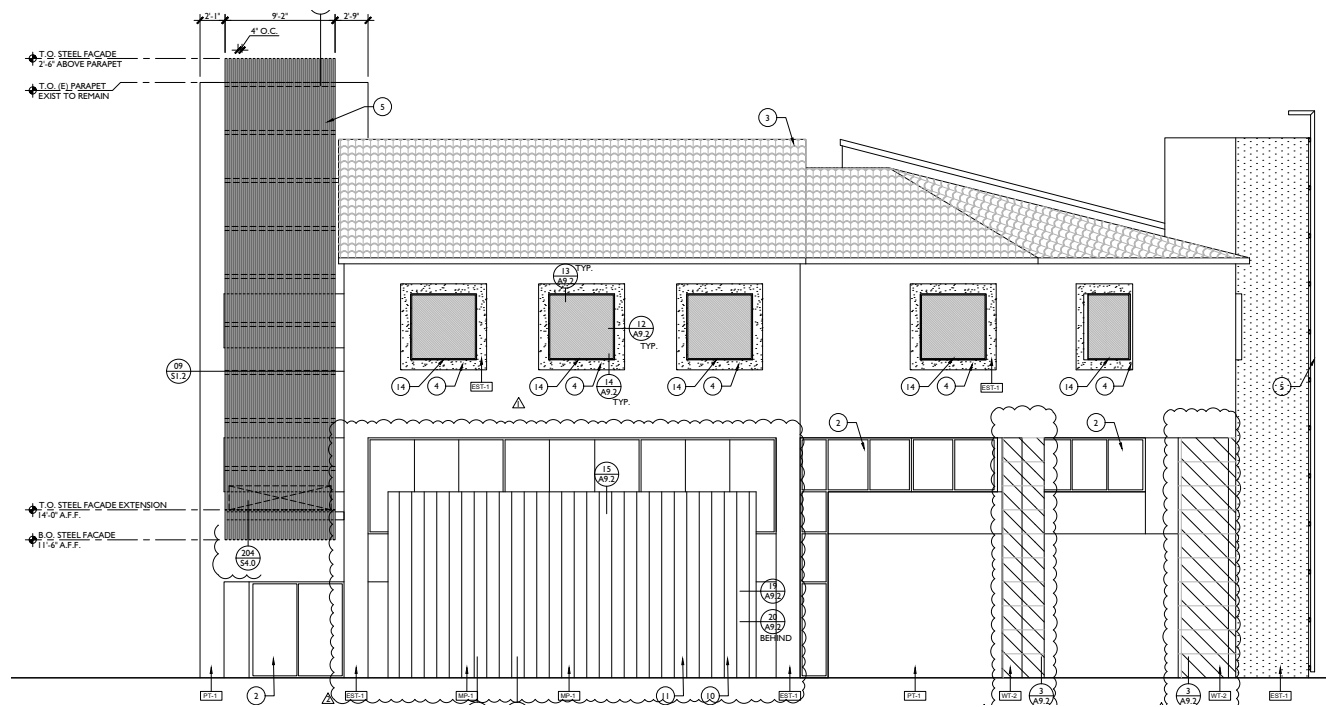
NORTH ELEVATION | SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES:

1. EXISTING STUCCO FINISH TO REMAIN. PAINT AS NOTED. REF. FINISH SCHEDULE.
 2. EXISTING WINDOW SYSTEM TO REMAIN. CLEAN, PATCH AND REPAIR AS REQUIRED.
 3. EXISTING ROOF TO REMAIN. PATCH AND REPAIR AS REQUIRED.
 4. REMOVE STUCCO POP OUT AND PROVIDE NEW STUCCO FINISH FLUSH WITH ADJACENT WALL. MATCH ADJACENT TEXTURE AND FINISH. PAINT PER FINISH SCHEDULE.
 5. SEALED STEEL TUBE FACADE. REF. NOTED DETAIL AND FINISH SCHEDULE. TUBE STEEL SUPPORTS BEHIND AT 4'-0" O.C. MAX. COORDINATE WITH EXISTING OPENINGS AS REQUIRED.
 6. EST-2. PROVIDE JOINTS IN A 24"X48" PATTERN AS SHOWN. ALIGN JOINTS WITH TOP OF COLUMN.
 7. BUILDING SIGNAGE APPROX. LOCATION. VERIFY LOCATION WITH OWNER PRIOR TO ROUGH-IN. SIGNAGE BY SEPARATE PERMIT.
 8. EXTERIOR LIGHT FIXTURE. REF. ELECTRICAL PLANS.
 9. PAINTED SHEET METAL PARAPET CAP. PAINT TO MATCH EXTERIOR WALL.
 10. METAL PANEL FACADE. REF. NOTED DETAILS AND FINISH SCHEDULE.
 11. PERFORATED METAL PANEL FACADE AT WINDOW. REF. NOTED DETAILS AND FINISH SCHEDULE.
 12. PROVIDE WINDOW SYSTEM. REF. FLOOR PLAN AND WINDOW SCHEDULE.
 13. STEEL WALL FURR OUT. REF. STRUCTURAL PLAN. PROVIDE STUCCO FINISH TO MATCH EXISTING ADJACENT STUCCO.
 14. NEW WINDOW IN EXISTING OPENING. REF. FLOOR PLAN AND WINDOW SCHEDULE.
- NOTE:
1. REFERENCE MATERIAL FINISHES KEY ON SHEET A8.0. VERIFY ALL FINISHES AND LOCATIONS WITH OWNER PRIOR TO ORDER OR INSTALLATION.

EAST ELEVATION | SCALE: 1/8" = 1'-0"



REVISED

SPECIAL DISTRICTS APPROVAL
 MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**
 ACTIVITY# **T20SA00145**
 RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

<input type="checkbox"/> JID	<input checked="" type="checkbox"/> DESIGN PACKAGE
<input checked="" type="checkbox"/> RNA	<input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN
<input type="checkbox"/> UOD	<input checked="" type="checkbox"/> ELEVATIONS
<input type="checkbox"/> HPZ	<input type="checkbox"/> APPROVED WITH CONDITIONS
<input type="checkbox"/> NPZ	<input type="checkbox"/> OTHER



ARTIST RENDERING : BIRD'S EYE VIEW



A | ARTIST'S RENDERING : VIEW FROM BROADWAY

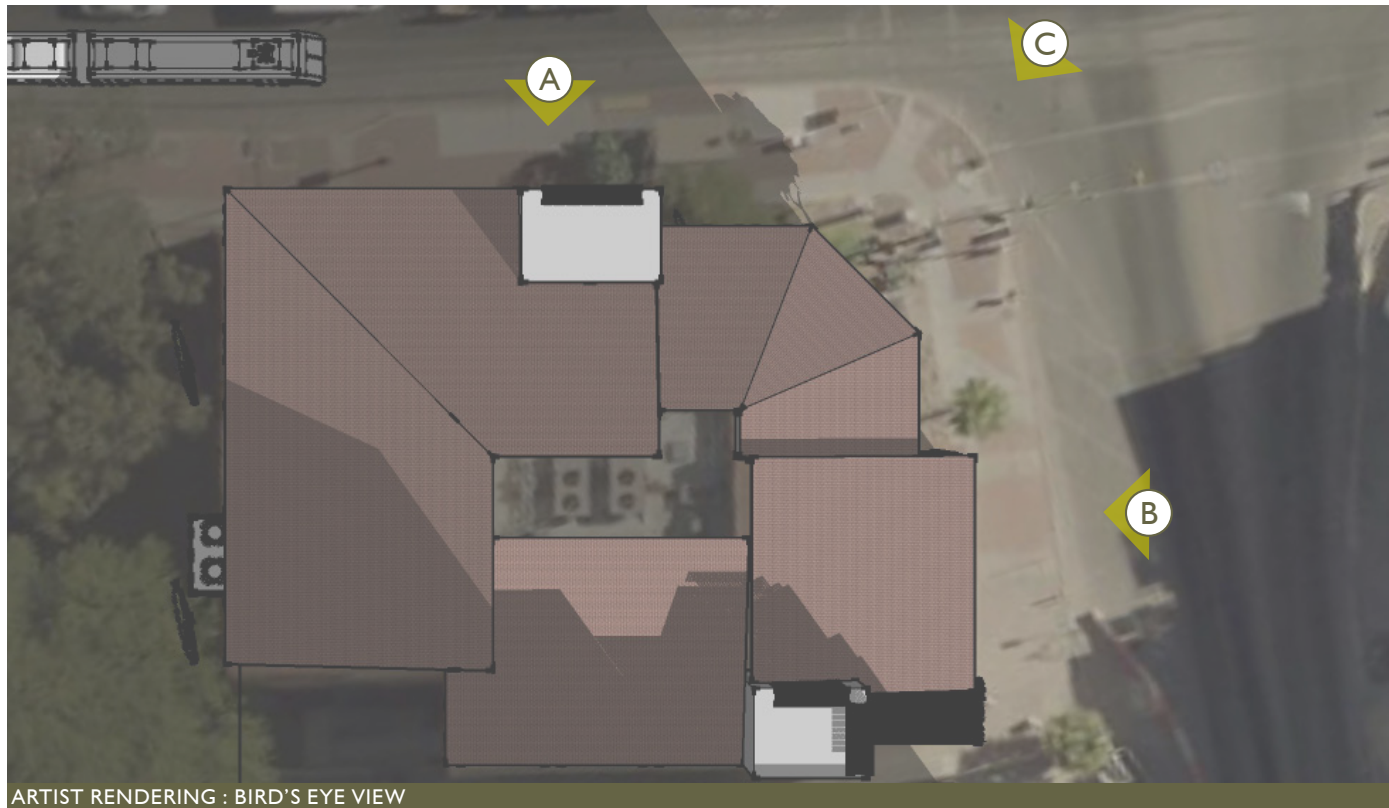


B | ARTIST'S RENDERING : VIEW FROM CHURCH

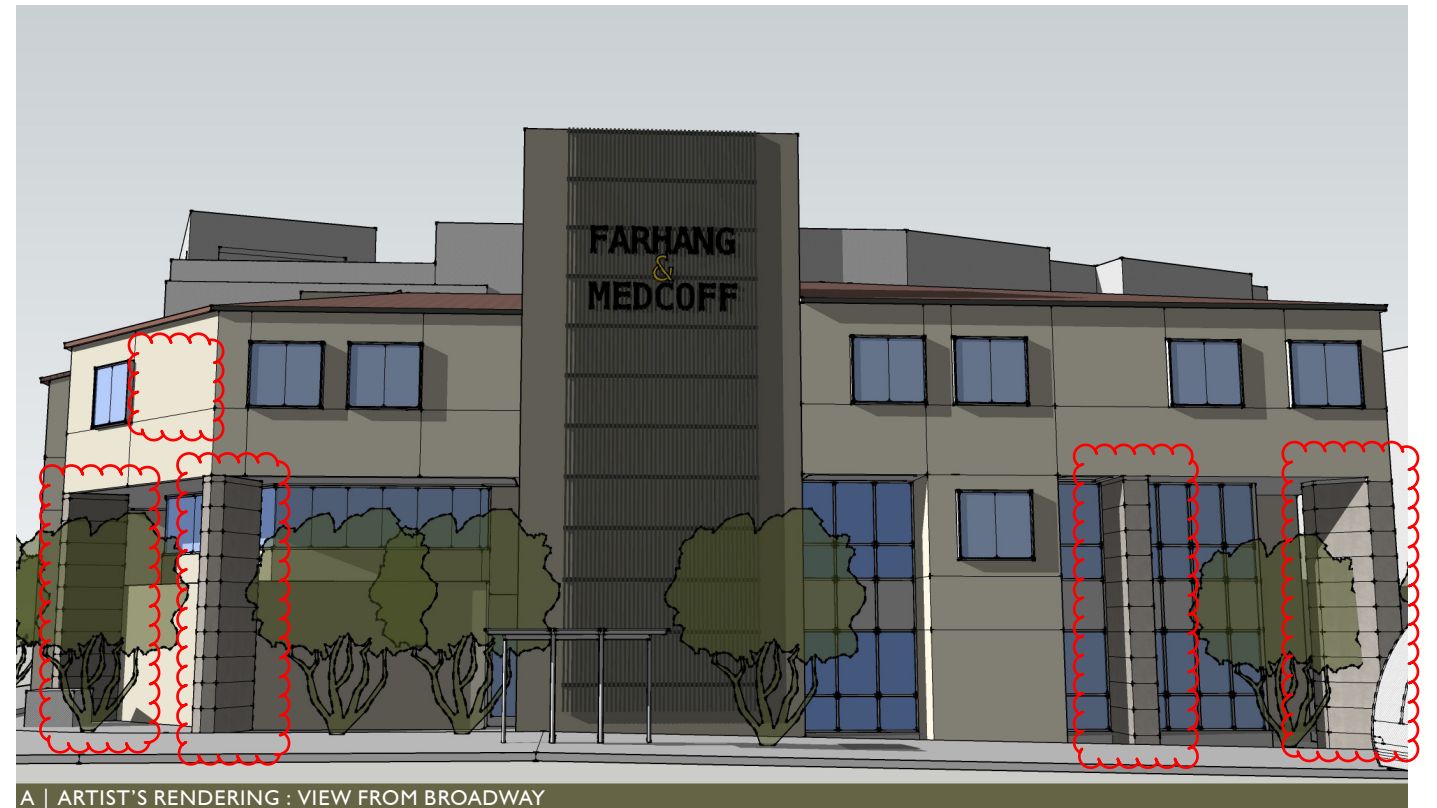


C | ARTIST RENDERING : VIEW FROM INTERSECTION OF CHURCH AND BROADWAY

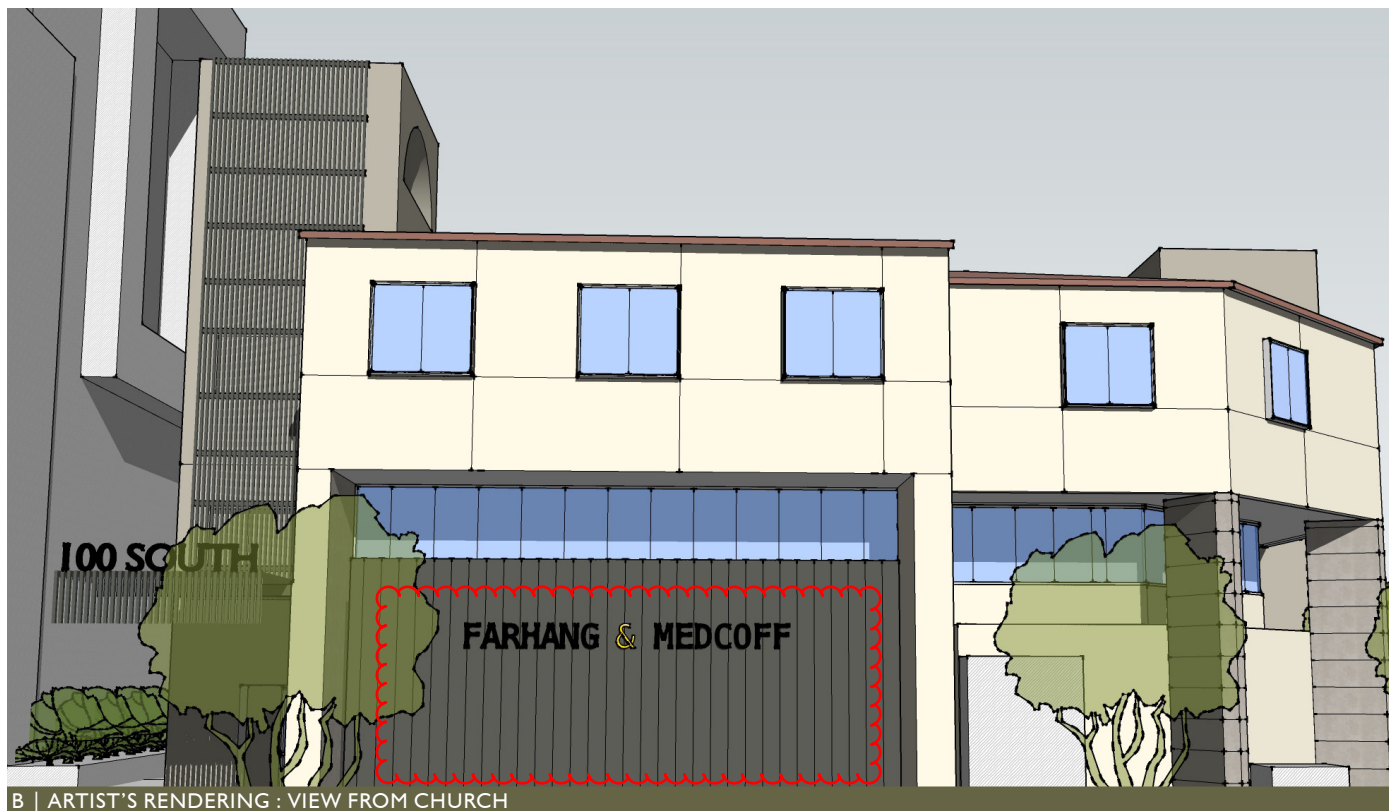
REVISED



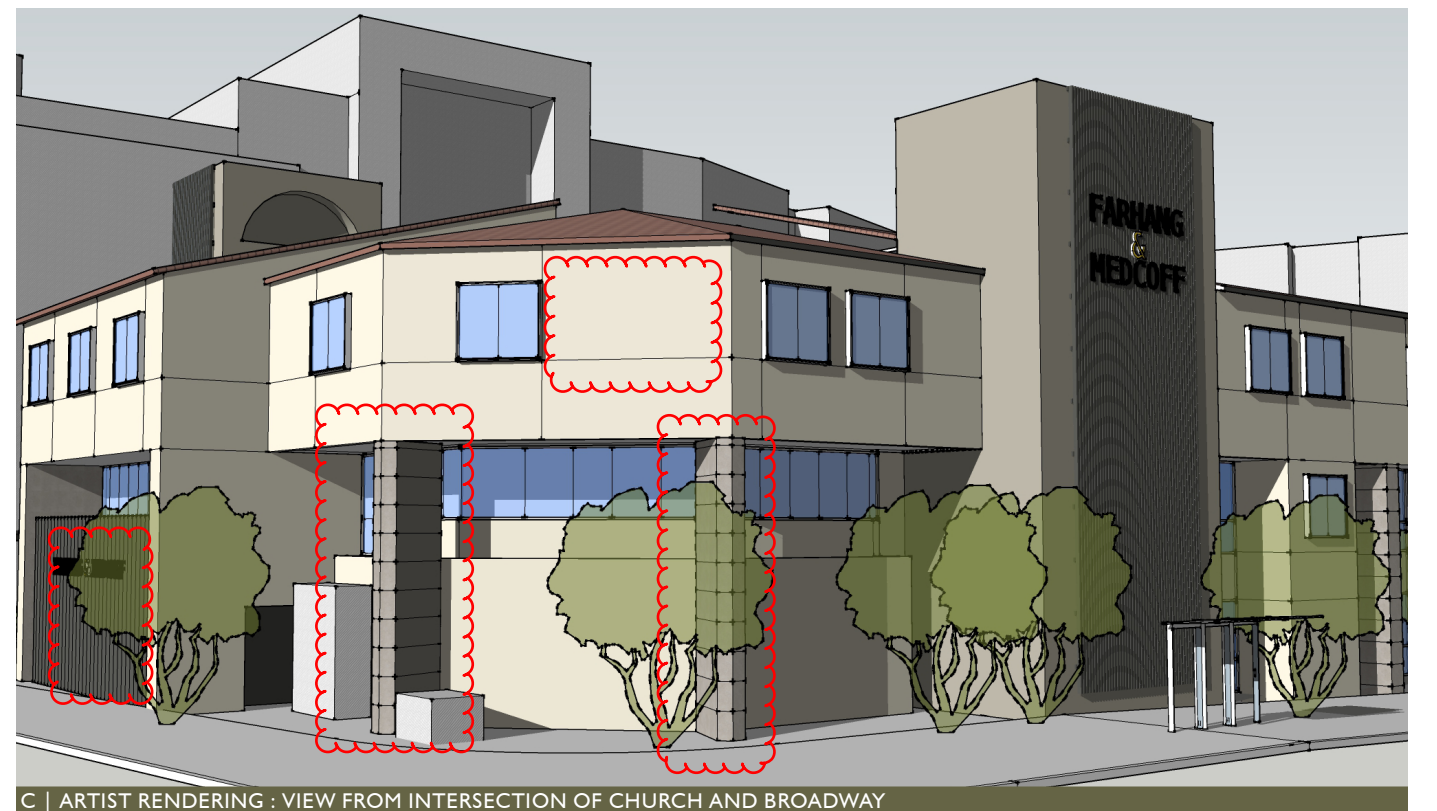
ARTIST RENDERING : BIRD'S EYE VIEW



A | ARTIST'S RENDERING : VIEW FROM BROADWAY



B | ARTIST'S RENDERING : VIEW FROM CHURCH



C | ARTIST RENDERING : VIEW FROM INTERSECTION OF CHURCH AND BROADWAY

MATERIAL FINISH KEY

MARK	MATERIAL	MANUFACT.	DESCRIPTION	PROVIDED BY	INSTALLED BY
EST-1	PAINTED STUCCO FINISH	DUNN EDWARDS OR EQUAL	REFINISH STUCCO FOR SMOOTH FINISH AS REQUIRED. PAINT COLOR: MILK GLASS - EXTERIOR PAINT COLOR	GC	GC
EST-2	PAINTED STUCCO FINISH	DUNN EDWARDS OR EQUAL	SAND STUCCO FINISH WITH JOINT REVEAL PER ELEVATIONS. PAINT COLOR: MILK GLASS - EXTERIOR PAINT COLOR	GC	GC
STL-1	STEEL	--	CLEAR SEAL STEEL MEMBERS, REF. STRUCTURAL PLANS. PROVIDE US COATING MULTIGRIP7000XP VOC PER MANUFACTURER RECOMMENDATIONS	GC	GC
MP-1	METAL PANEL	AEP SPAN OR APPROVED EQ.	SAGE GREEN PRESTIGE SERIES 12" NO REVEAL FLUSH PANEL. PROVIDE PERFORATED PANELS WITH PATTERN #6 AT WINDOWS. REF. BUIDLING ELEVATION	GC	GC

NOTE: VERIFY ALL FINISHES, LOCATIONS AND QUANTITIES WITH OWNER PRIOR TO ORDERING. T = TENANT; GC = GENERAL CONTRACTOR

KEY TO ABBREVIATIONS

ME = MATCH EXISTING	AL = ALUMINUM	PM = PRESSED METAL	WD = SOLID CORE WOOD
STL = STEEL	FR = FRAME	WG = WIRE GLASS	ST = STAIN WOOD FINISH
SS = STAINLESS STEEL	GL = GLASS	G = GALVANIZED	CRI = CARPET
HM = HOLLOW METAL	P = PAINT	MG = MIRROR GLASS	WLD = WELDED HOLLOW METAL
SC = SOLID CORE	T = TEMPERED GLASS	NR = NOT RATED	PLY = PLYWOOD
FL = FULL LOUVER	SG = SAFETY GLASS	BK = BLACK	V.I.F. = VERIFY IN FIELD
HC = HOLLOW CORE	KD = KNOCK DOWN	E = EXISTING	T.B.D. = TO BE DETERMINED
SHT. LINUM. = SHEET LINOLEUM	FRL = FRAMELESS	CLG = CLEAR GLASS	O.T.S. = OPEN TO STRUCTURE
A.F.F. = ABOVE FINISH FLOOR	N.I.C. = NOT IN CONTRACT	REF. = REFERENCE	TYP. = TYPICAL

CITY OF TUCSON

SPECIAL DISTRICTS APPROVAL

MGayoss1 10/8/2020

CASE# **RNA-DRB-20-01**

ACTIVITY# **T20SA00145**

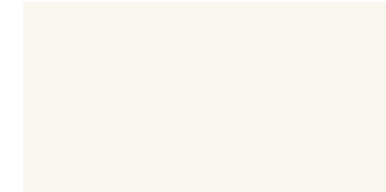
RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

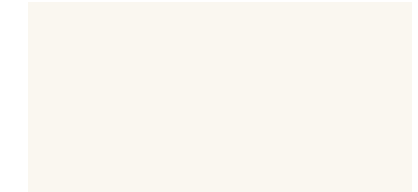
<input type="checkbox"/> IID	<input checked="" type="checkbox"/> DESIGN PACKAGE
<input checked="" type="checkbox"/> RNA	<input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN
<input type="checkbox"/> UOD	<input checked="" type="checkbox"/> ELEVATIONS
<input type="checkbox"/> HPZ	<input type="checkbox"/> APPROVED WITH CONDITIONS
<input type="checkbox"/> NPZ	<input type="checkbox"/> OTHER

PROPOSED MATERIAL IMAGES

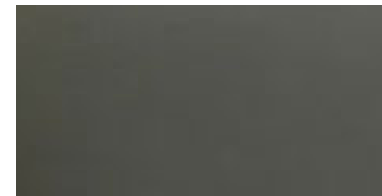
EST-2 :
SAND STUCCO FINISH
W/ DUNN EDWARDS PAINT
DEW358 MILK GLASS



EST-1 :
SMOOTH STUCCO FINISH
W/ DUNN EDWARDS PAINT
DEW358 MILK GLASS



STL-1 :
2"X4" HSS
WITH CLEAR COAT



MP-1 :
AEP SPAN 12" FLUSH PANEL
SAGE GREEN



4 | ARTIST RENDERING : VIEW FROM SOUTH CHURCH

MATERIAL FINISH KEY

MARK	MATERIAL	MANUFACT.	DESCRIPTION	PROVIDED BY	INSTALLED BY
PT-1	PAINT	DUNN EDWARDS OR EQUAL	COLOR: MILK GLASS - EXTERIOR PAINT COLOR	GC	GC
WT-2	CERAMIC TILE	DALTILE	24"X48" WALL TILE DALTILE PLAY ON GRAY D36228	GC	GC
EST-1	STUCCO	WESTERN BLENDED PRODUCTS OR EQ.	STUCCO FINISH TO MATCH EXISTING AND PAINTED DUNN EDWARDS MILK GLASS DEW 358 EXISTING STUCCO AND ALIGNED WITH EXISTING STUCCO JOINTS	GC	GC
EST-2	STUCCO	WESTERN BLENDED PRODUCTS OR EQ.	SMOOTH STUCCO FINISH, PAINTED DUNN EDWARDS PLAY ON GREY DE6228	GC	GC
MP-1	METAL PANEL	AEP SPAN OR APPROVED EQ.	SAGE GREEN PRESTIGE SERIES 12" NO REVEAL FLUSH PANEL. PROVIDE PERFORATED PANELS WITH #6 AT WINDOWS. REF. BUIDLING ELEVATION, A5.0.	GC	GC

KEY TO ABBREVIATIONS

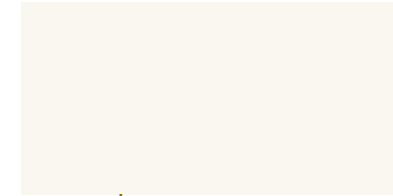
ME = MATCH EXISTING	AL = ALUMINUM	PM = PRESSED METAL	WD = SOLID CORE WOOD
STL = STEEL	FR = FRAME	WG = WIRE GLASS	ST = STAIN WOOD FINISH
SS = STAINLESS STEEL	GL = GLASS	G = GALVANIZED	CR1 = CARPET
HM = HOLLOW METAL	P = PAINT	MG = MIRROR GLASS	WLD = WELDED HOLLOW METAL
SC = SOLID CORE	T = TEMPERED GLASS	NR = NOT RATED	PLY = PLYWOOD
FL = FULL LOUVER	SG = SAFETY GLASS	BK = BLACK	V.I.F. = VERIFY IN FIELD
HC = HOLLOW CORE	KD = KNOCK DOWN	E = EXISTING	T.B.D. = TO BE DETERMINED
SHT. LINUM. = SHEET LINOLEUM	FRL = FRAMELESS	CLG = CLEAR GLASS	O.T.S. = OPEN TO STRUCTURE
A.F.F. = ABOVE FINISH FLOOR	N.I.C. = NOT IN CONTRACT	REF. = REFERENCE	TYP. = TYPICAL

PROPOSED MATERIAL IMAGES

EST-2 :
SMOOTH STUCCO FINISH
W/ DUNN EDWARDS PAINT
DE6228 PLAY ON GRAY



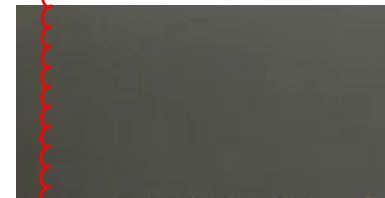
EST-1 :
SMOOTH STUCCO FINISH
W/ DUNN EDWARDS PAINT
DEW358 MILK GLASS



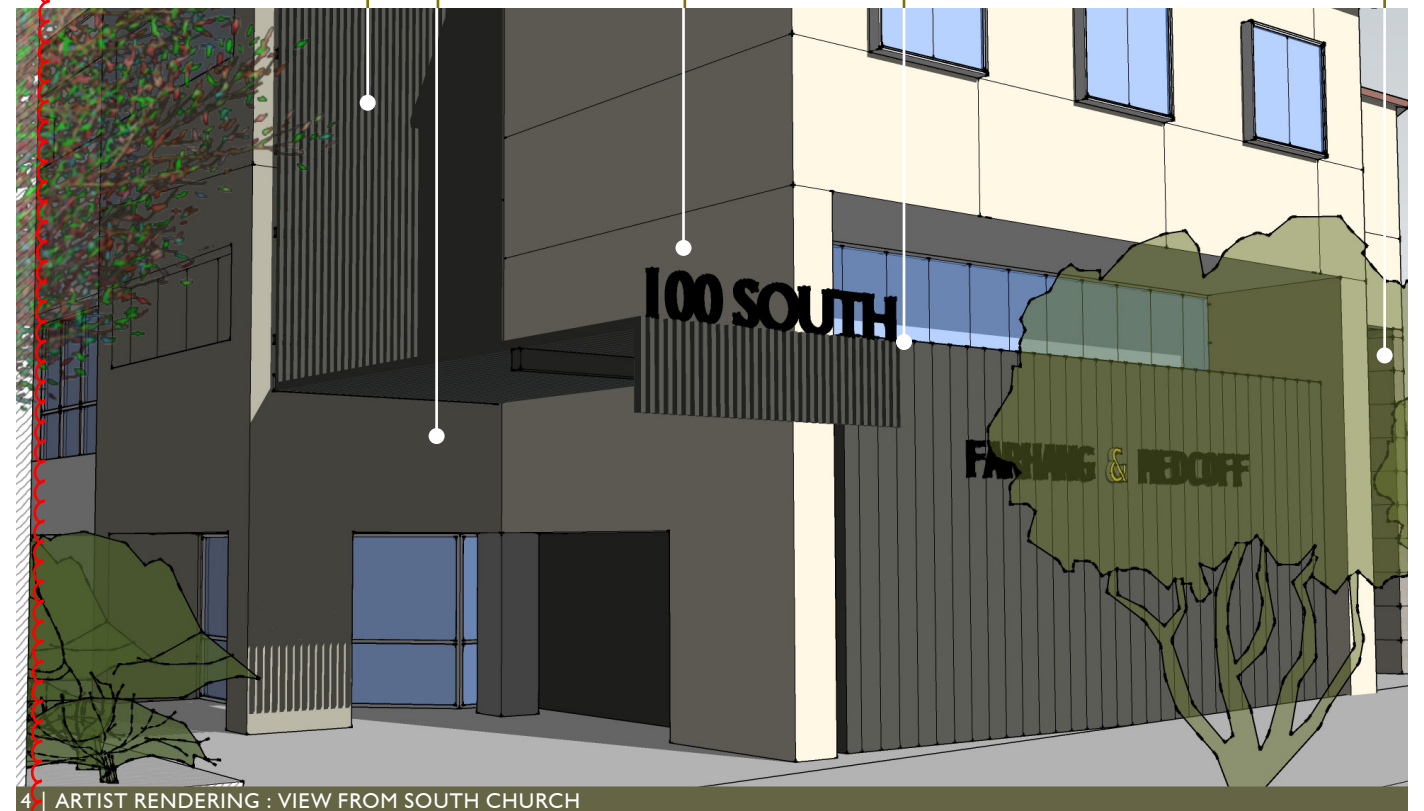
WT-1
DAL TILE :
HAUT MONDE
HM05 ELITE GREY



STL-1 :
2"X4" HSS
PAINTED TO MATCH MP-1



MP-1 :
AEP SPAN 12" FLUSH PANEL
COOL ZINC GRAY



4 | ARTIST RENDERING : VIEW FROM SOUTH CHURCH