



CITY OF  
TUCSON

PLANNING AND  
DEVELOPMENT  
SERVICES  
DEPARTMENT

## Planning and Development Services Department

### \*\*\* NOTICE OF DECISION \*\*\*

Effective: June 1, 2020

**Case Number:** RNA-DRB-20-01  
**Activity Number:** T20SA00145  
**Review Type:** Rio Nuevo Area (RNA)  
**Project Name:** Farhang & Medcoff  
**Location:** 100 S Church Avenue (Tax Parcel # 117-20-016H)

#### **Proposed Project:**

The applicant is proposing the following modifications to the north and east facades of the former Visit Tucson building, to accommodate for new administrative and professional offices, and retail:

1. New stucco finish flush with adjacent wall;
2. Sealed steel tube façade;
3. Stucco finish with joints in a 24"X48" pattern; align joints with top of column;
4. Metal panel on first floor east entrance;
5. Perforated metal panel at windows on first floor east façade;
6. Penetration on first floor east entrance 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 surrounds; and
9. Outdoor lights at steel canopy entrance.

The site is currently zoned OCR-2 office, commercial, and residential, and is located within the Rio Nuevo Area (RNA) overlay zone. The structure is not listed as, or eligible to be historic and is not on a designated or pending National Register.

#### **Design Review:**

The Design Review Board (DRB) reviewed the proposal on May 22, 2020, for compliance with the Rio Nuevo Area (RNA) design standards pursuant to Unified Development Code (UDC) Section 5.12.7, and recommended approval, requesting that the applicant revise the project plans to show that the second floor window on the north elevation would remain, and to indicate where new outdoor lighting will be provided. The applicant made those revisions to the plans, as requested by the DRB.

#### **Planning and Development Services (PDS) Director's Decision:**

Pursuant to provisions of the RNA design criteria and historic review criteria, as listed UDC Sections 5.12.7 the applicant's request is approved, as shown on the submitted plans stamped approved on June 1, 2020.

This approval applies only to the project's compliance with the Rio Nuevo Area (RNA), and does not constitute approval of a building permit or an approvable development plan package. Compliance with all other applicable zoning and building code regulations is required. Changes made to the plan in order to achieve compliance with these other code requirements may require another review for compliance with RNA standards.

City of Tucson Planning and Development Services Department  
201 North Stone Avenue ♦ P.O. Box 27210, Tucson, AZ 85726-7210  
Telephone: (520) 791-5550 ♦ Fax: (520) 791-4340  
Website: [www.tucsonaz.gov](http://www.tucsonaz.gov) ♦ E-mail: [specialdistricts@tucsonaz.gov](mailto:specialdistricts@tucsonaz.gov)

For additional information regarding this decision, please contact María Gayosso, 520-837-6972, [specialdistricts@tucsonaz.gov](mailto:specialdistricts@tucsonaz.gov).

A handwritten signature in blue ink, appearing to read "Scott Clark". The signature is fluid and cursive, with a large initial "S" and "C".

Scott Clark, Director  
Planning and Development Services Department

SC:MG: S:\Zoning Administration\DRB\DRB Projects\2020\DRB-20-01 Office & Retail -100 S Church Av\RNA-DRB-20-01 Decision Notice 06-01-20.docx

**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 PERFORATED METAL PANEL AT WINDOWS ON FIRST FLOOR EAST FACADE.
- 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



	<b>SPECIAL DISTRICTS APPROVAL</b> MGayoss1 6/1/2020
	CASE# <b>RNA-DRB-20-01</b> ACTIVITY# <b>T20SA00145</b> RELATED# <b>T20CM02335</b> 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**

**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)



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### 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.

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<input checked="" type="checkbox"/> RNA	<input checked="" type="checkbox"/> SITE PLAN/DEVELOPMENT PLAN
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**SPECIAL DISTRICTS APPROVAL**  
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<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 checked="" 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 AN ADDITIONAL RETAIL USE TO THE EXISTING OFFICE 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.

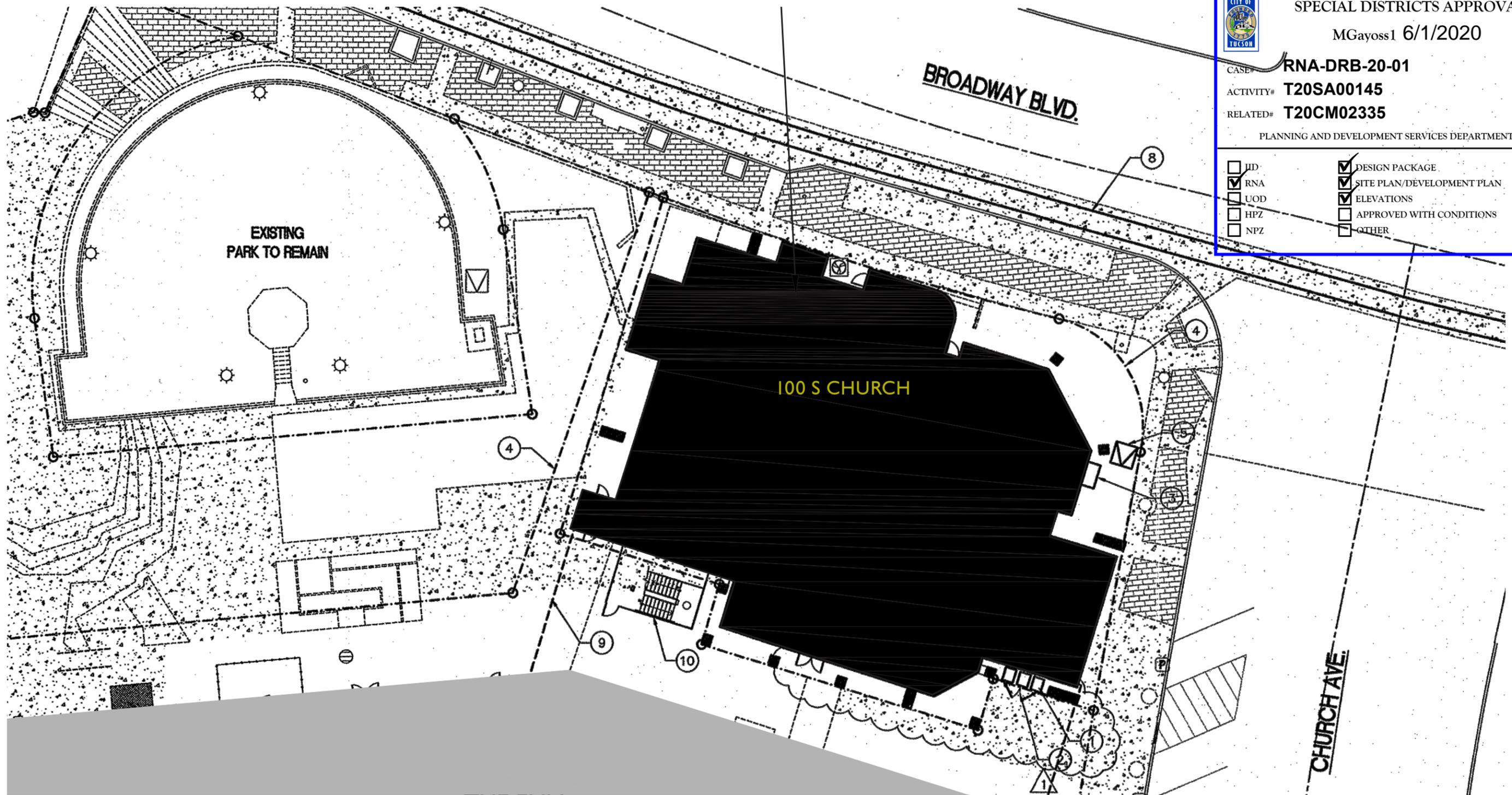
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ARTIST'S RENDERING : BIRD'S EYE VIEW SHADE STUDY



ARTIST RENDERING : VIEW FROM INTERSECTION OF CHURCH AND BROADWAY



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MGayoss1 6/1/2020

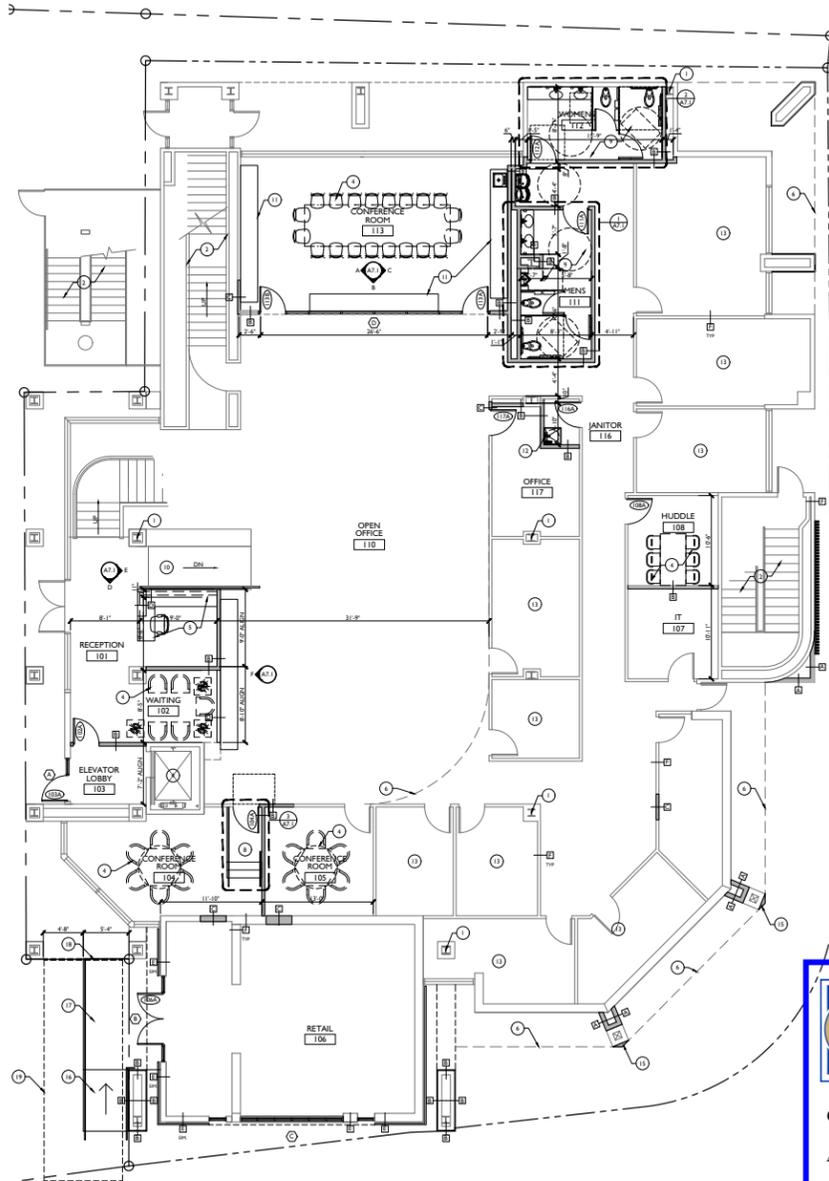
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FIRST FLOOR PLAN | SCALE: 3/32" = 1'-0"

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



FLOOR PLAN KEYNOTES:

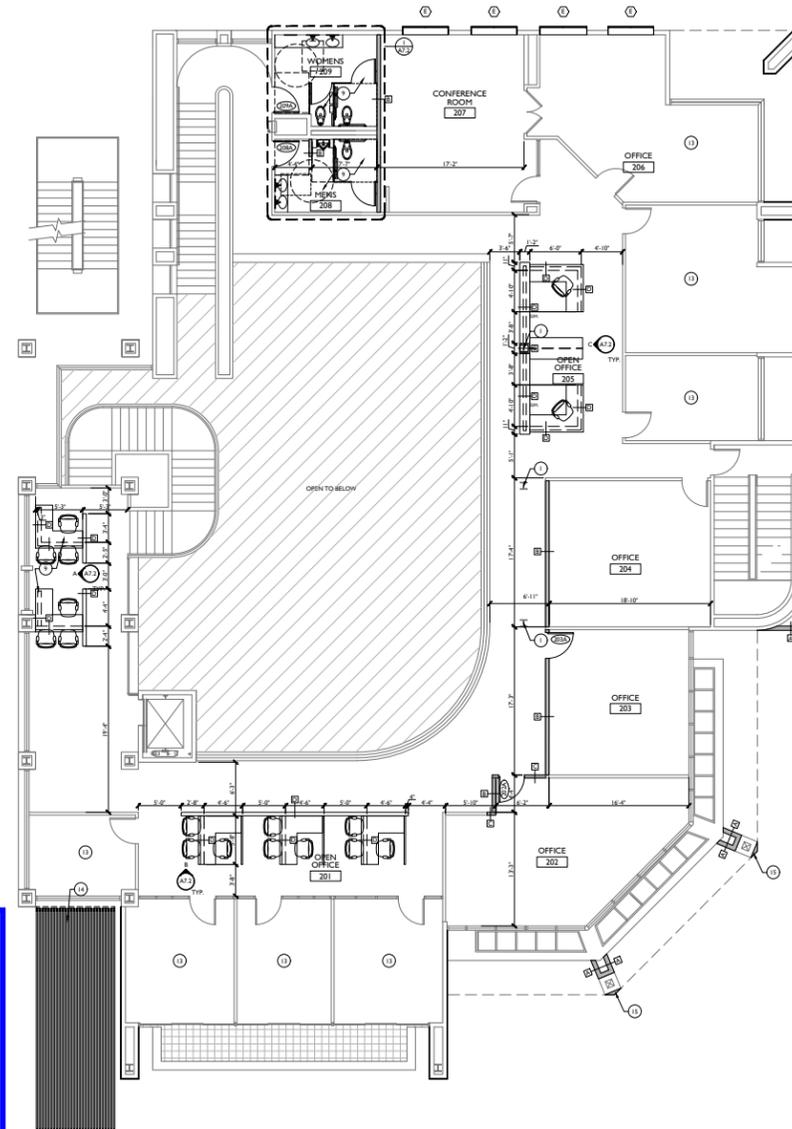
- EXISTING COLUMN TO REMAIN. TYP. ALL STRUCTURAL COLUMNS.
- EXISTING EGRESS STAIR TO REMAIN.
- EXISTING ELEVATOR TO REMAIN.
- OFFICE FURNITURE. TYP. BY TENANT.
- BUILT IN RECEPTION DESK. REF. INTERIOR ELEVATIONS AS NOTED.
- LINE OF SOFFIT ABOVE. SEE RCP.
- BUILT IN WORK STATION. REF. INTERIOR ELEVATIONS AS NOTED.
- LANDING AND STAIR. REF. ENLARGED PLAN AS NOTED.
- ACCESSIBLE RESTROOM. REF. ENLARGED PLAN AS NOTED.
- EXISTING RAMP TO REMAIN.
- HILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
- HOP 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 PARTITIONS.

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.
- G.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.
- 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.
- WALL BACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- 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.
- 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 & 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 FACADE PER ELEVATIONS.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- 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:

- 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.
- HILLWORK. REF. INTERIOR ELEVATIONS AS NOTED.
- HOP 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 PARTITIONS.

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.
- G.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.
- 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.
- WALL BACKING PER DETAILS 3 & 4A9.0.

WALL TYPES:

- 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.
- 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 & 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 FACADE PER ELEVATIONS.
- EXISTING WALL - EXISTING WALL TO REMAIN. REPAIR FINISH WHERE NECESSARY OR REPLACE PER FINISH SCHEDULE. TYP.
- 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.

**CITY OF TUCSON**

**SPECIAL DISTRICTS APPROVAL**

**MGayoss1 6/1/2020**

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ACTIVITY# **T20SA00145**

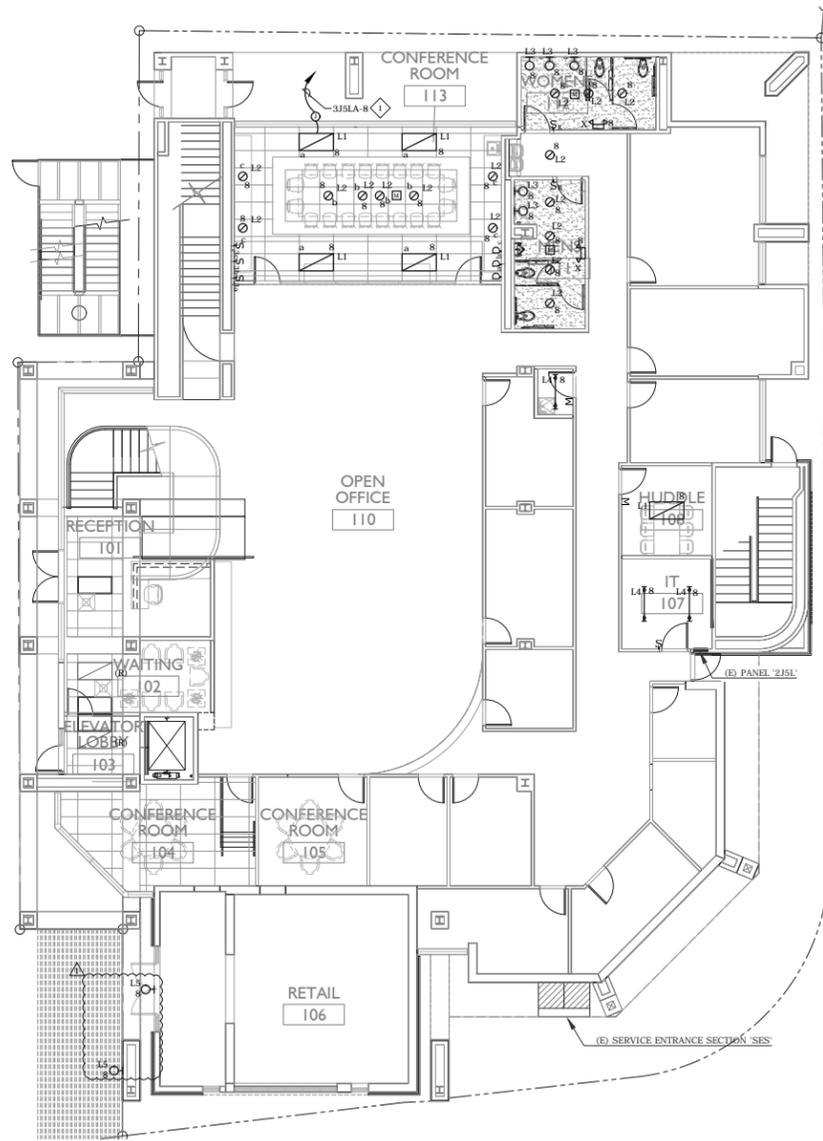
RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

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<input type="checkbox"/> NPZ	<input type="checkbox"/> 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.
- 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:

- 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 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. DET. 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 FINISH 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 INSTALLED 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:
  - 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 90.
  - 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-EZ1-1P930 SERIES	
L2	4" DOWNLIGHT	1500 LUMEN 3000K	0-10V	277	15	LITHONIA	LDN4-3015-154-LENS-MVOLT SERIES	
L3	DECORATIVE SCENCE	800 LUMEN 3000K	ON/OFF	277	17	WAC	WS-6718-3000K-16.5W-850-BL SERIES	
L4	4" STRIP LIGHT	4000 LUMEN	ON/OFF	277	22	LITHONIA	CSS-L48-4000LM-MVOLT-30K-SERIES	
L5	EXTERIOR WALL SCENE WITH INTEGRAL PHOTOCELL	1800 LUMEN 3000K	ON/OFF	277	10	LITHONIA	WDC1-LED-F1-30K-80CRI-VW-MVOLT-PE	
X	EMERGENCY BULB-LIKE 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 WDGE 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 rectangular 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 (1000K)					
				P1	P2	P3	IK	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	Direction	Voltage	Mounting
WDGE1 LED	P1	27K / 2700K	80CRI	VF	MVOLT	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 P8BW Premium surface-mounted back box (top, left, right conduit entry)
	P2	30K / 3000K	90CRI	VW	347V	
		35K / 3500K				
		40K / 4000K				
		50K / 5000K				

Options	Finish
E4WH <sup>3</sup> Emergency battery backup, CEC compliant (4W, 0°C min)	DOBK Dark bronze
PE <sup>4</sup> Photocell, Button Type	DBLK Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNALD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWRD White
BCE Bottom conduit entry for premium back box (P8BW). Total of 4 entry points.	DSXD Sandstone
	DOBTD Textured dark bronze
	DBLKD Textured black
	DNATD Textured natural aluminum
	DWRGD Textured white
	DSSTD Textured sandstone

**CITY OF TUCSON**

**SPECIAL DISTRICTS APPROVAL**  
MGayoss1 6/1/2020

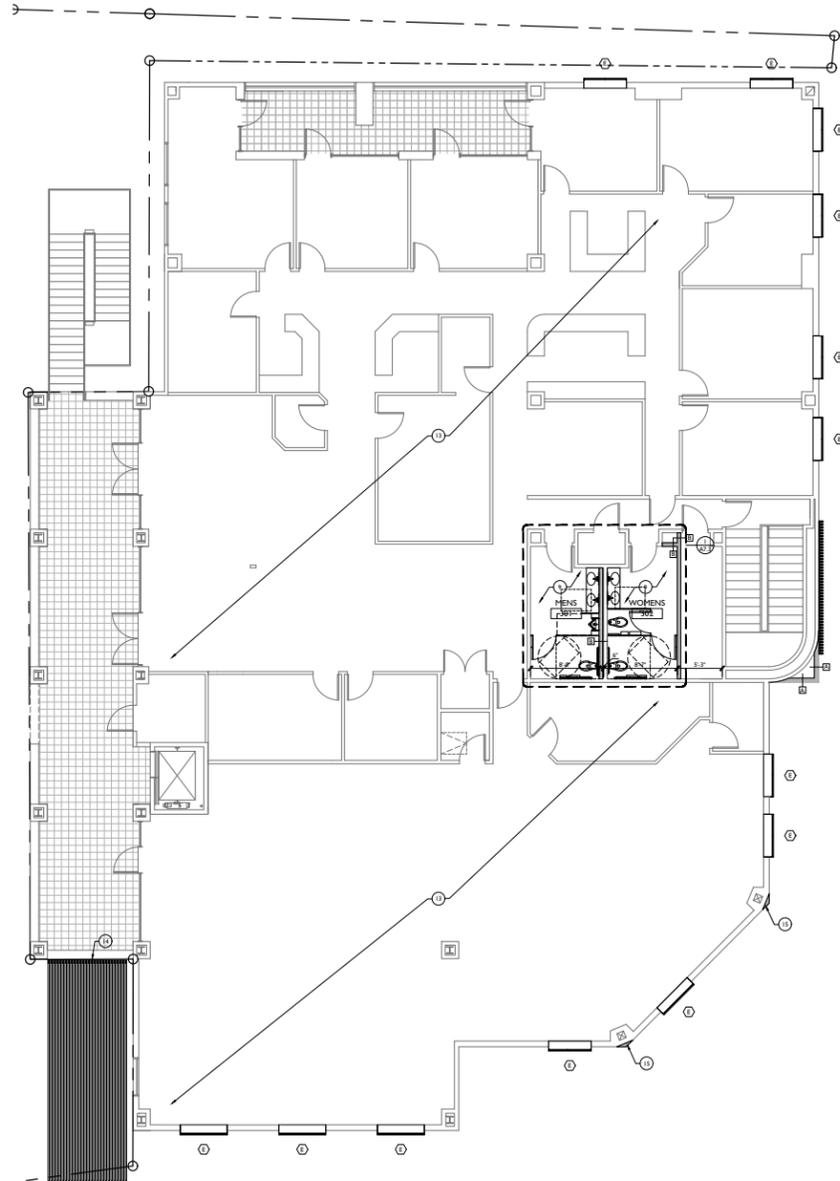
CASE# **RNA-DRB-20-01**  
 ACTIVITY# **T20SA00145**  
 RELATED# **T20CM02335**

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

JUD  
 RNA  
 UOD  
 HPZ  
 NPZ

DESIGN PACKAGE  
 SITE PLAN/DEVELOPMENT PLAN  
 ELEVATIONS  
 APPROVED WITH CONDITIONS  
 OTHER

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. 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 SHEETS.

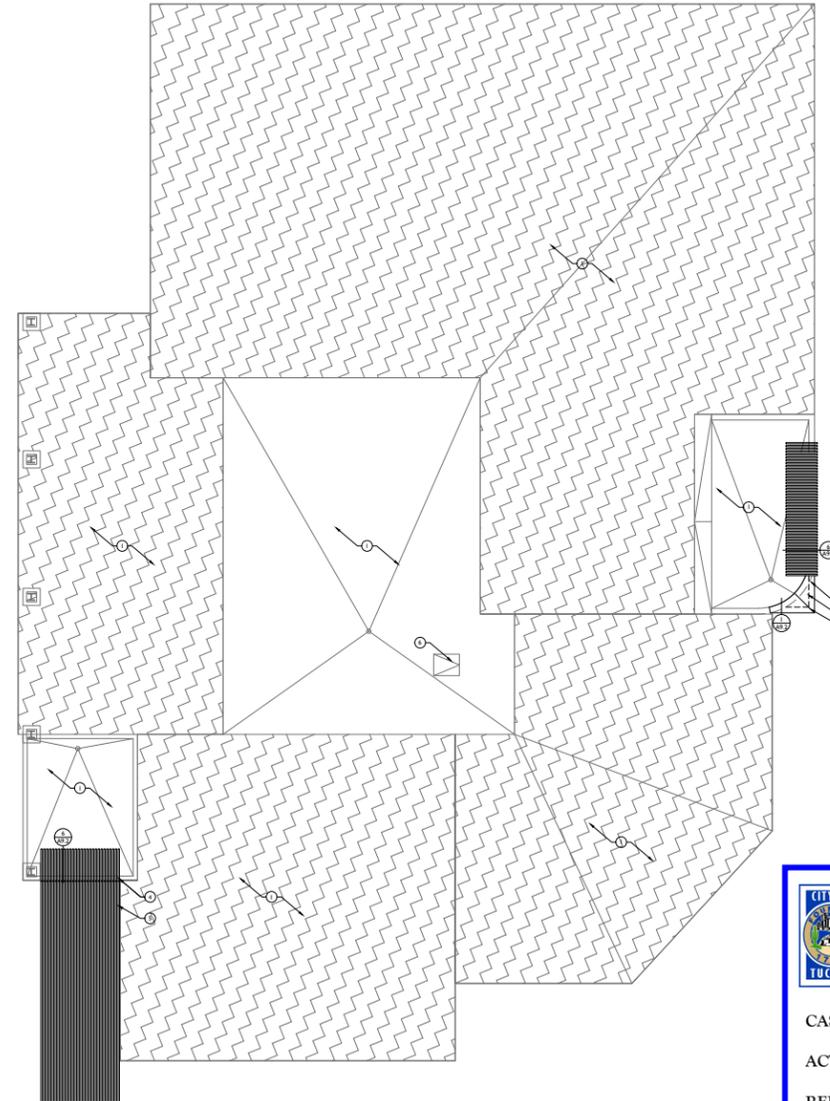
WALL TYPE NOTES:

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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.
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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 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.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.
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- 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.

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



ROOF PLAN KEYNOTES: ②

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**

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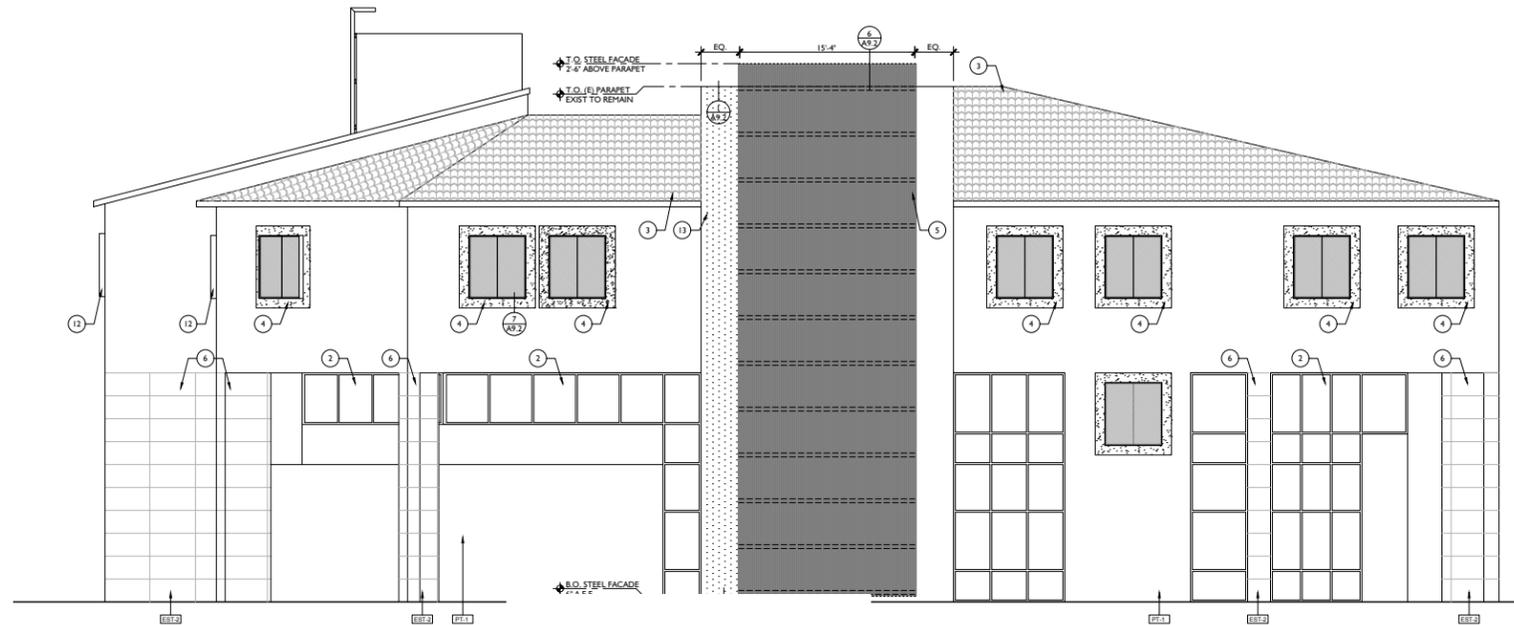
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PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

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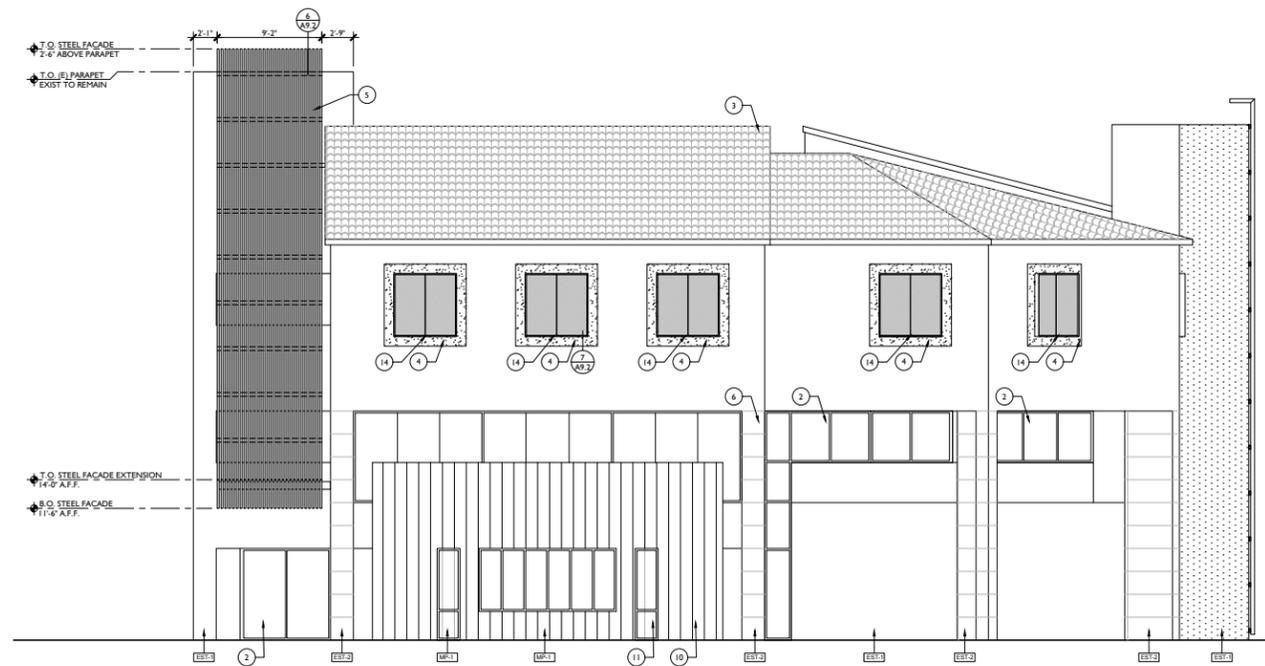
NORTH ELEVATION | SCALE: 1/8" = 1'-0"



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 AB-0. VERIFY ALL FINISHES AND LOCATIONS WITH OWNER PRIOR TO ORDER OR INSTALLATION.

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



**SPECIAL DISTRICTS APPROVAL**

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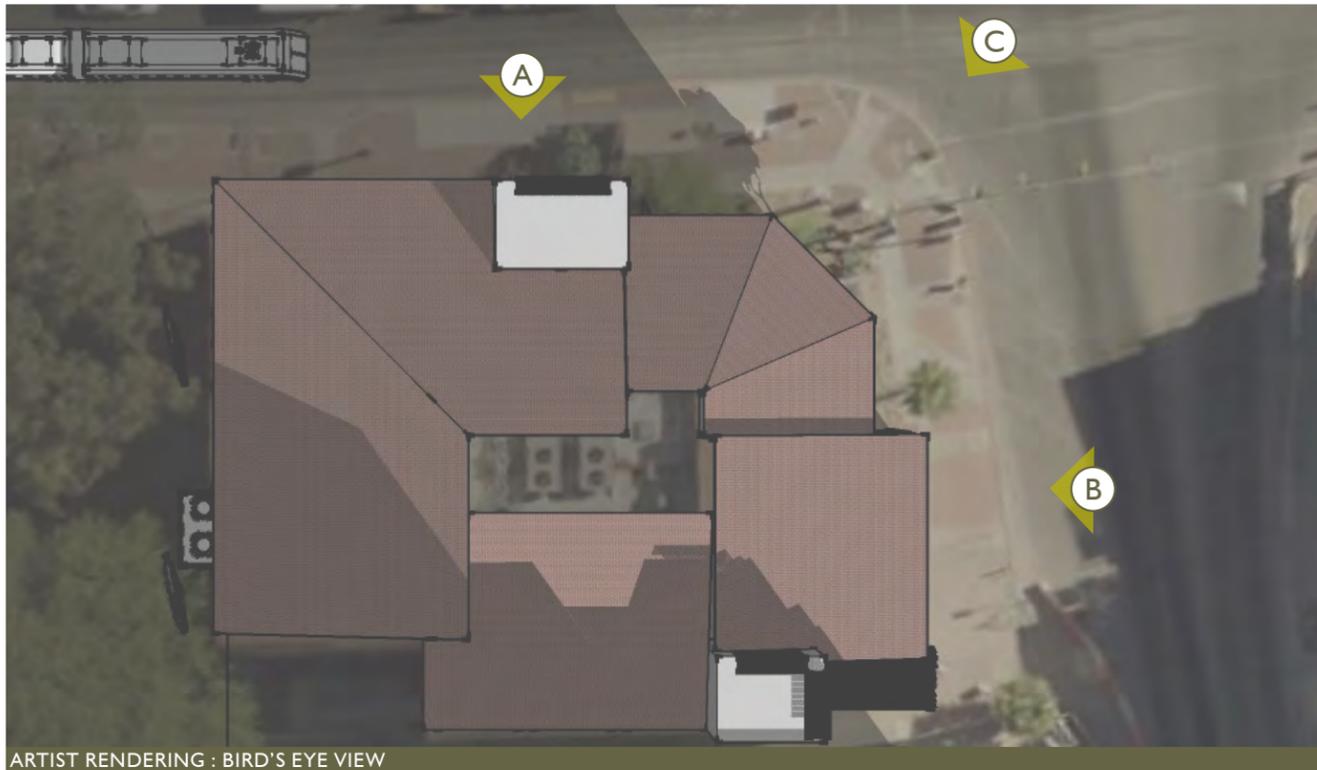
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<input type="checkbox"/> NPZ	<input type="checkbox"/> OTHER



**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

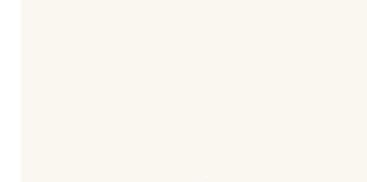
NOTE: VERIFY ALL FINISHES, LOCATIONS AND QUANTITIES WITH OWNER PRIOR TO ORDERING. T = TENANT; GC = GENERAL CONTRACTOR

**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

**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

**SPECIAL DISTRICTS APPROVAL**

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