

# INFILL INCENTIVE DISTRICT DESIGN PACKAGE for 140 EAST BROADWAY BOULEVARD

September 24, 2019

**Owner**

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

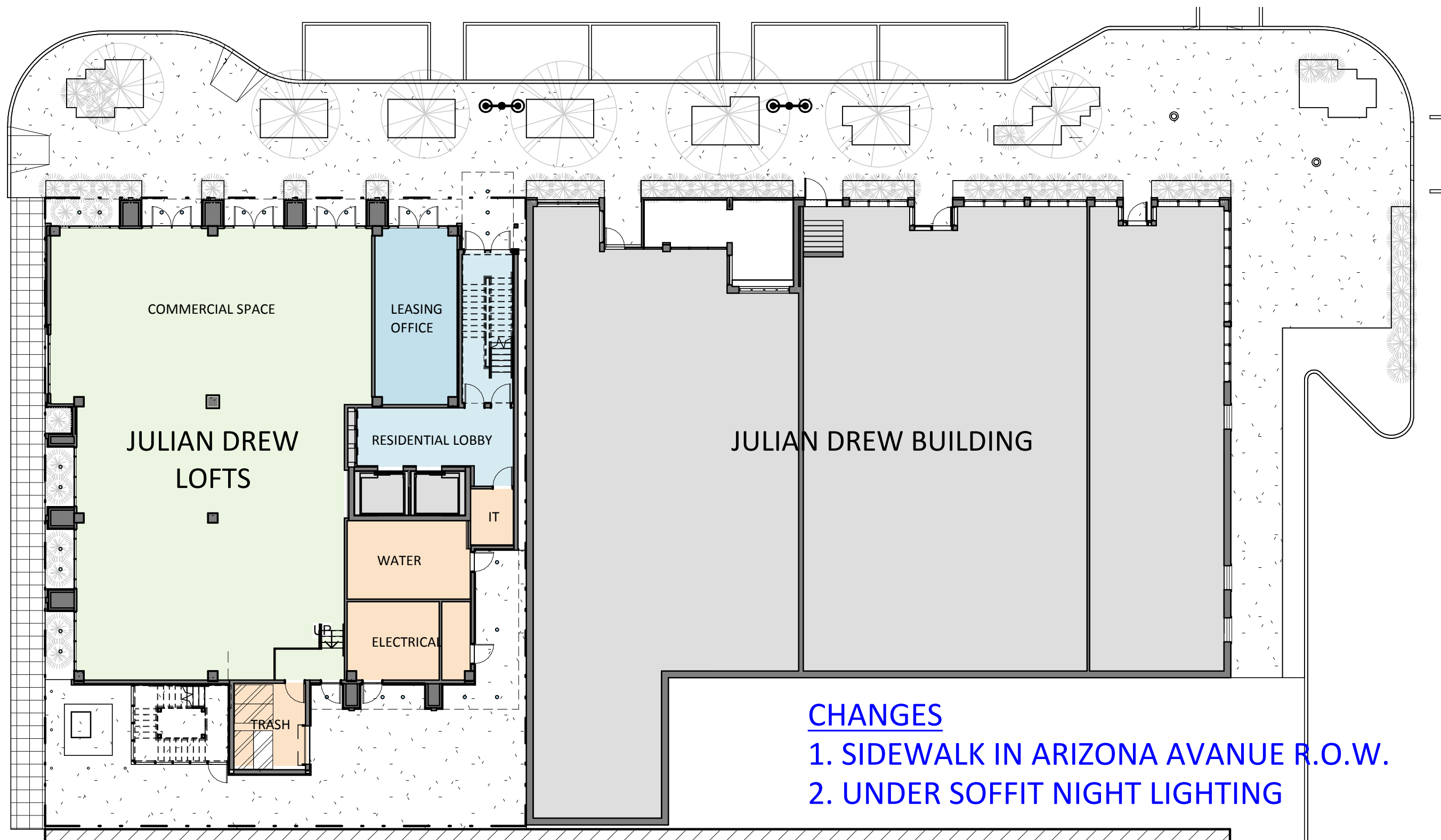


Prepared by

**Engberg Anderson Architects**

Architecture | Interior Design | Planning

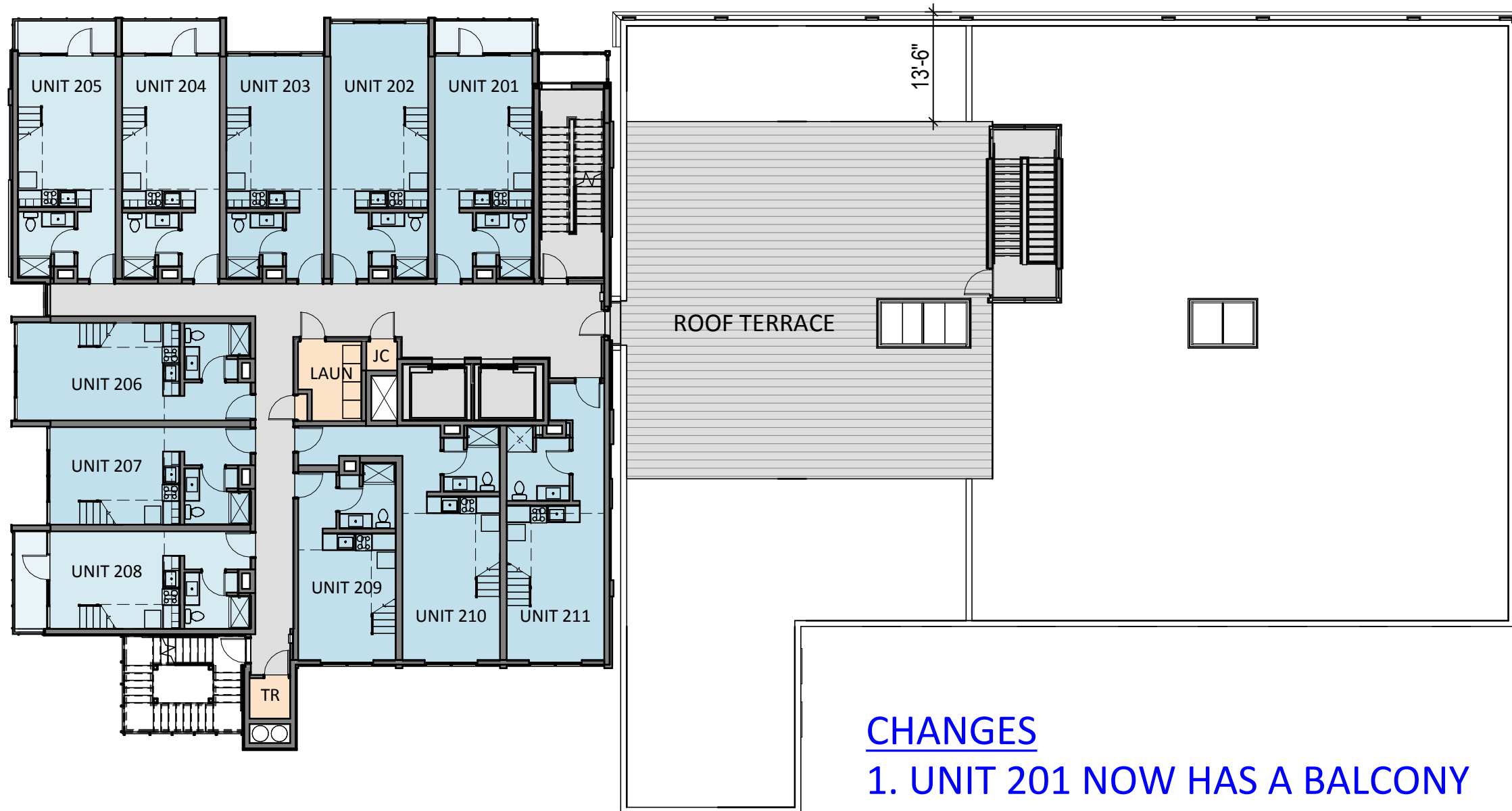
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# Julian Drew Lofts

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

Engberg Anderson Project No. 193009



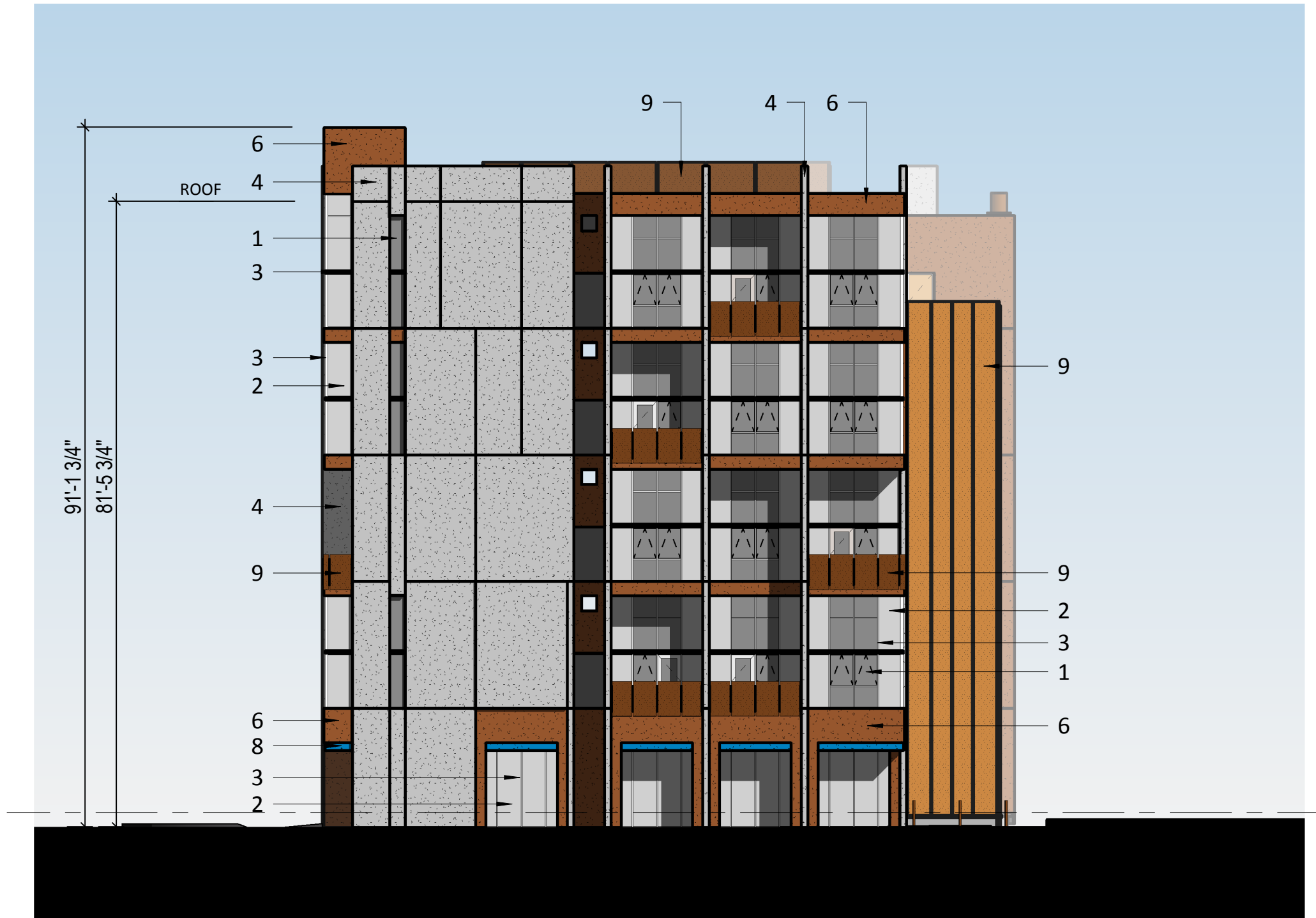
- CHANGES**
1. UNIT 201 NOW HAS A BALCONY
  2. ROOF TERRACE SETBACK AND STAIR

**EXTERIOR MATERIAL KEY:**

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

**CHANGES**

**1. PATTERNING ON WEST FACADE**



**EXTERIOR MATERIAL KEY:**

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

**CHANGES**

- 1. PATTERNING ON EAST FACADE
- 2. JD STAIR TO ROOF

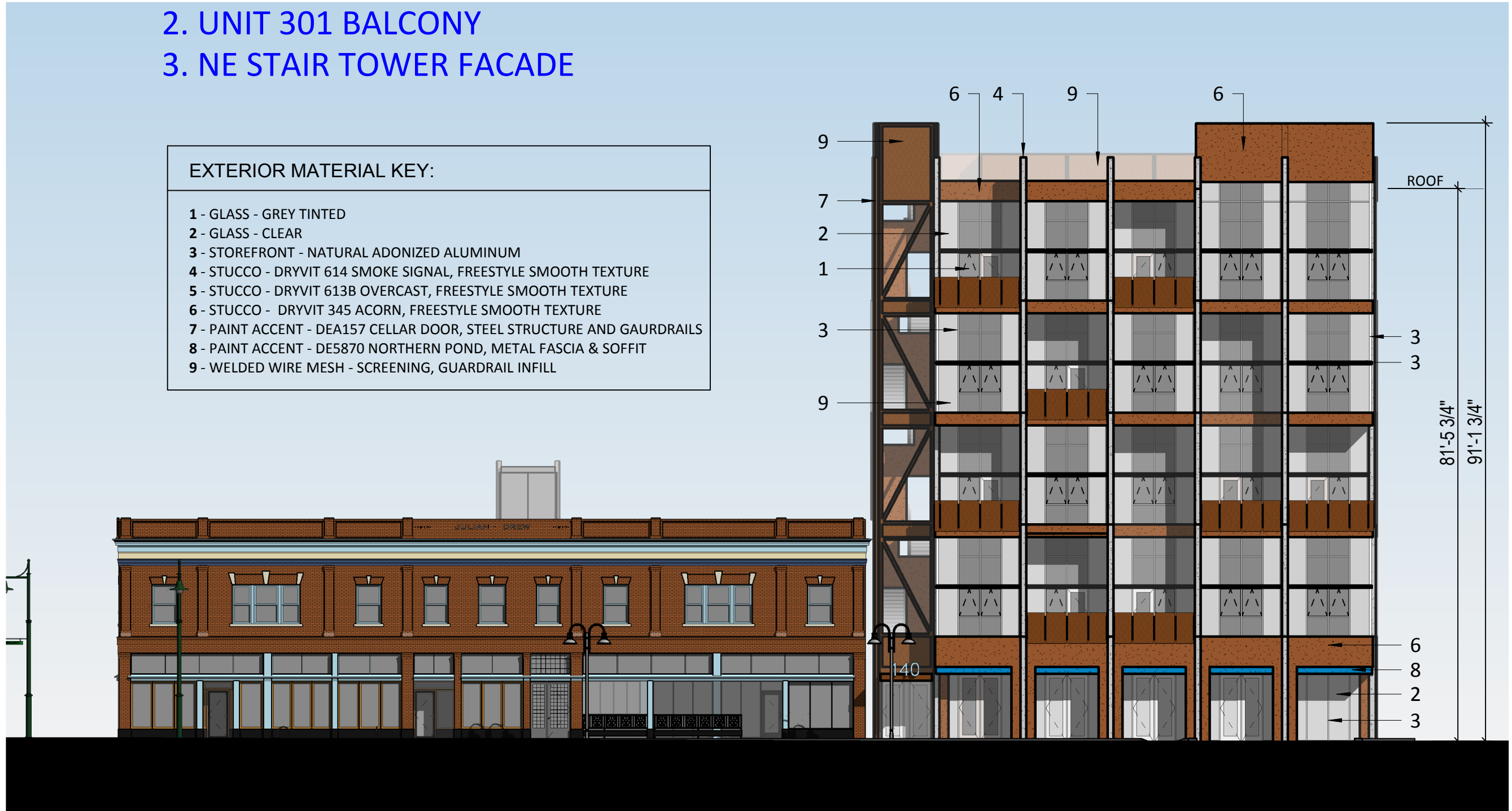


# CHANGES

1. JD STAIR TO ROOF
2. UNIT 301 BALCONY
3. NE STAIR TOWER FACADE

## EXTERIOR MATERIAL KEY:

- 1 - GLASS - GREY TINTED
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- 5 - STUCCO - DRYVIT 613B OVERCAST, FREESTYLE SMOOTH TEXTURE
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## Julian Drew Lofts

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

Engberg Anderson Project No. 193009





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PERSPECTIVE VIEWS  
SCALE:

Engberg Anderson Project No. 193009





JULIAN DREW



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PERSPECTIVE VIEWS  
SCALE:

Engberg Anderson Project No. 193009