



Odd Fellows
135 S 6th

Odd Fellows

135 S 6th

14,361 SF

(3) Story



Letter of Authorization

Letter of Authorization

Monday, December 1, 2025

I am writing to provide Repp+McLain Design & Construction authorization to commence the construction project on Odd Fellows Hall, located at 135 South 6th Avenue, Tucson, AZ 85701, as discussed and agreed upon. This letter serves as confirmation to proceed with the project on our behalf.

Please ensure that all necessary permits and licenses are obtained, and that the construction work adheres to all relevant regulations and standards. We trust your expertise and professionalism in overseeing the project efficiently.

Should you require any further information or clarification, please reach out to me. We look forward to the successful completion of the project.

Thank you for your attention to this matter.

Sincerely,

Ross Rulney



PROJECT DESCRIPTION & DESIGN NARRATIVE

Odd Fellows Hall – 135 South 6th Avenue

Project Description

Odd Fellows Hall (135 South 6th Avenue) is an architecturally significant building located in the heart of downtown Tucson. Over time, the building has experienced a series of unsympathetic additions and alterations that have obscured some of its original character. This project seeks to revitalize the building and surrounding block by restoring architectural integrity while enhancing long-term functionality.

The scope of work includes the addition of a new exterior elevator and egress stair to provide full accessibility and code-compliant life-safety for the three-story building. No interior renovation is included in this phase of work. The exterior improvements are focused on reactivating the upper floors, which have remained underutilized due to the absence of vertical circulation and a second means of egress.

Design Narrative

Constructed in 1914, Odd Fellows Hall is an important example of early 20th-century Tucson commercial architecture. Despite its strong historic character, the building has long suffered from limited accessibility and life-safety constraints—most notably the lack of an elevator and a compliant second means of egress. As a result, the upper two floors have remained largely dormant while only the ground floor has been actively used.

The design approach is rooted in respect for the historic fabric and a desire to activate the entire building. The new stair and elevator are placed on the north elevation, set back from the street, and lightly connected to the existing structure to clearly distinguish new construction from historic fabric. The intervention is conceived as a contemporary and transparent addition—a visual counterpoint that complements rather than imitates the existing masonry building.

To further enhance the building’s vitality, stair landings are expanded into generous outdoor decks that provide occupants with views of downtown Tucson and the Catalina Mountains. These terraces create an active interface between the historic building and the city, reinforcing the project’s goal of bringing new life and energy to a cornerstone of the downtown fabric. Glass guardrails maintain transparency and allow the historic façade to remain visually dominant.

Overall Project Relationship

Together, the Odd Fellows Hall and Wave Lab projects form a cohesive revitalization effort—one that honors Tucson’s architectural history while propelling it forward through thoughtful, context-sensitive design. Each project addresses the unique conditions of its building while collectively strengthening the pedestrian experience and urban fabric of downtown Tucson.

Comments From Reviewers

❗ Site Zoning Standard • Requires Resubmit • Parsons Robert • Completed : 10/29/2025

Due Date	Completed Date
10/28/2025	10/29/2025

Comment

PDSD TRANSMITTAL

FROM:

Bobby Parsons

PDSD Zoning Review Section

PROJECT:

TC-COM-1025-01811

135 S. 6th Ave. Tucson, AZ 85701

Elevator and stairs addition (1st Review)

TRANSMITTAL DATE: 10/29/2025

Comment: Please resubmit revised drawings along with a detailed response letter which states how all Zoning Review Section comments were addressed.

This site is located in the OCR-2 zone (UDC 4.7.27).

1. Comment: The proposed exterior elevator and associated improvements were not included in the recently approved development package (TD-DEV-1023-00431). Please revise your approved development package to include the new scope of work or complete TD-DEV-1023-00431 prior to starting a new development package. Per UDC Article 3.3.3.G.2.c, a site plan (Development Package) is required for the following types of development: Existing development undergoing a change of use, building structure additions, and/or reconfiguration of an area outside a building. A Development Package (DP) meeting the requirements of Administrative Manual (AM) 2-06 must be submitted and approved prior to approval of this building permit. The Administrative Manual can be found at: <https://www.tucsonaz.gov/Departments/Planning-Development-Services/Codes/Zoning-Code#section-1>

2. Comment: As this site is located within the COT Downtown Core and Rio Nuevo Area (RNA), RNA review must be completed and approved prior to zoning approval of this building permit. Please contact Maria Gayosso at Maria.Gayosso@tucsonaz.gov if you have questions about the RNA review process. Site Zoning cannot approve this permit until the associated development package and RNA review have been approved. Additional information about RNA requirements can be found at: <https://www.tucsonaz.gov/files/sharedassets/public/v/3/pdsd/documents/planning-amp-zoning/rna-application-and-review-process.pdf>.

3. Comment: Additional comments may be forthcoming based on responses to zoning comments and plans submitted.

If you have any questions about this transmittal, please contact Bobby Parsons at Robert.Parsons@tucsonaz.gov.

Comments From Reviewers

❗ Site Engineering Standard • Requires Resubmit • Contreras Marco • Completed : 10/31/2025

Due Date

10/28/2025

Completed Date

10/31/2025

Comment

Permit: TC-COM-1025-01811

Location: 135 S 6TH AV

Review Date: 10/31/2025

Site Engineering Comments:

1. The proposed exterior elevator and associated improvements were not included in the recently approved development package and requires a new Development Package. Per UDC Article 3.3.3.G.2.c, a site plan (Development Package) is required for the following types of development: Existing development undergoing a change of use, building structure additions, and/or a reconfiguration of an area outside a building. A Development Package (DP) meeting the requirements of the Checklist for Minor Changes to Commercial/Industrial Sites is required to be submitted and approved. The DP is a separate submittal from the building plans. The checklist can be found at:
https://www.tucsonaz.gov/files/sharedassets/public/v/1/pdsd/documents/permits/minor_changes_to_commercial_industrial_sites_.pdf.
2. Site Engineering is unable to review and approve permit TC-COM-1025-01811 until the associated Development Package is reviewed and approved by all reviewers.

If you have any questions or concerns, please contact

Marco Contreras

Marco.contreras@tucsonaz.gov

Comments From Reviewers

🚨 Design Review Standard • Requires Resubmit • Gayosso Maria • Completed : 10/31/2025

Due Date	Completed Date
10/29/2025	10/31/2025

Comment

Property is located within the Rio Nuevo Area (RNA) overlay zone, and the existing structure is designated as contributing to the Downtown Tucson National Register Historic District. The proposed exterior elevator will require to demonstrate compliance with the RNA and historic preservation standards. Please resubmit Development Package TD-DEV-1023-00431 to obtain a first round of comments, and then submit a Design Package as a subrecord of TD-DEV-1023-00431. The Design Package must include the materials listed in the Special Districts application instructions:

https://www.tucsonaz.gov/files/sharedassets/public/v/3/pdsd/documents/submission-documents/special_districts_application_instructions_7.18.23.pdf, indicating how the proposal meets RNA and historic preservation standards. Review by the Design Review Board (DRB) and the Tucson Pima County Historical Commission's Plans Review Subcommittee (PRS) will be required. Here's an overview of the RNA review process:

<https://www.tucsonaz.gov/files/sharedassets/public/v/3/pdsd/documents/planning-amp-zoning/rna-application-and-review-process.pdf>. If you have any questions, please let me know: maria.gayosso@tucsonaz.gov. For historic preservation questions, please email PDSDHistoric@tucsonaz.gov. Thank you.

🚨 Commercial Plumbing Standard • Requires Resubmit • Sherry Robert • Completed : 10/28/2025

Due Date	Completed Date
10/28/2025	10/28/2025

Comment

1. Explain keynote 11, shown on the Plumbing Waste 1st Floor Plan, P1.0. Reference: Section 107.2.1, IBC 2018.
2. Where is deck drain DD-3 located? Reference: Section 107.2.1, IBC 2018.
3. Show drainage fittings installed correctly and, in a manner, consistent with the Code and the manufacturer's instructions. Cleanouts shall open to allow cleaning in the direction of flow (see Plumbing Waste 1st Floor Plan, P1.0). Reference: Sections 303.2 and 708.1.8, IPC 2018.
4. Storm drains shall not be connected to sanitary sewers. (see keynote 8, P1.0).Reference: Section 1101.3, IPC 2018.

Comments From Reviewers

❗ Commercial Building Standard • Requires Resubmit • Masek Mark • Completed : 10/30/2025

Due Date	Completed Date
10/28/2025	10/30/2025

Comment

Please submit your revised documents and provide a letter with a written response letter addressing each of the comments indicating how the Review comments were resolved. Additionally, please submit complete copies of all permit documents (i.e. plans, calculations, reports, etc.) even if they have not been changed. Please note the submittal was incomplete and the plan review was conducted using the information presented. The subsequent review could generate more comments after original comments have been addressed.

1. Please amend the plans to provide a list of deferred submittals with a note to not install until approved. IBC 107.3.4.1 For example, steel stairs & elevator design/shop drawings
2. Please amend plans to name the registered design professional in responsible charge. IBC 107.3.4
3. Please verify the following information about the elevator.
 - A. Per IBC 3001.2 An emergency two-way communication system will be provided that:
 - i. 1.Is a visual and text-based and a video-based 24/7 live interactive system.
 - ii. 2.Is fully accessible by the deaf, hard of hearing and speech impaired, and shall include voice-only options for hearing individuals.
 - iii. 3.Has the ability to communicate with emergency personnel utilizing existing video conferencing technology, chat/text software or other approved technology.
 4. Please amend the plans to indicate the ASME A17.1 as the Standard the elevator complies with. IBC 3001.3
 5. Per IBC 1104.4 Please amend the plans to show this elevator is a part of the accessible means of egress and show the following information on the plans.
 - A. Standby power is supplied for the elevator per IBC1009.4.1, Chapter 27 and Section 3003
 - B. Please show the area of refuge for the elevator or the stairway complying with IBC Section 1009.3.3/1009.6
 - C. Two-way communication per 1009.6.5 is provided.
 - D. Show the exterior areas for assisted rescue per IBC 1009.7, sized per 1009.7.1and separated per IBC 1009.7.2
 - E. Please show the two-way communication meeting the requirements of IBC 1009.8-1009.11
 6. Provide structural calculations for glass guard system showing the panels and their support system are be designed to withstand the loads specified in Section 1607.8. Glass guard elements shall be designed using a factor of safety of four. IBC 2407.1.1
 7. Provide manufacturer's cutsheet to show the glazing used in the guard compliance with IBC 2407.1
 8. Please amend the plans to show guard around the HVAC equipment that meets the requirements of IMC 304.11
 9. Please amend the plans to provide a detailed drawing for the access ladder in compliance with the requirements of IMC 306.5
 10. Please amend the plans to show the hand rail extensions return to wall, guard or the walking surface in a manner that will prevent a person from catching an article of clothing or satchel straps, or from being injured by falling on the extended end of a handrail. IBC 1014.6 For example, it appears the handrails extensions as shown could catch and article of clothing or purse.
 11. Please amend the plans to provide the width of the stairway between the handrails. IBC 1009.3.2
 12. Please amend the plans to indicate the occupancy classification(s) of the floors served by the new stairway and the number of occupants this stairway is designed for. IBC 107.2.1

Please contact me if you have any questions about these comments.

Mark Masek

Plans Examiner – Building Safety

Planning and Development Services | City of Tucson

main 520.837.4994

email mark.masek@tucsonaz.gov

RNA Design Compliance – Odd Fellows Hall (135 S. 6th Ave)

C.1 – Scale and Transition

The new exterior stair and elevator are located on the north elevation of the building and are intentionally set back from South 6th Avenue to minimize their visibility from the public right-of-way. The massing, transparency, and materiality of the addition allow the historic three-story masonry façade to remain visually dominant, ensuring the new construction reads as a secondary and compatible intervention within the surrounding downtown context.

C.2 – Setback

All new construction is recessed from the primary street frontage and does not alter the established building line along South 6th Avenue. This approach preserves the historic urban edge and maintains the consistent relationship between building façades and the sidewalk that characterizes the downtown streetscape.

C.3 – Architectural Scale at Street

The existing historic façade retains its original windows, masonry detailing, and proportions, which continue to provide strong pedestrian-scale definition at the street level. No new elements are introduced at the primary façade that would disrupt the historic rhythm or scale experienced by pedestrians.

C.6 – Pedestrian Lighting

New lighting associated with the stair, elevator, and circulation areas is designed to be pedestrian-scaled, down-shielded, and glare-controlled. Lighting is focused on wayfinding and safety, enhancing nighttime visibility while maintaining a subdued character consistent with the historic downtown environment.

C.7 – Public Entrances

Primary building access remains oriented toward South 6th Avenue, reinforcing the building's civic presence and relationship to the public realm. The new circulation elements are clearly legible from the site without competing visually with the historic entry sequence.

C.8 – Historic Context

The design intentionally differentiates new construction from historic fabric through the use of contemporary steel and glass materials. This approach preserves the integrity of the original masonry building while clearly expressing the evolution of the structure over time, consistent with established preservation principles.

C.9 – Heat and Glare Control

Upper-level decks, canopy elements, and carefully selected materials reduce solar exposure and reflected glare for both pedestrians and building occupants. These strategies improve comfort while maintaining transparency and visual lightness in the new circulation structure.

C.10 – Parking and Circulation

Existing on-site parking areas are retained, with clear pedestrian routes connecting parking to building entrances. Site circulation improvements reduce conflicts between vehicles and pedestrians while maintaining the functional efficiency of the existing parking layout.

C.11 / D.4 – Shade Provision

Architectural elements such as decks, canopies, and planted trees contribute to shaded pedestrian areas along the site frontage. These features enhance comfort and usability of adjacent sidewalks while supporting the broader downtown shade goals outlined in the RNA standards.

C.14 – Mixed-Use Vitality

The addition of an elevator and second means of egress enables future occupancy of the upper floors for office, residential, or civic uses. By reactivating previously inaccessible spaces, the project supports sustained activity and long-term vitality within the downtown core.

C.15 – Access from Street

Public access is provided directly from the sidewalk, reinforcing walkability and ensuring that the building remains engaged with the street. Secondary access from parking areas is provided for convenience without diminishing the building's primary orientation toward South 6th Avenue.

D.3 – Plazas and Open Space

Upper-level decks and outdoor circulation areas provide informal gathering spaces with visual connections to downtown Tucson. These spaces contribute to the pedestrian experience and support the intent of the RNA open space standards by encouraging outdoor use and interaction.

E – Historic Preservation

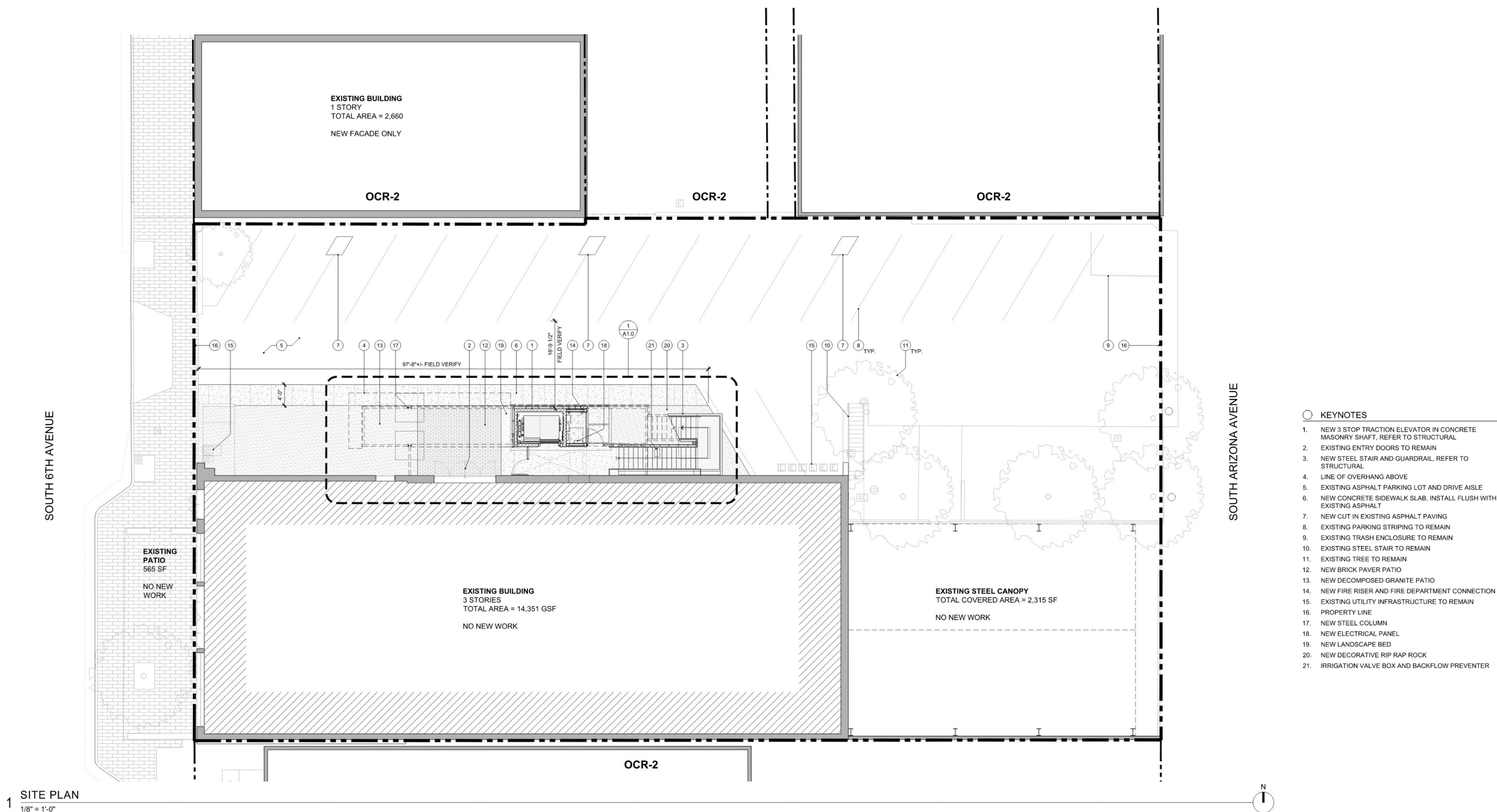
No demolition of contributing or eligible historic fabric is proposed. The project removes only non-historic additions and introduces reversible interventions, ensuring the long-term preservation and adaptive reuse of the building.

SITE AERIAL

Project Site
135 S 6th Ave



SITE PLAN



PROJECT SITE PHOTOGRAPHS



135 S 6TH WEST VIEW



135 S 6TH NORTH VIEW

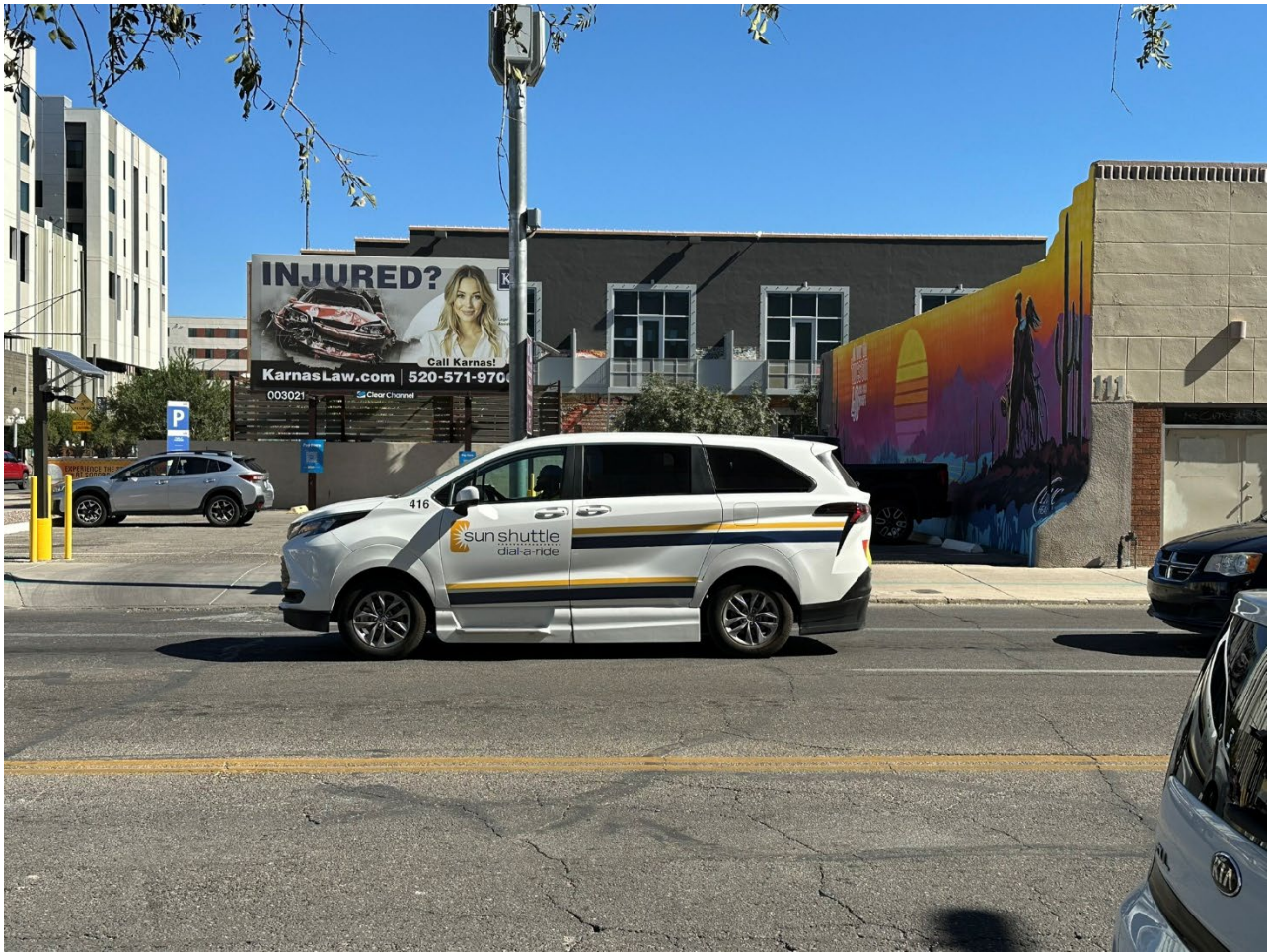


135 S 6TH NORTH VIEW



135 S 6TH EAST / SOUTH VIEW

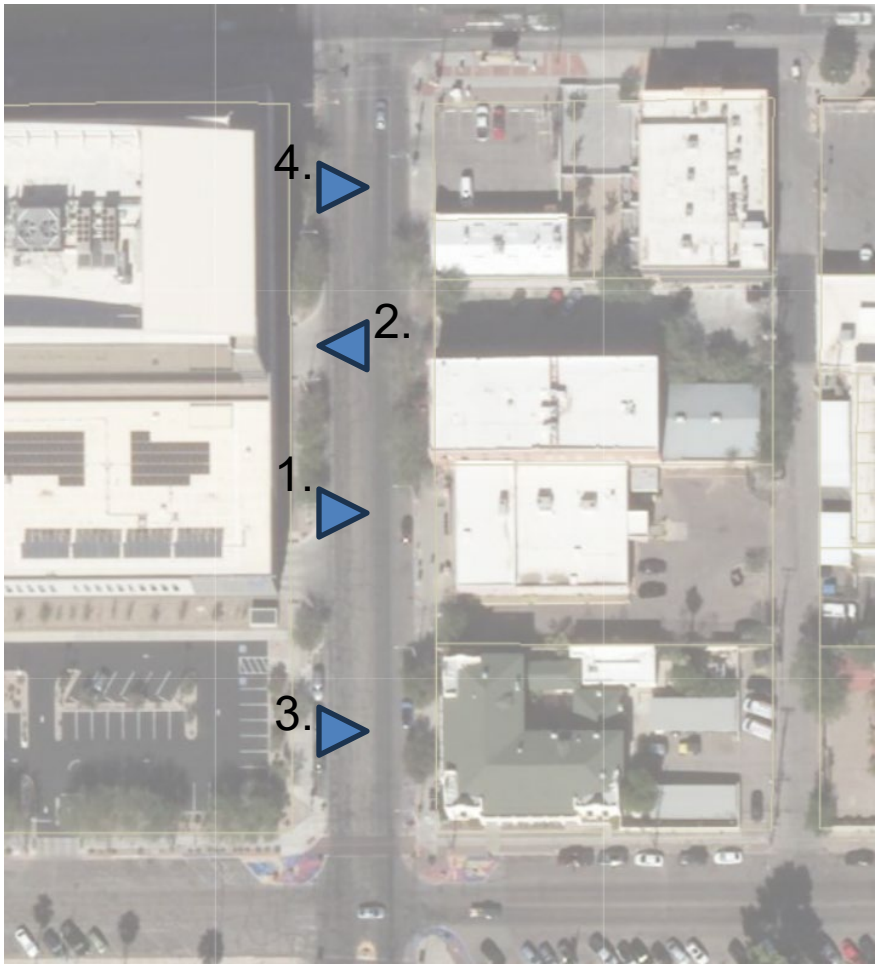
SITE AREA PHOTOGRAPHS



4.



3. 141 S 6th



2. 136 S 6th



1. 162 S 6th

GENERAL NOTES

- OWNER/DEVELOPER:
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT
1703 E BROADWAY BLVD.
TUCSON, ARIZONA 85719
- THE EXISTING ZONE IS **OCR-2**, NO ZONE CHANGE REQUESTED FOR THIS PROJECT.
- EXISTING USES:
1ST AND 2ND FLOORS:
THE EXISTING USE IS TO REMAIN IS FOOD SERVICE (EXCLUDING SOUP KITCHEN).

3RD FLOOR:
THE EXISTING USE TO REMAIN IS MULTIFAMILY RESIDENTIAL.
- THE GROSS SITE AREA IS **18,432 SQUARE FEET**, OR **0.42 ACRES**.
- THE TOTAL BUILDING GFA IS **15,781 SF** (14,351 SF EXISTING + 273 SF FOR ELEVATOR AND STAIRS + 1,157 FOR CLOSET AND CIRCULATION AREAS) AND A **470 SF PATIO**. FOOD SERVICE USE ON 1ST AND 2ND FLOORS IS 13,090 SF (12,620 SF BUILDING + 470 SF PATIO + 456 2ND FLOOR EXTERIOR DECK). RESIDENTIAL USE ON 3RD FLOOR IS 2,691 SF. THE TOTAL NUMBER OF UNITS IS 1. THE TOTAL PAVED AREA IS **7,230 SF ±**.
- THE TOTAL ON-SITE DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY **1,069 SF** (0.03 AC). THE TOTAL OFF-SITE DISTURBED AREA IS APPROXIMATELY **132 SF** (0.003 AC).
- THE ASSESSOR'S PARCEL NUMBER FOR THIS PROJECT IS **117-17-011A**.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ON-SITE SANITARY SEWERS ARE EXISTING AND PRIVATE AND WILL CONTINUE TO BE OPERATED AND MAINTAINED ON A PRIVATE BASIS. NO NEW SEWERS ARE PROPOSED.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
- MAINTENANCE AND OPERATION OF THE EXISTING PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE EXISTING PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.

- ACCESSIBLE STANDARDS MUST BE MET PER 2018 IBC, CHAPTER 11, AND 2009 ICC A117.1.
- PROVIDE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222, THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND AN ACCESSIBLE AISLE AT 2% MAXIMUM SLOPE LEADING TO ADJACENT SIDEWALK AT EACH ACCESSIBLE PARKING SPACE. SAID METAL SIGN SHALL INCLUDE THE "INTERNATIONAL SYMBOL OF ACCESS" AND BOTTOM OF SIGN SHALL BE LOCATED 7" ABOVE THE PARKING SURFACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE "INTERNATIONAL SYMBOL OF ACCESS" IDENTIFYING THE SPACE AS "VAN ACCESSIBLE".
- THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMPS (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.
- ACCESSIBLE STANDARDS MUST BE MET PER THE CITY OF TUCSON INCLUSIVE HOME DESIGN ORDINANCE, COT ORDINANCE #10463. THIS ORDINANCE REPRESENTS LOCAL AMENDMENTS TO THE 2010 AMERICAN NATIONAL STANDARD ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES CODE (ANSI 117.1). SECTION 1003.2 ACCESSIBLE ENTRANCE (COT ORDINANCE #10463)
- THE FRONT DOOR OF EACH UNIT SERVES AS AN ACCESSIBLE ENTRANCE. THE INTERIOR SIDEWALKS SERVE AS AN ACCESSIBLE ROUTE. COMPLIANCE WITH SITE ACCESSIBILITY IS PROVIDED FROM PUBLIC AND COMMON AREAS AND RIGHT-OF-WAYS, VIA INTERIOR SIDEWALKS AND UNIT FRONT DOORS.

GENERAL NOTES (cont.)

- DIMENSIONAL STANDARDS PER U.D.C. SEC. 6.3 FOR **OCR-2** ZONE:

MAXIMUM BUILDING HEIGHT	300'	△
ACTUAL BUILDING HEIGHT	= 46.38'	
BUILDING SETBACKS:		
NORTH	REQUIRED	PROVIDED
EAST (STREET)	0'	38.7' MIN.
SOUTH	0'	59.7' MIN.
WEST (STREET, FRONT)	0'	0.12' MIN.
		0.05' MIN.

NOTE: FOR DIMENSIONAL STANDARDS PURPOSES, MULTIFAMILY DEVELOPMENT IS CONSIDERED A NON-RESIDENTIAL USE PER SECTION 6.3.3.C.

- PARKING REQUIREMENTS:
NOTE: THIS PROJECT LIES WITHIN THE DOWNTOWN PARKING DISTRICT WHICH, PER UDC SECTION 7.4.5.B.2.a(2), NO ADDITIONAL VEHICLE OR BICYCLE PARKING SPACES ARE REQUIRED.

MOTOR VEHICLE:

TOTAL REQUIRED (SAME AS EXISTING)	= 17 SPACES
TOTAL PROVIDED	= 17 SPACES
ACCESSIBLE SPACES REQUIRED	= 0 SPACES
ACCESSIBLE SPACES PROVIDED	= 0 SPACES

BICYCLE PARKING:

SHORT TERM:	
TOTAL REQUIRED (SAME AS EXISTING)	= 0 SPACES
TOTAL PROVIDED	= 0 SPACES

LONG TERM:

TOTAL REQUIRED	= 0 SPACES
TOTAL PROVIDED	= 0 SPACES

LOADING ZONES REQUIRED	= 0 SPACES
LOADING ZONES PROVIDED	= 0 SPACES

- NO FREESTANDING MONUMENT SIGNS OR PARKING AREA LIGHTING ARE PROPOSED WITHIN THIS DEVELOPMENT.

- MAIL SERVICE LOCATION TO REMAIN AS IS.

- WASTE STREAM CALCULATION:

THE ENCLOSURE IN THIS DEVELOPMENT IS A WASTE COLLECTION LOCATION THAT IS SHARED BETWEEN THIS PARCEL (117-17-011A, "ODD FELLOWS"); THE PARCEL IMMEDIATELY NORTHEAST (117-17-003A, "VFW"); THE PARCELS NORTHEAST (117-17-0100 AND -0200, "JULIAN DREW"); AND THE PARCEL IMMEDIATELY SOUTHEAST (117-17-0090, "CARRIAGE HOUSE"). THE AGREEMENT FOR THIS SHARED FACILITY IS PROVIDED FOR IN THE DECLARATION OF EASEMENTS AND COVENANTS, ORIGINALLY RECORDED AT SEQUENCE #20200500521 AND SUBSEQUENTLY AMENDED AT SEQUENCE #20212790635.

THE USE BREAKDOWN FOR THE ASSOCIATED BUILDINGS ARE AS FOLLOWS:
ODD FELLOWS (THIS PROJECT):
FOOD RETAIL: 13,626 SF (12,620 SF BUILDING + 550 SF PATIO + 456 2ND FLOOR EXTERIOR DECK)
RESIDENTIAL: 1 UNIT

VFW:
OFFICE: 5,916 SF
FOOD RETAIL: 6,745 SF (4,651 SF BUILDING + 2,094 SF PATIO)
RESIDENTIAL: 9 UNITS

JULIAN DREW:
FOOD RETAIL: 7,950 SF
RESIDENTIAL: 12 UNITS

CARRIAGE HOUSE:
PROFESSIONAL SERVICES: 3,780 SF
FOOD RETAIL: 6,647 SF
RESIDENTIAL: 6 UNITS

PROJECT TOTALS:
OFFICE/PROFESSIONAL SERVICES: 5,916 + 3,780 = 9,696 SF
FOOD RETAIL: 13,626 + 6,745 + 6,647 + 7,950 = 34,968 SF
RESIDENTIAL: 1 + 9 + 12 + 6 = 28 UNITS

REQUIREMENT FOR OFFICE + PROF. SERVICES USE PER TSM 8-01.8.0:
9,696 SF x 0.0013 TONS/SF = 162 GALS/WK = 0.8 CU. YD./WK

REQUIREMENT FOR FOOD RETAIL USE PER TSM 8-01.8.0:
34,968 SF x 0.0057 TONS/SF = 2,555 GALS/WK = 12.7 CU. YD./WK

REQUIREMENT FOR RESIDENTIAL USE PER CITY CODE 15-10.1.E:
28 UNITS x 45 GAL/UNIT = 1,260 GALS/WK = 6.2 CU. YD./WK

TOTAL REQUIRED VOLUME TO BE REMOVED = **19.7 CU. YD./WK**

TRASH AND RECYCLE PICK-UP WILL OCCUR 3 DAYS PER WEEK IN ORDER TO ENSURE PROPER REMOVAL. ONE EXISTING 4-CU. YD. TRASH BIN AND ONE EXISTING 4-CU. YD. RECYCLE BIN ARE PROVIDED, MAKING A TOTAL CONTAINMENT VOLUME OF 24-CU. YDS. PER WEEK.

IT WILL BE THE OWNER'S/MANAGEMENT'S RESPONSIBILITY, AND AS DOCUMENTED IN THE FOREMENTIONED AMENDED DECLARATION OF EASEMENTS AND COVENANTS, TO ENSURE BINS ARE ROLLED INTO ARIZONA AVENUE AT SCHEDULED PICK-UP TIMES AS DETERMINED BY CITY OF TUCSON ENVIRONMENTAL SERVICES, AND RELOCATED WITHIN THE EXISTING TRASH ENCLOSURE UPON COLLECTION COMPLETION.

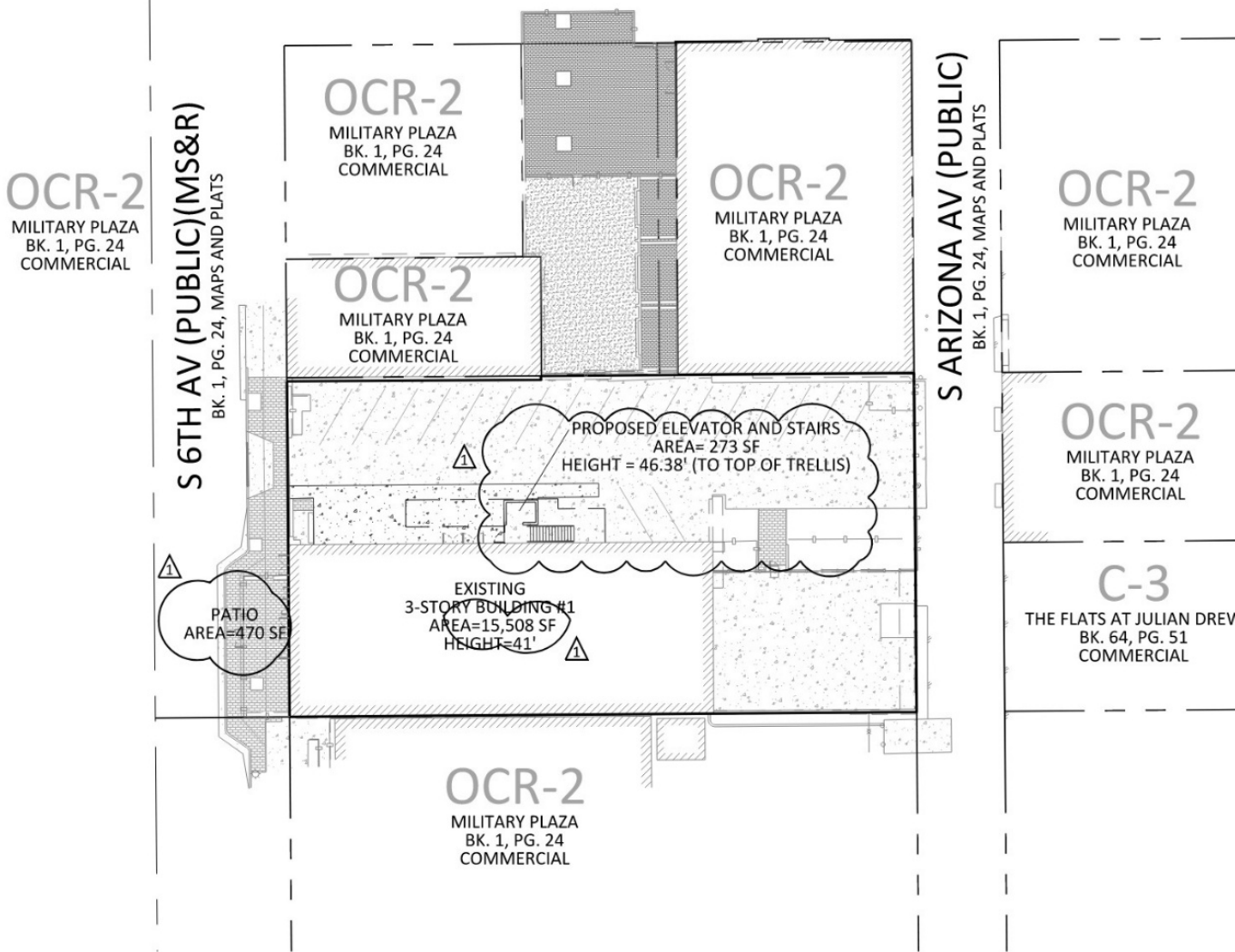
- THE EASTERN PIMA COUNTY TRAILS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON OR ADJACENT TO THE DEVELOPMENT SITE.

- THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE(S) CRITERIA, UDC ARTICLE 5.4 MAJOR STREETS AND ROUTES SETBACK ZONE (MS&R).

DEVELOPMENT PACKAGE for ODD FELLOWS HALL

E BROADWAY BL (PUBLIC)(MS&R)(GATEWAY)
BK. 1, PG. 24, MAPS AND PLATS

SCALE: 1"=30'



PROJECT OVERVIEW PLAN

GENERAL NOTES (cont.)

- BUILDING EXPANSION CALCULATION:
EXIST. BUILDINGS/COVERED STRUCTURES = 14,351 SF
EXIST. STRUCTURES BEING REMOVED = 0 SF
NEW BUILDINGS/COVERED STRUCTURES = 1,430 SF
EXPANSION PERCENTAGE = 1,430-0/14,351 = +9.96%

SURVEY NOTES

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENTED CENTERLINE OF BROADWAY BLVD. AS RECORDED IN BOOK 29, PAGE 98 OF SURVEYS, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS **N 89°32'26" E**.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY/CITY OF TUCSON GEODETIC CONTROL POINT "DG23" DESCRIBED AS A PK NAIL IN PAVEMENT. TAGGED "RLS20373", 3' EAST OF A SEWER MANHOLE AT THE INTERSECTION OF 5TH STREET AND FERRO AVE. THE ELEVATION OF SAID BENCHMARK IS **2,377.24'**, NAVD 88 DATUM.



SHEET INDEX

- COVER SHEET
- SITE + UTILITIES PLAN

SURVEYOR

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, ARIZONA 85712
ATTN: MR. SKIP POMEROY, AZ RLS #35544
PH: (520) 795-1000

ARCHITECT

REPP + McLAIN DESIGN AND CONSTRUCTION
2502 NORTH 1ST AV
TUCSON, ARIZONA 85719
ATTN: RICK McLAIN
PH: (520) 850 - 9300
E: rick@reppmclain.com

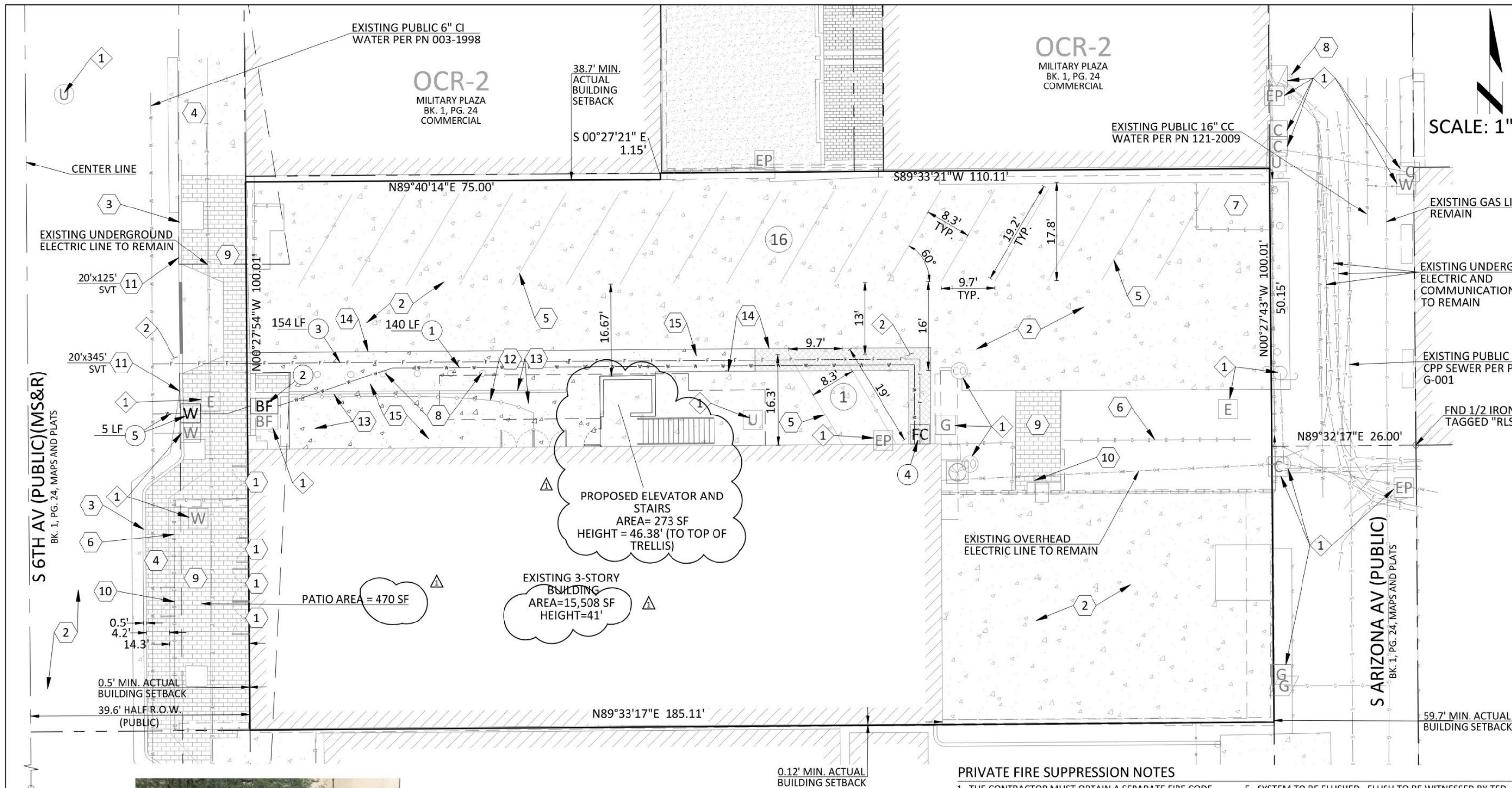
NO. DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
11-10-25	ADD LABELS FOR NEW ELEVATOR; UPDATE BUILDING CALCS; ADD EXPANSION CALC	KMH	RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT 1703 E BROADWAY BLVD. TUCSON, AZ 85719 ATTN: ROSS RULNEY PH: (520) 850 - 9300 E: rick@reppmclain.com
  <p>520-795-1000 rickengineering.com</p> <p>3945 E FORT LOWELL RD #111 TUCSON, AZ 85712</p> <p>SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER</p> <p>PROJECT NO: T5632</p>			SITE ADDRESS 133 AND 135 S. 6TH AVE. TUCSON, ARIZONA 85701
LOT 8 AND A PORTION OF LOT 5, BLOCK 256 "MILITARY PLAZA" RECORDED IN BOOK 1 AT PAGE 24, MAPS AND PLATS, PIMA COUNTY RECORDS LOCATED IN THE N.E. QUARTER OF SECTION 13, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA			

DEVELOPMENT PACKAGE for
ODD FELLOWS HALL
cover sheet

TD-DEV-1023-00431
REF: DP20 - 0148

1
OF
2





- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT/CONCRETE TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING SIDEWALK TO REMAIN.
 - 5 EXISTING STRIPING TO REMAIN.
 - 6 EXISTING FENCE TO REMAIN.
 - 7 EXISTING TRASH ENCLOSURE TO REMAIN. SEE DETAIL ON THIS SHEET FOR MORE INFORMATION.
 - 8 EXISTING BOLLARD TO BE REMOVED, TYP.
 - 9 EXISTING BRICK/PAVERS TO REMAIN.
 - 10 EXISTING PEDESTRIAN ACCESS GATE TO REMAIN.
 - 11 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
 - 12 EXISTING RAILING TO BE REMOVED.
 - 13 EXISTING CONCRETE AND CURB TO BE REMOVED.
 - 14 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING CONCRETE, TACK AND JOIN.
 - 15 NEW 6" CONCRETE PAVEMENT OVER 6" ABC. COMPACT ABC TO 100%.
- UTILITY KEYNOTES**
- 1 EXISTING UTILITY INFRASTRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
 - 2 CONTRACTOR TO REMOVE AND REPLACE BRICK PAVERS, CONCRETE AND PAVEMENT IN KIND AND AS NECESSARY FOR INSTALLATION OF NEW UTILITIES.
- WATER KEYNOTES**
- 1 NEW PRIVATE 1-1/2" WATER SERVICE. SEE KEYNOTE FOR LENGTH.
 - 2 NEW PRIVATE 1" BACKFLOW PREVENTER.
 - 3 NEW PRIVATE 6" FIRE PROTECTION SERVICE. SEE KEYNOTE FOR LENGTH. CONTRACTOR TO COORDINATE TAP TO EXISTING MAIN WITH TUCSON WATER PER THE WORK ORDER PROCESS.
 - 4 NEW FIRE DEPARTMENT CONNECTION PER SEPARATE PLAN AND PERMIT.
 - 5 NEW PUBLIC 1" WATER SERVICE WITH 1" METER. SEE KEYNOTE FOR LENGTH. CONTRACTOR TO COORDINATE TAP TO EXISTING MAIN WITH TUCSON WATER PER THE WORK ORDER PROCESS.

SCALE: 1"=10'

S 6TH AV (PUBLIC)(MS&R)
BK. 1, PG. 24, MAPS AND PLATS

S ARIZONA AV (PUBLIC)
BK. 1, PG. 24, MAPS AND PLATS

S 6TH AV (PUBLIC)(MS&R)
BK. 1, PG. 24, MAPS AND PLATS

FND BRASS CAP
MONUMENT "RLS
23956" 5' NORTH OF
CENTERLINE



EXISTING TRASH ENCLOSURE
N.T.S.

UTILITY NOTE

UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED AND ARE PRESENTED BASED UPON PRELIMINARY INFORMATION AVAILABLE TO RICK ENGINEERING COMPANY. UTILITY LOCATIONS AS SHOWN ARE NOT INTENDED TO BE EXACT OR COMPLETE AND RICK ENGINEERING COMPANY DOES NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN THE UTILITY LOCATIONS OR ANY UTILITY RELOCATIONS THAT MAY BE NECESSARY. PRIOR TO EXCAVATION, ARIZONA STATUTES REQUIRE THAT ANYONE WHO INTENDS TO EXCAVATE MUST PROVIDE TWO FULL WORKING DAYS NOTICE TO THE OWNERS OF ALL UTILITIES WITHIN THE PROJECT AREA. EXCAVATORS SHOULD CONTACT "ARIZONA BLUE STAKE" @ 1-800-782-5348 TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION. SATURDAYS, SUNDAYS, AND STATE HOLIDAYS ARE NOT CONSIDERED WORKING DAYS. ALSO BE ADVISED THAT THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA THAT ARE NOT MEMBERS OF "ARIZONA BLUE STAKE". THE CONTRACTOR IS RESPONSIBLE TO POT-HOLE ALL UTILITIES (SHOWN OR NOT SHOWN ON THE PLANS) MARKED BY BLUE STAKE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

NOTES:

1. EXISTING ENCLOSURE DIMENSIONS ARE APPROXIMATELY 13.5' WIDE BY 10' DEEP.
2. EXISTING TRASH COLLECTION REQUIRES ROLLING CONTAINERS TO ARIZONA AVENUE FOR PICKUP AND WILL REMAIN AS THE COLLECTION SCHEME (REFER TO GENERAL NOTE #20 ON THE COVER SHEET FOR TRASH COLLECTION SPECIFICS).
3. INTERIOR PROTECTION FOR SIDES AND BACK OF ENCLOSURE TO BE PROVIDED PER SECTION 8 OF THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL.

PRIVATE FIRE SUPPRESSION NOTES

1. THE CONTRACTOR MUST OBTAIN A SEPARATE FIRE CODE CONSTRUCTION PERMIT FROM THE TUCSON FIRE DEPARTMENT PRIOR TO CONSTRUCTION OF UNDERGROUND FIRE LINES.
2. INSTALLATION OF FIRE SERVICE UNDERGROUND SHALL CONFORM TO NFPA 13 + 24.
3. MINIMUM DEPTH OF BURY TO BE 36".
4. SYSTEM TO BE TESTED AT 200 PSI (OR 50 PSI ABOVE STREET PRESSURE) FOR 2 HOURS.
5. SYSTEM TO BE FLUSHED. FLUSH TO BE WITNESSED BY TFD INSPECTOR.
6. RESTRAINT METHOD FOR NEW FIRE SERVICE INSTALLATION TO BE CONCRETE THRUST BLOCKS.
7. TRACER WIRE OR APPROVED EQUIVALENT SHALL BE INSTALLED WITH ALL UNDERGROUND PIPING.
8. ALL METALLIC PIPE AND FITTINGS SHALL BE ENCASED IN POLY-WRAP.

PRIVATE UTILITY NOTES

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

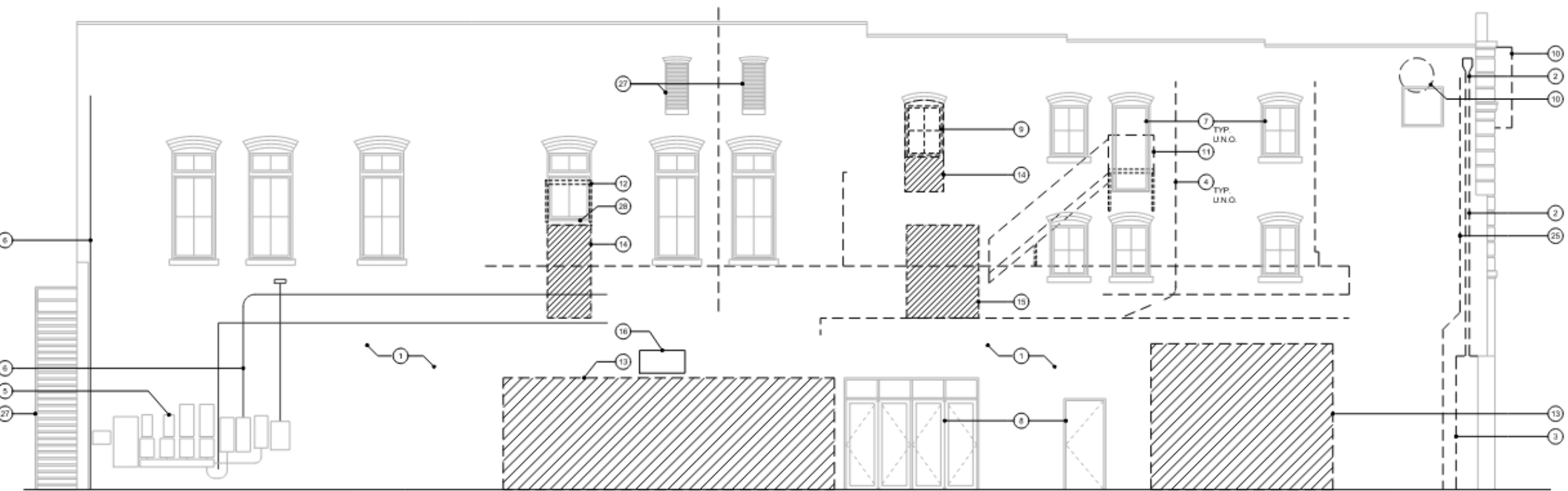


- PLANNING & DEVELOPMENT SERVICES
- | | |
|---|--------------------------------|
| <input checked="" type="checkbox"/> Site/Dev Plan | <input type="checkbox"/> SCZ |
| <input type="checkbox"/> Tentative Plat | <input type="checkbox"/> ERZ |
| <input type="checkbox"/> Grading | <input type="checkbox"/> HDZ |
| <input type="checkbox"/> SWPPP | <input type="checkbox"/> WASH |
| <input type="checkbox"/> FUP | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Revision # 1 | |

NO. DATE REVISION DESCRIPTION		BY	OWNER/DEVELOPER
11-10-25 ADD LABELS FOR NEW ELEVATOR; UPDATE BUILDING CALCS; ADD EXPANSION		KMH	RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT 1703 E BROADWAY BLVD. TUCSON, AZ 85719 ATTN: ROSS RULNEY PH: (520) 850 - 9300 E: rossrulney@gmail.com
			SITE ADDRESS 133 AND 135 S. 6TH AVE. TUCSON, ARIZONA 85701
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DEVELOPMENT PACKAGE for ODD FELLOWS HALL site + utilities plan			

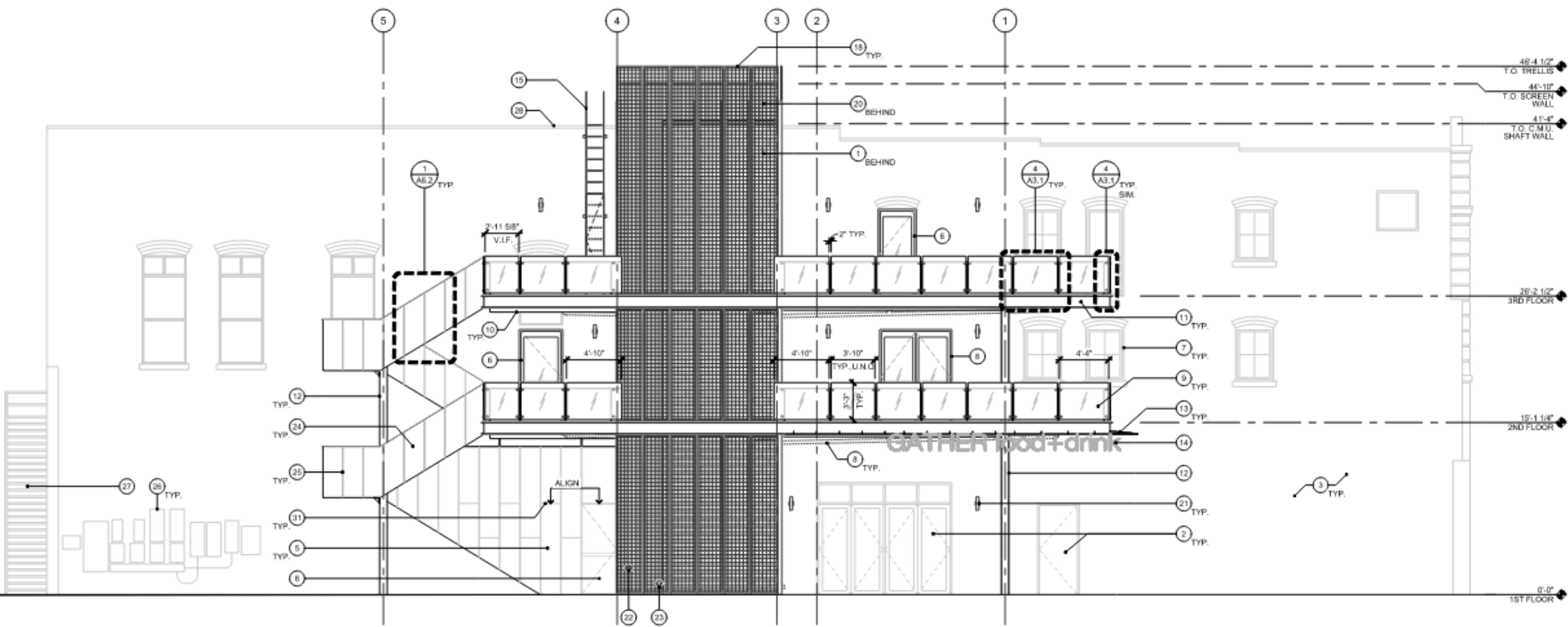
TD-DEV-1023-00431
REF: DP20 - 0148

EXISTING & PROPOSED NORTH ELEVATION



- KEYNOTES**
1. REMOVE ALL EXISTING PLASTER AND ROOFING MASTIC FROM BRICK WALL FACE, REPAIR DAMAGED BRICK, REPLACE MISSING PARAPET CAPS AND FILL HOLES AS REQUIRED WITH BRICK TO MATCH EXISTING
 2. REMOVE EXISTING RAINWATER CONDUCTOR HEAD AND DOWNSPOUT
 3. REMOVE EXISTING FURRING WALL AT DOWNSPOUT
 4. REMOVE EXISTING ELECTRICAL CONDUIT, LIGHT FIXTURES AND DEVICE BOXES, FIELD VERIFY AND COORDINATE WITH ELECTRICAL PRIOR TO REMOVAL
 5. EXISTING ELECTRIC METERS AND GEAR TO REMAIN
 6. EXISTING ELECTRICAL CONDUIT TO REMAIN, FIELD VERIFY, COORDINATE WITH ELECTRICAL
 7. EXISTING WINDOW TO REMAIN
 8. EXISTING DOOR TO REMAIN
 9. REMOVE EXISTING WINDOW
 10. REMOVE EXISTING SIGNAGE AND WIRING
 11. REMOVE EXISTING EXIT STAIR AND GUARDRAIL, COMPLETE
 12. REMOVE EXISTING METAL WALL MOUNT
 13. REMOVE EXISTING UTILITY STRUCTURE, COMPLETE
 14. REMOVE EXISTING BRICK WALL AT NEW DOOR OPENING, REFER TO DOOR SCHEDULE, COORDINATE WITH DOOR DETAILS
 15. REMOVE EXISTING BRICK WALL AT NEW DOOR OPENING, REFER TO STRUCTURAL AND DOOR SCHEDULE, COORDINATE WITH DOOR DETAILS
 16. EXISTING WALL OPENING AT KITCHEN EXHAUST AND MAKE UP AIR DUCTS, FIELD VERIFY SIZE AND LOCATION, MODIFY AS REQUIRED PER ARCHITECTURAL AND MECHANICAL DUCT ROUTING, COORDINATE CHANGES WITH STRUCTURAL
 17. REMOVE AND RELOCATE EXISTING MECHANICAL UNIT, COORDINATE WITH HVAC SUBCONTRACTOR
 18. REMOVE EXISTING BOLLARD, COMPLETE
 19. REMOVE EXISTING GUARDRAIL, COMPLETE
 20. REMOVE EXISTING CONCRETE SLAB, COORDINATE EXISTING WITH DEVELOPMENT PACKAGE UTILITY TRENCHES AND NEW HARDSCAPE
 21. REMOVE EXISTING METAL SCREEN PANEL
 22. REMOVE EXISTING METAL FENCE
 23. EXISTING BACKFLOW PREVENTER TO REMAIN
 24. EXISTING CONCRETE CURB TO REMAIN
 25. EXISTING GAS PIPING, FIELD VERIFY SOURCE AND EQUIPMENT SUPPLIED, NOTIFY ARCHITECT OF FINDINGS
 26. EXISTING EXIT STAIR TO REMAIN
 27. EXISTING LOUVER TO REMAIN
 28. MODIFY EXISTING WINDOW AS REQUIRED, REFER TO DOOR SCHEDULE AND DETAILS

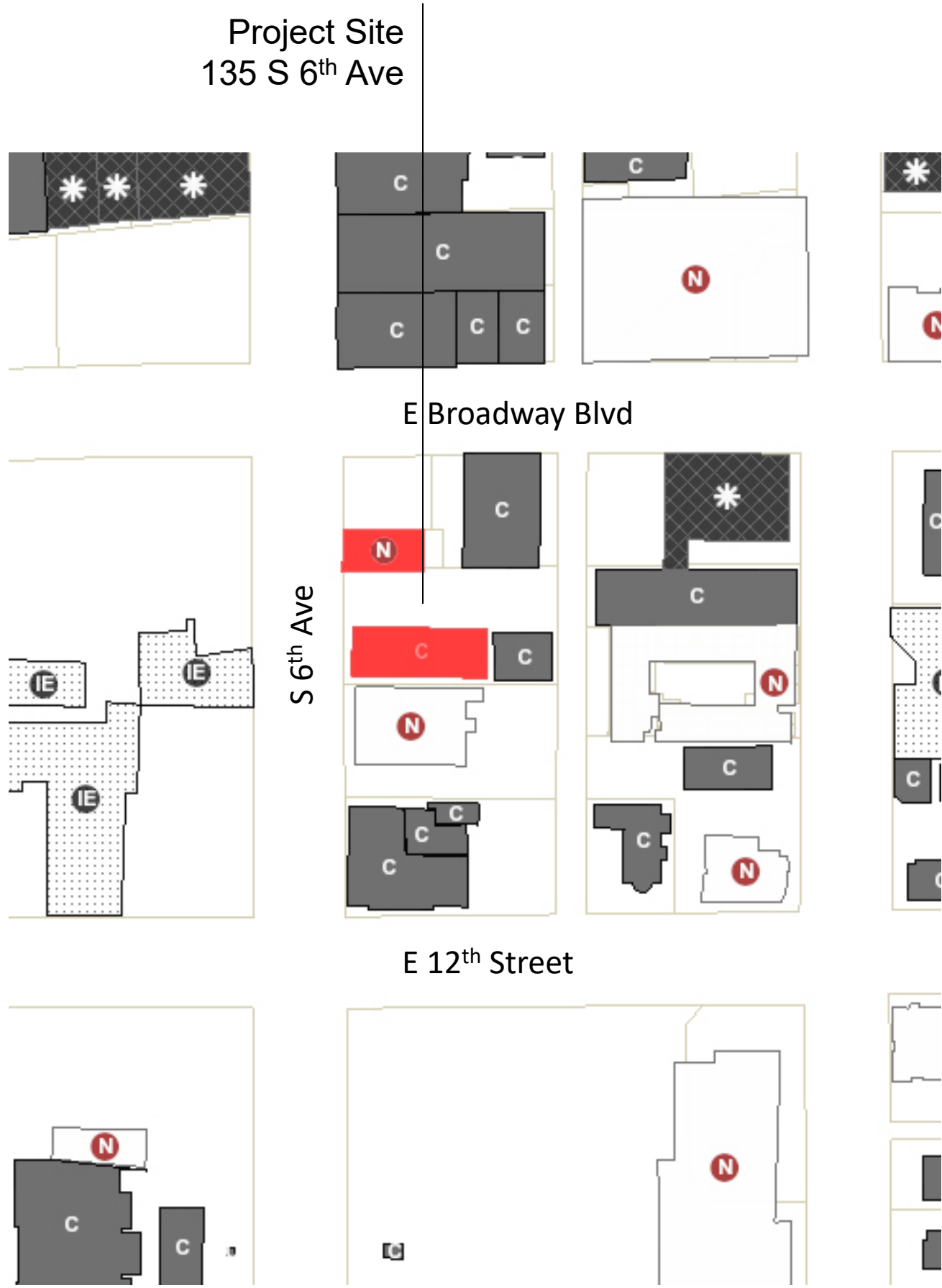
1 NORTH DEMOLITION ELEVATION
3/16" = 1'-0"



- KEYNOTES**
1. CONCRETE MASONRY BLOCK ELEVATOR SHAFT WALL, REFER TO STRUCTURAL, CONFIRM DIMENSIONS WITH ELEVATOR INSTALLATION SPECIFICATIONS, STANDARD GRAY SMOOTH FACE BLOCK WITH MATCHING MORTAR COLOR, RUNNING BOND, RAKE ALL JOINTS WITH SQUARE HEAD JOINTER, SANDBLAST COMPLETED WALL EXTERIOR FACE AND APPLY OKON SEALER
 2. EXISTING DOOR TO REMAIN, REPAIR, COLOR, T & D
 3. EXISTING BRICK MASONRY WALL, FIELD VERIFY
 4. GRID LAYOUT START POINT, CORNER OF EXISTING BRICK MASONRY OPENING, LOCATE AFTER PLASTER REMOVAL
 5. SECURITY WALL, 1/2" x 3" HOT ROLLED STEEL FLAT BAR FRAME WITH COLD ROLLED PERFORATED STEEL IN FILL PANELS, 16 GA, PRE-WEATHER PANELS PRIOR TO INSTALLATION
 6. NEW DOOR, REFER TO FLOOR PLANS AND DOOR SCHEDULE
 7. EXISTING WINDOW, FIELD VERIFY
 8. RAINWATER DRAIN PIPE, REFER TO PLUMBING
 9. GLASS GUARDRAIL, REFER TO STRUCTURAL AND DETAIL 4/A3.1
 10. STEEL BEAM, REFER TO STRUCTURAL
 11. STEEL CHANNEL, REFER TO STRUCTURAL
 12. STEEL COLUMN, REFER TO STRUCTURAL
 13. STEEL AWNING, REFER TO STRUCTURAL AND DETAIL 4/A3.1
 14. SIGNAGE BY FUTURE TENANT IMPROVEMENT
 15. ROOF ACCESS LADDER, 3/8" x 3" HOT ROLLED STEEL FLAT BAR RAILS WITH 3/4" DIAMETER SOLID ROD RUNGS, 11 GA, HOT ROLLED SHEET STEEL HINGED, LOCKABLE SECURITY PANEL
 16. STEEL CANOPY, REFER TO STRUCTURAL AND DETAIL 7/A3.1
 17. HVAC DUCT, REFER TO MECHANICAL, PAINT HORIZONTAL DUCT MATTE BLACK
 18. TRELLIS, HOT ROLLED STEEL ANGLE STANDOFFS WITH 1 1/2" x 1 1/2" x 1/8" HOT ROLLED STEEL PANEL FRAMES WITH 4" x 4" x 1/4" STEEL WELDED WIRE MESH IN FILL
 19. OPERABLE TRELLIS PANEL FOR MECHANICAL ROOFTOP ACCESS
 20. METAL SCREEN WALL PANEL, 1 1/2" COLD ROLLED B DECK, 20 GA, PRE-WEATHER PRIOR TO INSTALLATION
 21. WALL MOUNT LIGHT, REFER TO ELECTRICAL, REFER TO SECTIONS 3/A3.0 + 1/A3.1 FOR MOUNTING LOCATIONS
 22. FIRE DEPARTMENT CONNECTION, REFER TO PLUMBING
 23. RAINWATER DRAIN PIPE OUTLET, REFER TO PLUMBING
 24. STAIR GUARDRAIL, REFER TO STRUCTURAL AND DETAIL 1/A6.2
 25. LANDING GUARDRAIL, REFER TO STRUCTURAL AND DETAIL 1/A6.2
 26. EXISTING ELECTRICAL EQUIPMENT TO REMAIN, REFER TO ELECTRICAL
 27. EXISTING STAIR TO REMAIN
 28. EXISTING PARAPET, FIELD VERIFY
 29. STEEL STAIR, REFER TO STRUCTURAL AND SHEET A6.1
 30. OPERABLE SCREEN WALL PANEL FOR MECHANICAL ROOFTOP ACCESS
 31. IN FILL PANEL HORIZONTAL SEAM, COORDINATE LOCATIONS WITH ARCHITECT, PROVIDE IN FILL PANEL STIFFENER AT SACK OF PANEL
 32. HOSE BIBB, REFER TO PLUMBING, COORDINATE INSTALLATION LOCATION IN FIELD
 33. WEATHERPROOF OUTLET, REFER TO ELECTRICAL, COORDINATE INSTALLATION LOCATION IN FIELD

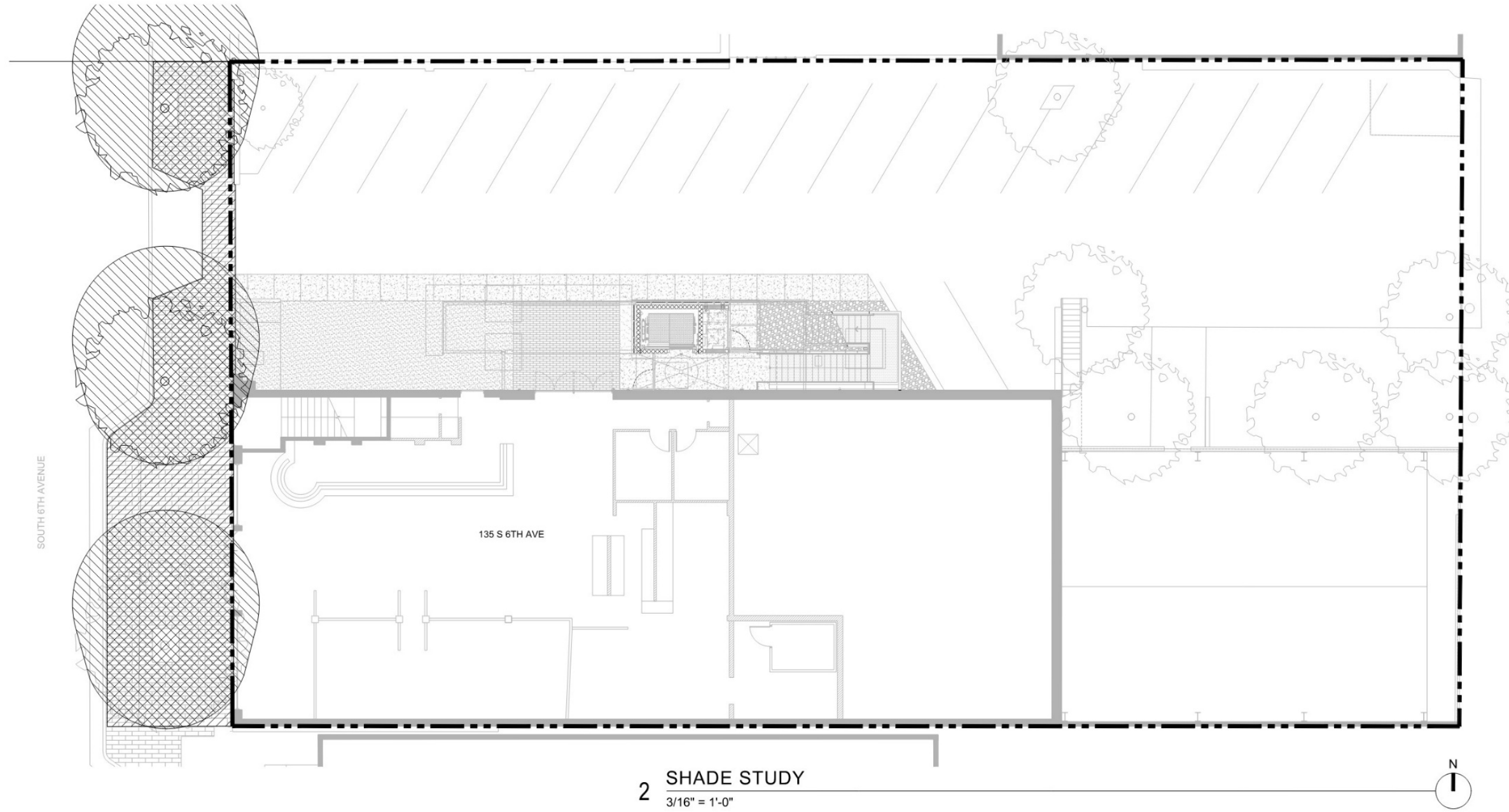
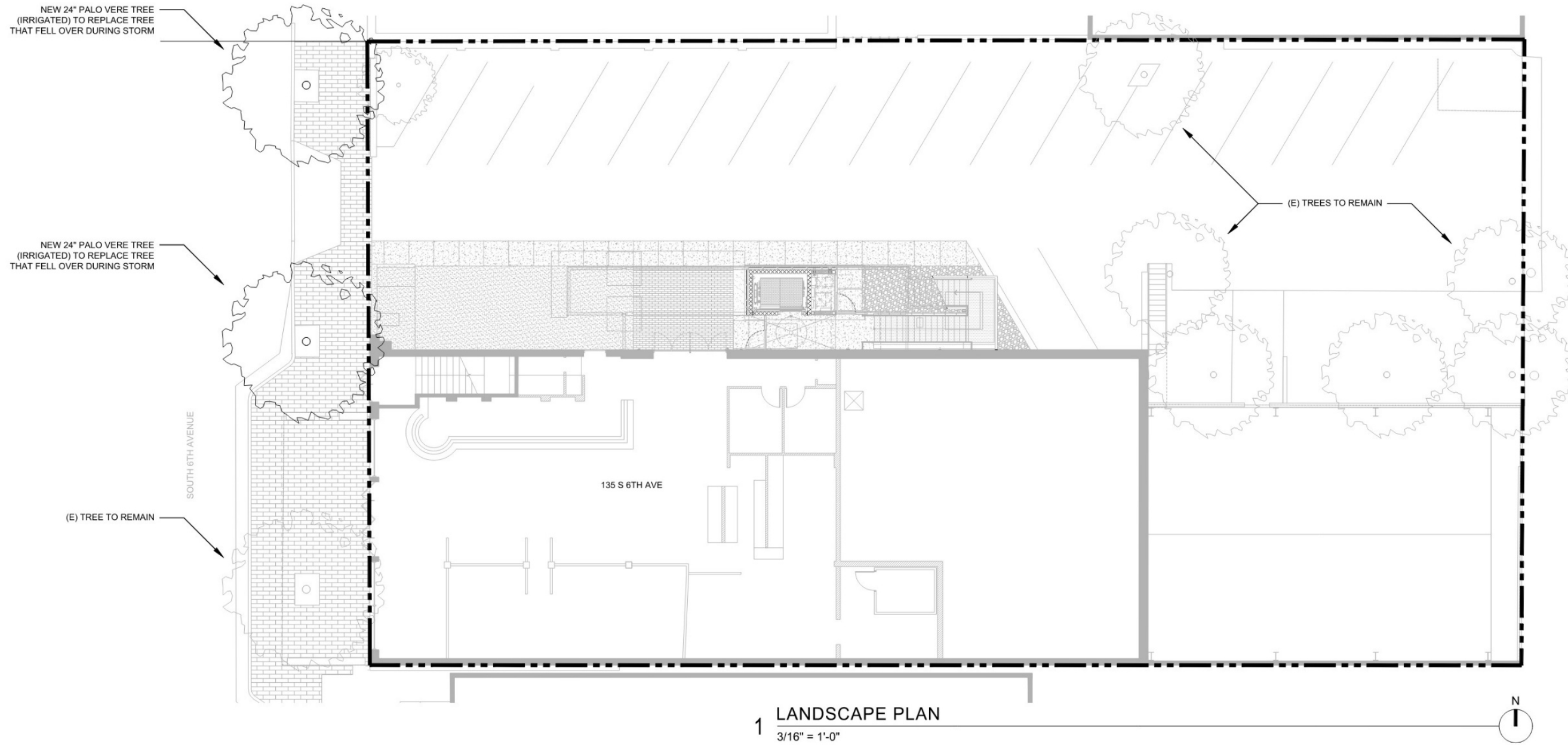
1 NORTH ELEVATION
3/16" = 1'-0"

CONTRIBUTING PROPERTIES



DEVELOPMENT ZONE





SHADE CALCULATION
TOTAL SIDEWALK 1,415 SF
TOTAL AREA OF SHADE AT NOON, JUNE 21ST 1,145 SF
PERCENTAGE OF SHADE 81% > 50% MIN

ODD FELLOWS ELEVATOR + STAIR
135 SOUTH 6TH AVENUE TUCSON, ARIZONA 85701
LANDSCAPE & SHADE STUDY

A1.0

repp+mclain
repp + mclain design and construction
2502 n. 1st avenue tucson, arizona 85719
p: 520.791.7035 f: 520.791.7075
www.reppmclain.com



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PROJECT NO. 732
DRAWN BY KSH
CHECKED BY JRM

ISSUE DATE
RNA SUBMITTAL 11.26.2025



Parking

New elevator, exterior
Stair with canopy decks



Front View Facing East





View South on 6th

New stair

New elevator

Canopy decks

Patio

Exterior remodel



View East on 6th



Bird's Eye View Facing South



South Facing Detail of New Balcony

MATERIALS

Rusted Steel
Wire Mesh

Raw Steel

Glass Railing



South Facing Detail of New Balcony



East Facing Detail with Patio

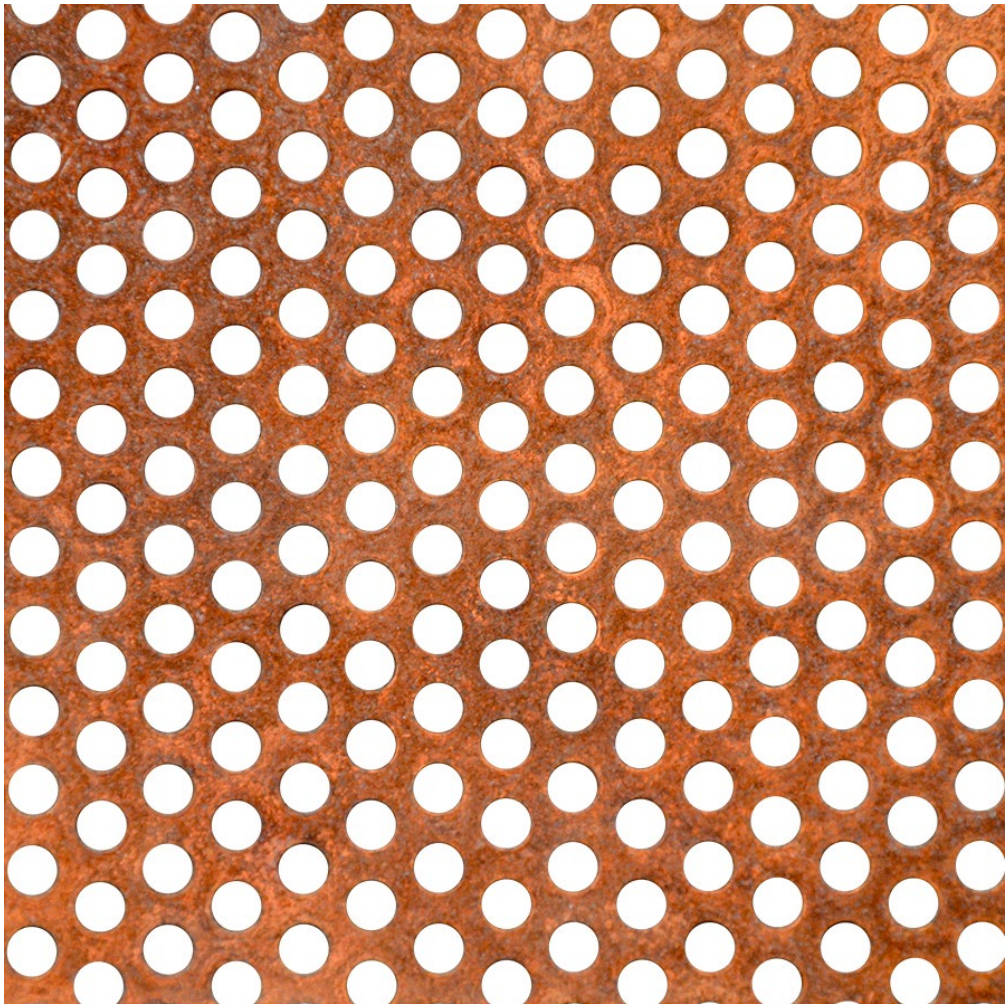


South Facing View

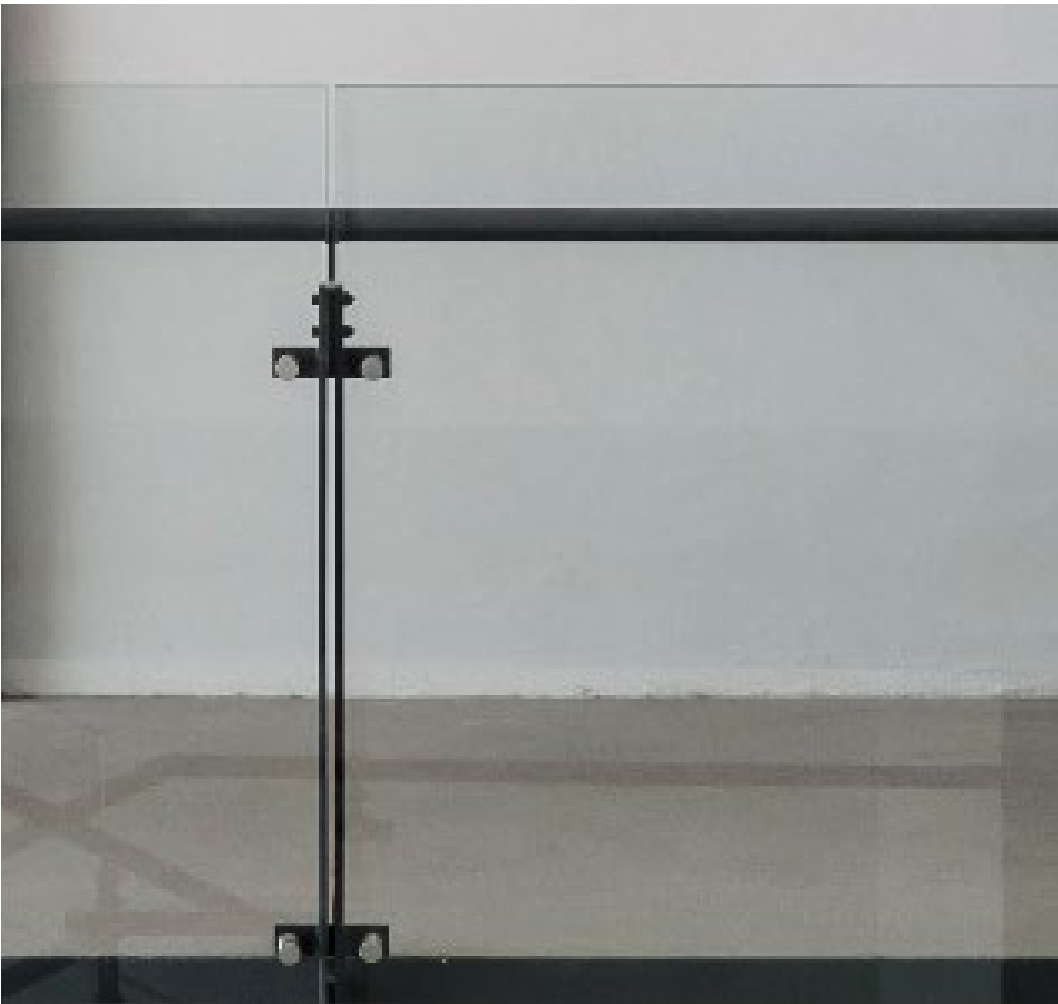
Materials and Colors



RAW HOT-ROLLED STEEL



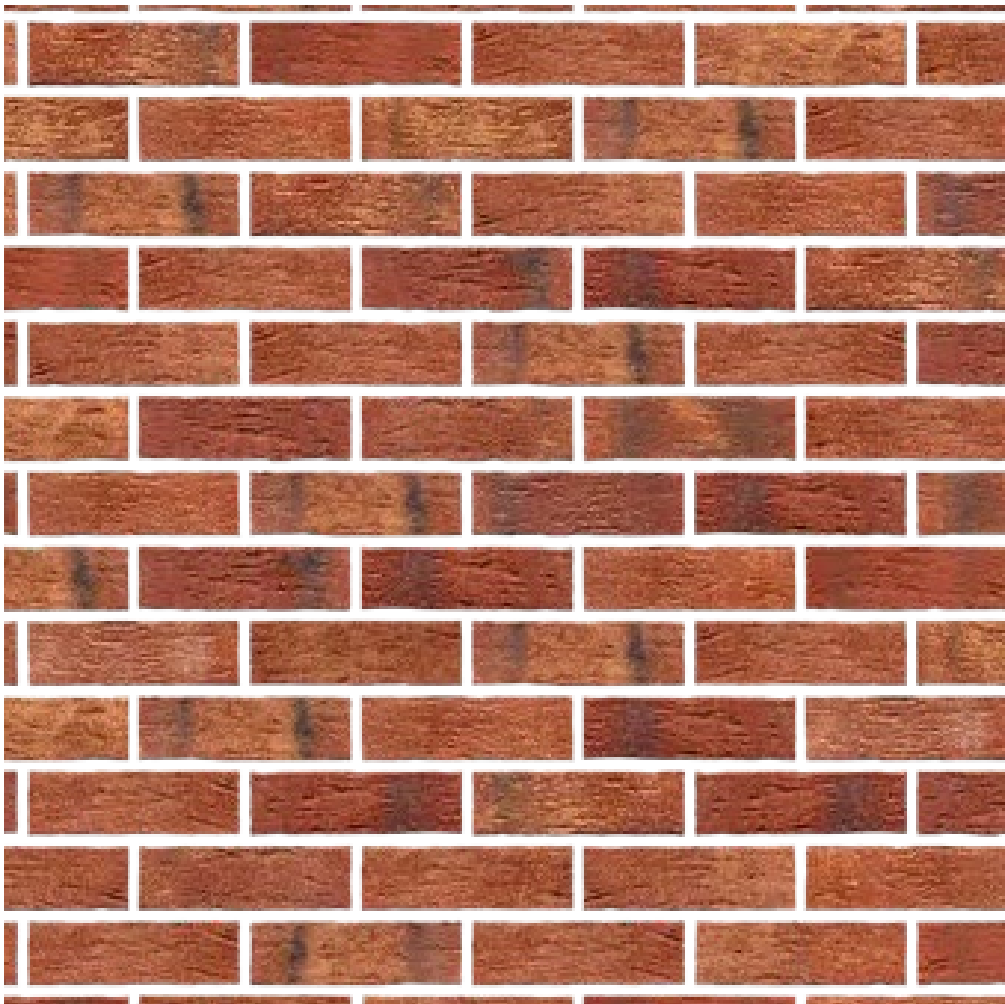
WEATHERED PERFORATED STEEL



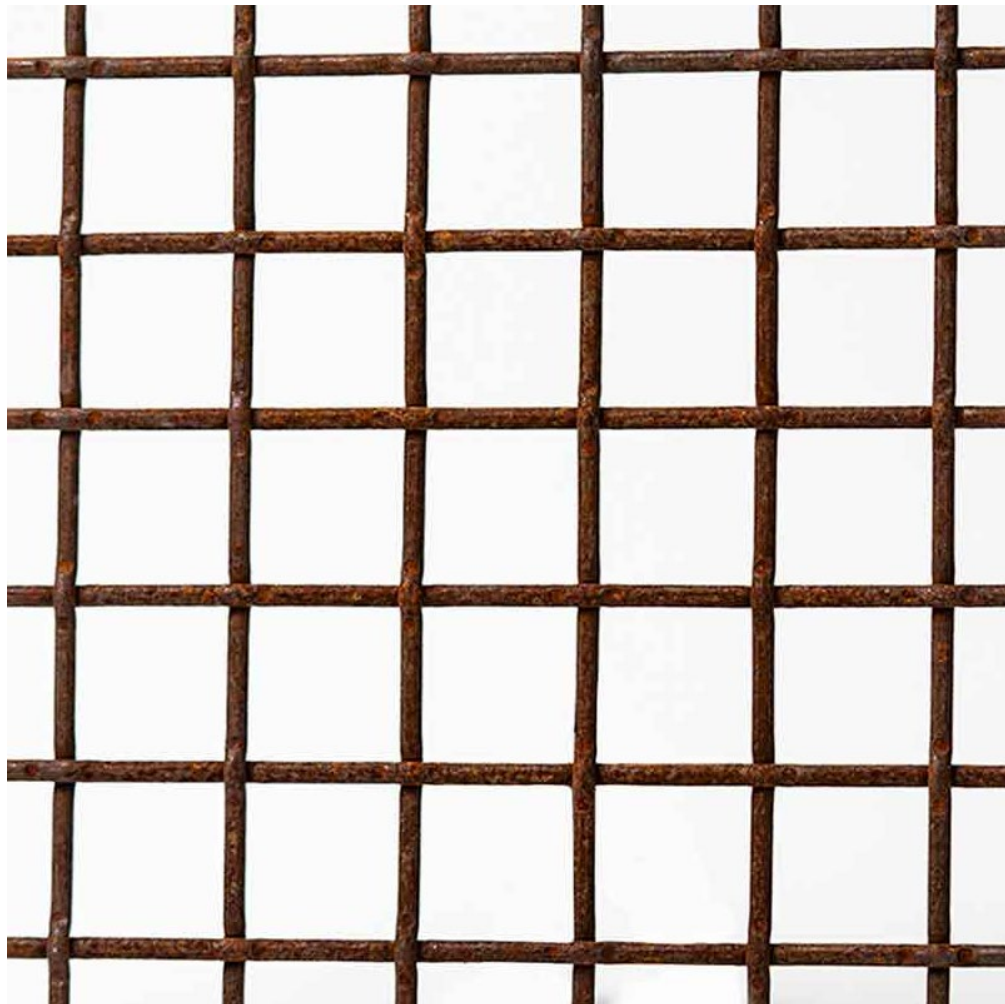
GLASS GUARDRAIL



CONCRETE MASONRY BLOCK



EXISTING BRICK



RUSTED STEEL WIRE MESH

Historic Preservation Comment Response

Historic • Requires Resubmit • Completed : 10/31/2025



Due Date

Completed Date

11/12/2025

10/31/2025

Comment

Property is located within the Rio Nuevo Area (RNA) overlay zone, and the existing structure is designated as contributing to the Downtown Tucson National Register Historic District. The proposed exterior elevator will require to demonstrate compliance with the RNA and historic preservation standards. Please resubmit Development Package TD-DEV-1023-00431 to obtain a first round of comments, and then submit a Design Package as a subrecord of TD-DEV-1023-00431. The Design Package must include the materials listed in the Special Districts application instructions:

https://www.tucsonaz.gov/files/sharedassets/public/v/3/pdsd/documents/submission-documents/special_districts_application_instructions_7.18.23.pdf,

indicating how the proposal meets RNA and historic preservation standards. Review by the Design Review Board (DRB) and the Tucson Pima County Historical Commission's Plans Review Subcommittee (PRS) will be required. Here's an overview of the RNA review process:

<https://www.tucsonaz.gov/files/sharedassets/public/v/3/pdsd/documents/planning-amp-zoning/rna-application-and-review-process.pdf>. If you have any questions, please let me know: maria.gayosso@tucsonaz.gov. For historic preservation questions, please email PDSDHistoric@tucsonaz.gov. Thank you.

RESPONSE: The Rio Nuevo Area Design Package was submitted as a subrecord of TD-DEV-1023-00431 on Wednesday, November 5 as requested.

Door & Window Schedule for Front (West) Elevation with Existing and Proposed Elevation Line Drawings



2 WEST DEMOLITION ELEVATION
3/16" = 1'-0"

EXTERIOR DOOR SCHEDULE			
DOOR TAG	DESCRIPTION	MATERIAL	FINISH
101	EXISTING DOORS + TRANSOM WINDOWS	WOOD, GLASS	EXISTING PAINT
102	EXISTING DOOR	METAL	EXISTING PAINT
103	NEW STEEL SECURITY DOOR	COLD ROLLED STEEL	WEATHERED STEEL
104	EXISTING DOOR	WOOD, GLASS	EXISTING STAINED WOOD, PAINT
105	EXISTING DOOR	WOOD, GLASS	EXISTING PAINT
106	EXISTING DOOR	WOOD, GLASS	EXISTING PAINT
201	NEW STEEL DOUBLE DOOR	STEEL, GLASS	PAINT TO MATCH EXISTING
202	NEW STEEL DOOR	STEEL, GLASS	PAINT TO MATCH EXISTING
301	NEW STEEL DOOR	STEEL, GLASS	PAINT TO MATCH EXISTING

WINDOW SCHEDULE			
WINDOW TAG	DESCRIPTION	MATERIAL	FINISH
1	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
2	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
3	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
4	EXISTING WINDOW, MODIFY AT NEW DOOR	STEEL, GLASS	EXISTING PAINT
5	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
6	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
7	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
8	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
9	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
10	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
11	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
12	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
13	EXISTING WINDOW	STEEL, GLASS	EXISTING PAINT
14	EXISTING TRANSOM WINDOW	WOOD, GLASS	EXISTING PAINT
15	EXISTING TRANSOM WINDOW	STEEL, GLASS	EXISTING PAINT
16	EXISTING TRANSOM WINDOW	STEEL, GLASS	EXISTING PAINT
17	EXISTING TRANSOM WINDOW	STEEL, GLASS	EXISTING PAINT
18	EXISTING WINDOW	WOOD, GLASS	EXISTING PAINT
19	EXISTING WINDOW	WOOD, GLASS	EXISTING PAINT
20	EXISTING WINDOW	WOOD, GLASS	EXISTING PAINT
21	EXISTING WINDOW	WOOD, GLASS	EXISTING PAINT



1 WEST ELEVATION
3/16" = 1'-0"

- DEMOLITION KEYNOTES

ALL NOTES MAY NOT BE USED ON THIS SHEET

1.

REMOVE ALL EXISTING PLASTER AND ROOFING MASTIC FROM BRICK WALL FACE. REPAIR DAMAGED BRICK, REPLACE MISSING PARAPET CAPS AND FILL HOLES AS REQUIRED WITH BRICK TO MATCH EXISTING

2.

REMOVE EXISTING RAINWATER CONDUCTOR HEAD AND DOWNSPOUT

3.

REMOVE EXISTING FURRING WALL AT DOWNSPOUT

4.

REMOVE EXISTING ELECTRICAL CONDUIT, LIGHT FIXTURES AND DEVICE BOXES, FIELD VERIFY AND COORDINATE WITH ELECTRICAL PRIOR TO REMOVAL

5.

EXISTING ELECTRIC METERS AND GEAR TO REMAIN

6.

EXISTING ELECTRICAL CONDUIT TO REMAIN, FIELD VERIFY, COORDINATE WITH ELECTRICAL

7.

EXISTING WINDOW TO REMAIN

8.

EXISTING DOOR TO REMAIN

9.

REMOVE EXISTING WINDOW

10.

EXISTING SIGNAGE TO REMAIN

11.

REMOVE EXISTING EXIT STAIR AND GUARDRAIL, COMPLETE

12.

REMOVE EXISTING METAL WALL MOUNT

13.

REMOVE EXISTING UTILITY STRUCTURE, COMPLETE

14.

REMOVE EXISTING BRICK WALL AT NEW DOOR OPENING. REFER TO DOOR SCHEDULE, COORDINATE WITH DOOR DETAILS

15.

REMOVE EXISTING BRICK WALL AT NEW DOOR OPENING. REFER TO STRUCTURAL AND DOOR SCHEDULE, COORDINATE WITH DOOR DETAILS

16.

EXISTING WALL OPENING AT KITCHEN EXHAUST AND MAKE UP AIR DUCTS, FIELD VERIFY SIZE AND LOCATION, MODIFY AS REQUIRED PER ARCHITECTURAL AND MECHANICAL DUCT ROUTING, COORDINATE CHANGES WITH STRUCTURAL

17.

REMOVE AND RELOCATE EXISTING MECHANICAL UNIT, COORDINATE WITH HVAC SUBCONTRACTOR

18.

REMOVE EXISTING BOLLARD, COMPLETE

19.

REMOVE EXISTING GUARDRAIL, COMPLETE

20.

REMOVE EXISTING CONCRETE SLAB, COORDINATE EXTENT WITH DEVELOPMENT PACKAGE UTILITY TRENCHES AND NEW HARDSCAPE

21.

REMOVE EXISTING METAL SCREEN PANEL

22.

REMOVE EXISTING METAL FENCE

23.

EXISTING BACKFLOW PREVENTER TO REMAIN

24.

EXISTING CONCRETE CURB TO REMAIN

25.

EXISTING GAS PIPING, FIELD VERIFY SOURCE AND EQUIPMENT SUPPLIED, NOTIFY ARCHITECT OF FINDINGS

26.

EXISTING EXIT STAIR TO REMAIN

27.

EXISTING LOUVER TO REMAIN

28.

MODIFY EXISTING WINDOW AS REQUIRED, REFER TO DOOR SCHEDULE AND DETAILS

29.

EXISTING BRICK FACADE TO REMAIN
- PROJECT NO.

732
- DRAWN BY

KSH
- CHECKED BY

JRM

ELEVATION KEYNOTES

ALL NOTES MAY NOT BE USED ON THIS SHEET

1.

CONCRETE MASONRY BLOCK ELEVATOR SHAFT WALL, REFER TO STRUCTURAL, CONFIRM DIMENSIONS WITH ELEVATOR INSTALLATION SPECIFICATIONS, STANDARD GRAY SMOOTH FACE BLOCK WITH MATCHING MORTAR COLOR, RUNNING BOND, RAKE ALL JOINTS WITH SQUARE BEAD JOINTER, SANDBLAST COMPLETED WALL EXTERIOR FACE AND APPLY OKON SEALER

2.

EXISTING DOOR TO REMAIN

3.

EXISTING BRICK MASONRY WALL, FIELD VERIFY

4.

GRID LAYOUT START POINT, CORNER OF EXISTING BRICK MASONRY OPENING, LOCATE AFTER PLASTER REMOVAL

5.

SECURITY WALL, 1/2" x 3" HOT ROLLED STEEL FLAT BAR FRAME WITH COLD ROLLED PERFORATED STEEL INFILL PANELS, 16 GA., PRE-WEATHER PANELS PRIOR TO INSTALLATION

6.

NEW DOOR, REFER TO FLOOR PLANS AND DOOR SCHEDULE

7.

EXISTING WINDOW, FIELD VERIFY

8.

RAINWATER DRAIN PIPE, REFER TO PLUMBING

9.

GLASS GUARDRAIL, REFER TO STRUCTURAL AND DETAIL 4/A3.1

10.

STEEL BEAM, REFER TO STRUCTURAL

11.

STEEL CHANNEL, REFER TO STRUCTURAL

12.

STEEL COLUMN, REFER TO STRUCTURAL

13.

STEEL AWNING, REFER TO STRUCTURAL AND DETAIL 6/A3.1

14.

SIGNAGE BY FUTURE TENANT IMPROVEMENT

15.

ROOF ACCESS LADDER, 3/8" x 3" HOT ROLLED STEEL FLAT BAR RAILS WITH 3/4" DIAMETER SOLID ROD RUNGS, 11 GA. HOT ROLLED SHEET STEEL HINGED, LOCKABLE SECURITY PANEL

16.

STEEL CANOPY, REFER TO STRUCTURAL AND DETAIL 7/A3.1

17.

HVAC DUCT, REFER TO MECHANICAL, PAINT HORIZONTAL DUCT MATTE BLACK

18.

TRELLIS, HOT ROLLED STEEL ANGLE STANDOFFS WITH L 1 1/2" x 1 1/2" x 1/8" HOT ROLLED STEEL PANEL FRAMES WITH 4" x 4" x 1/4" STEEL WELDED WIRE MESH INFILL

19.

OPERABLE TRELLIS PANEL FOR MECHANICAL ROOFTOP ACCESS

20.

METAL SCREEN WALL PANEL, 1 1/2" COLD ROLLED B-DECK, 20 GA., PRE-WEATHER PRIOR TO INSTALLATION

21.

WALL MOUNT LIGHT, REFER TO ELECTRICAL, REFER TO SECTIONS 3/A3.0 + 1/A3.1 FOR MOUNTING LOCATIONS

22.

FIRE DEPARTMENT CONNECTION, REFER TO PLUMBING

23.

RAINWATER DRAIN PIPE OUTLET, REFER TO PLUMBING

24.

STAIR GUARDRAIL, REFER TO STRUCTURAL AND DETAIL 1/A6.2

25.

LANDING GUARDRAIL, REFER TO STRUCTURAL AND DETAIL 1/A6.2

26.

EXISTING ELECTRICAL EQUIPMENT TO REMAIN, REFER TO ELECTRICAL

27.

EXISTING STAIR TO REMAIN

28.

EXISTING PARAPET, FIELD VERIFY

29.

STEEL STAIR, REFER TO STRUCTURAL AND SHEET A6.1

30.

OPERABLE SCREEN WALL PANEL FOR MECHANICAL ROOFTOP ACCESS

31.

INFILL PANEL HORIZONTAL SEAM, COORDINATE LOCATIONS WITH ARCHITECT, PROVIDE INFILL PANEL STIFFENER AT BACK OF PANEL

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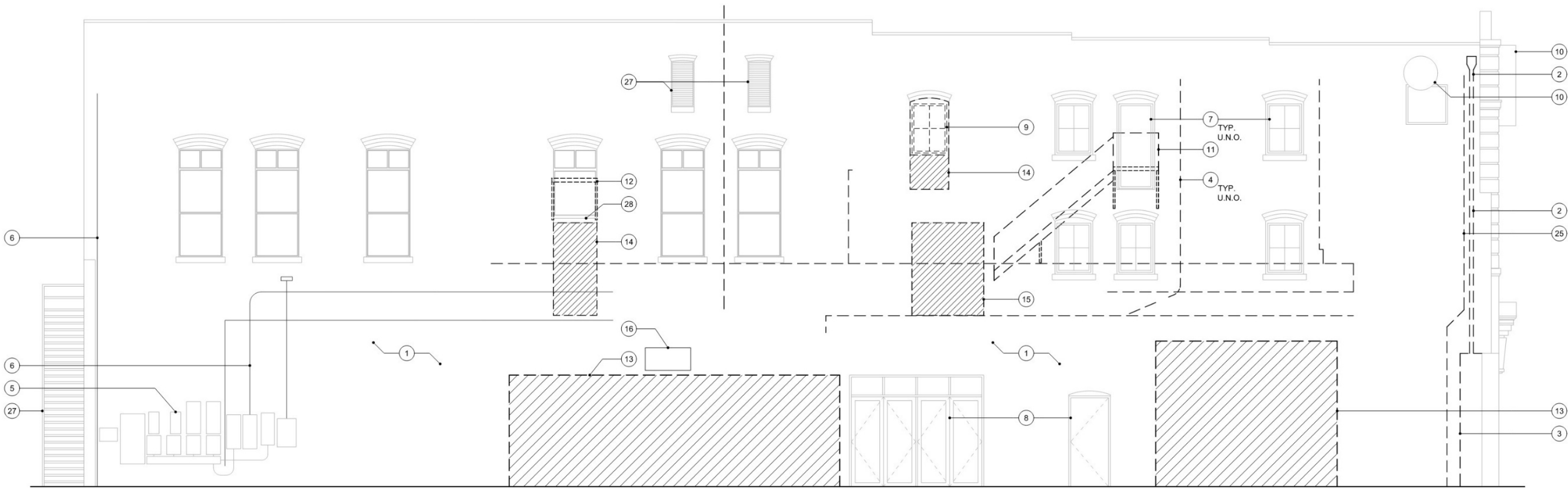
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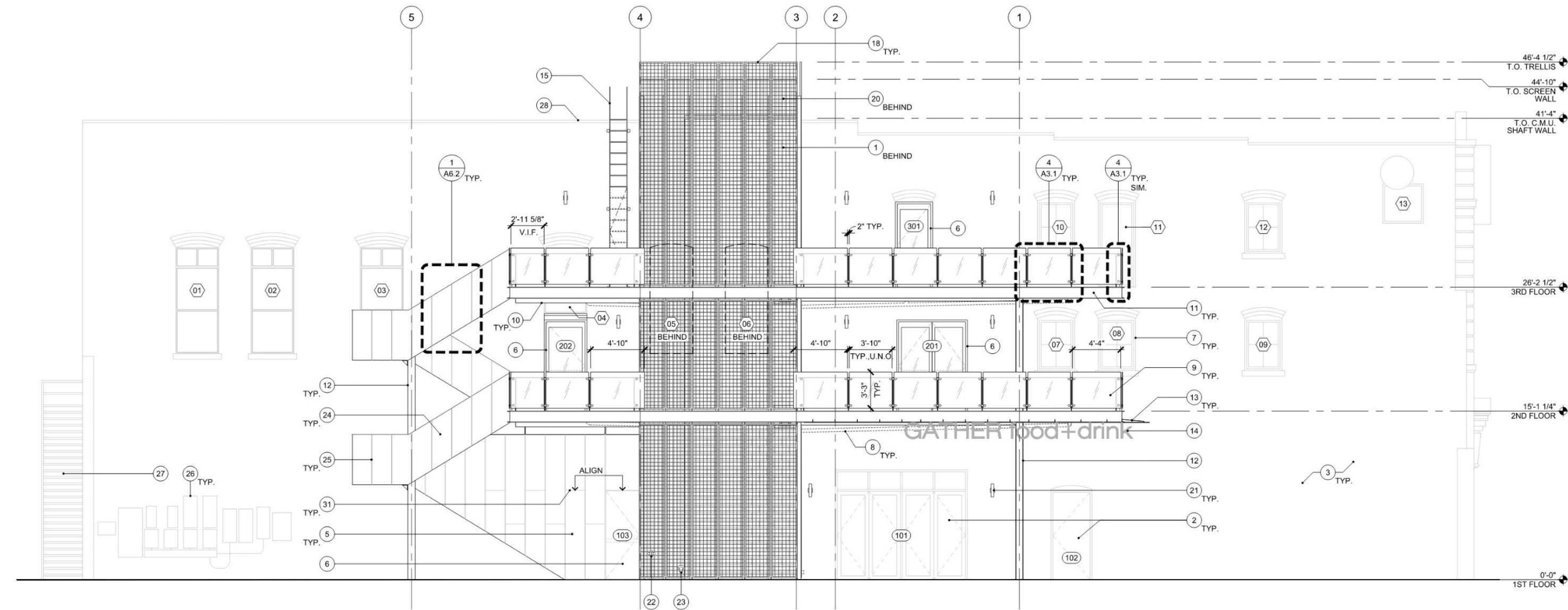
ODD FELLOWS ELEVATOR + STAIR
135 SOUTH 6TH AVENUE TUCSON, ARIZONA 85701
WEST ELEVATIONS + SCHEDULES

A2.1

Door & Window Schedule for Left (North) Elevation with Existing and Proposed Elevation Line Drawings



2 NORTH DEMOLITION ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"

- ALL NOTES MAY NOT BE USED ON THIS SHEET
- DEMOLITION KEYNOTES
- REMOVE ALL EXISTING PLASTER AND ROOFING MASTIC FROM BRICK WALL FACE, REPAIR DAMAGED BRICK, REPLACE MISSING PARAPET CAPS AND FILL HOLES AS REQUIRED WITH BRICK TO MATCH EXISTING
 - REMOVE EXISTING RAINWATER CONDUCTOR HEAD AND DOWNSPOUT
 - REMOVE EXISTING FURRING WALL AT DOWNSPOUT
 - REMOVE EXISTING ELECTRICAL CONDUIT, LIGHT FIXTURES AND DEVICE BOXES, FIELD VERIFY AND COORDINATE WITH ELECTRICAL PRIOR TO REMOVAL
 - EXISTING ELECTRIC METERS AND GEAR TO REMAIN
 - EXISTING ELECTRICAL CONDUIT TO REMAIN, FIELD VERIFY, COORDINATE WITH ELECTRICAL
 - EXISTING WINDOW TO REMAIN
 - EXISTING DOOR TO REMAIN
 - REMOVE EXISTING WINDOW
 - EXISTING SIGNAGE TO REMAIN
 - REMOVE EXISTING EXIT STAIR AND GUARDRAIL, COMPLETE
 - REMOVE EXISTING METAL WALL MOUNT
 - REMOVE EXISTING UTILITY STRUCTURE, COMPLETE
 - REMOVE EXISTING BRICK WALL AT NEW DOOR OPENING, REFER TO DOOR SCHEDULE, COORDINATE WITH DOOR DETAILS
 - REMOVE EXISTING BRICK WALL AT NEW DOOR OPENING, REFER TO STRUCTURAL AND DOOR SCHEDULE, COORDINATE WITH DOOR DETAILS
 - EXISTING WALL OPENING AT KITCHEN EXHAUST AND MAKE UP AIR DUCTS, FIELD VERIFY SIZE AND LOCATION, MODIFY AS REQUIRED PER ARCHITECTURAL AND MECHANICAL DUCT ROUTING, COORDINATE CHANGES WITH STRUCTURAL
 - REMOVE AND RELOCATE EXISTING MECHANICAL UNIT, COORDINATE WITH HVAC SUBCONTRACTOR
 - REMOVE EXISTING BOLLARD, COMPLETE
 - REMOVE EXISTING GUARDRAIL, COMPLETE
 - REMOVE EXISTING CONCRETE SLAB, COORDINATE EXTENT WITH DEVELOPMENT PACKAGE UTILITY TRENCHES AND NEW HARDSCAPE
 - REMOVE EXISTING METAL SCREEN PANEL
 - REMOVE EXISTING METAL FENCE
 - EXISTING BACKFLOW PREVENTER TO REMAIN
 - EXISTING CONCRETE CURB TO REMAIN
 - EXISTING GAS PIPING, FIELD VERIFY SOURCE AND EQUIPMENT SUPPLIED, NOTIFY ARCHITECT OF FINDINGS
 - EXISTING EXIT STAIR TO REMAIN
 - EXISTING LOUVER TO REMAIN
 - MODIFY EXISTING WINDOW AS REQUIRED, REFER TO DOOR SCHEDULE AND DETAILS
 - EXISTING BRICK FACADE TO REMAIN
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- ALL NOTES MAY NOT BE USED ON THIS SHEET
- ELEVATION KEYNOTES
- CONCRETE MASONRY BLOCK ELEVATOR SHAFT WALL, REFER TO STRUCTURAL, CONFIRM DIMENSIONS WITH ELEVATOR INSTALLATION SPECIFICATIONS, STANDARD GRAY SMOOTH FACE BLOCK WITH MATCHING MORTAR COLOR, RUNNING BOND, RAKE ALL JOINTS WITH SQUARE BEAD JOINTER, SANDBLAST COMPLETED WALL EXTERIOR FACE AND APPLY OKON SEALER
 - EXISTING DOOR TO REMAIN
 - EXISTING BRICK MASONRY WALL, FIELD VERIFY
 - GRID LAYOUT START POINT, CORNER OF EXISTING BRICK MASONRY OPENING, LOCATE AFTER PLASTER REMOVAL
 - SECURITY WALL, 1/2" x 3" HOT ROLLED STEEL FLAT BAR FRAME WITH COLD ROLLED PERFORATED STEEL INFILL PANELS, 16 GA., PRE-WEATHER PANELS PRIOR TO INSTALLATION
 - NEW DOOR, REFER TO FLOOR PLANS AND DOOR SCHEDULE
 - EXISTING WINDOW, FIELD VERIFY
 - RAINWATER DRAIN PIPE, REFER TO PLUMBING
 - GLASS GUARDRAIL, REFER TO STRUCTURAL AND DETAIL, 4/A3.1
 - STEEL BEAM, REFER TO STRUCTURAL
 - STEEL CHANNEL, REFER TO STRUCTURAL
 - STEEL COLUMN, REFER TO STRUCTURAL
 - STEEL AWNING, REFER TO STRUCTURAL AND DETAIL 6/A3.1
 - SIGNAGE BY FUTURE TENANT IMPROVEMENT
 - ROOF ACCESS LADDER, 3/8" x 3" HOT ROLLED STEEL FLAT BAR RAILS WITH 3/4" DIAMETER SOLID ROD RUNGS, 11 GA. HOT ROLLED SHEET STEEL HINGED, LOCKABLE SECURITY PANEL
 - STEEL CANOPY, REFER TO STRUCTURAL AND DETAIL 7/A3.1
 - HVAC DUCT, REFER TO MECHANICAL, PAINT HORIZONTAL DUCT MATTE BLACK
 - TRELLIS, HOT ROLLED STEEL ANGLE STANDOFFS WITH L 1 1/2" x 1 1/2" x 1/8" HOT ROLLED STEEL PANEL FRAMES WITH 4" x 4" x 1/4" STEEL WELDED WIRE MESH INFILL
 - OPERABLE TRELLIS PANEL FOR MECHANICAL ROOFTOP ACCESS
 - METAL SCREEN WALL PANEL, 1 1/2" COLD ROLLED B-DECK, 20 GA., PRE-WEATHER PRIOR TO INSTALLATION
 - WALL MOUNT LIGHT, REFER TO ELECTRICAL, REFER TO SECTIONS 3/A3.0 + 1/A3.1 FOR MOUNTING LOCATIONS
 - FIRE DEPARTMENT CONNECTION, REFER TO PLUMBING
 - RAINWATER DRAIN PIPE OUTLET, REFER TO PLUMBING
 - STAIR GUARDRAIL, REFER TO STRUCTURAL AND DETAIL 1/A6.2
 - LANDING GUARDRAIL, REFER TO STRUCTURAL AND DETAIL 1/A6.2
 - EXISTING ELECTRICAL EQUIPMENT TO REMAIN, REFER TO ELECTRICAL
 - EXISTING STAIR TO REMAIN
 - EXISTING PARAPET, FIELD VERIFY
 - STEEL STAIR, REFER TO STRUCTURAL AND SHEET A6.1
 - OPERABLE SCREEN WALL PANEL FOR MECHANICAL ROOFTOP ACCESS
 - INFILL PANEL HORIZONTAL SEAM, COORDINATE LOCATIONS WITH ARCHITECT, PROVIDE INFILL PANEL STIFFENER AT BACK OF PANEL



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NORTH ELEVATIONS

A2.0