

# SD-0525-00076 LINDA APARTMENTS IID SUBMITTAL

July 21, 2025 | Revision 3

























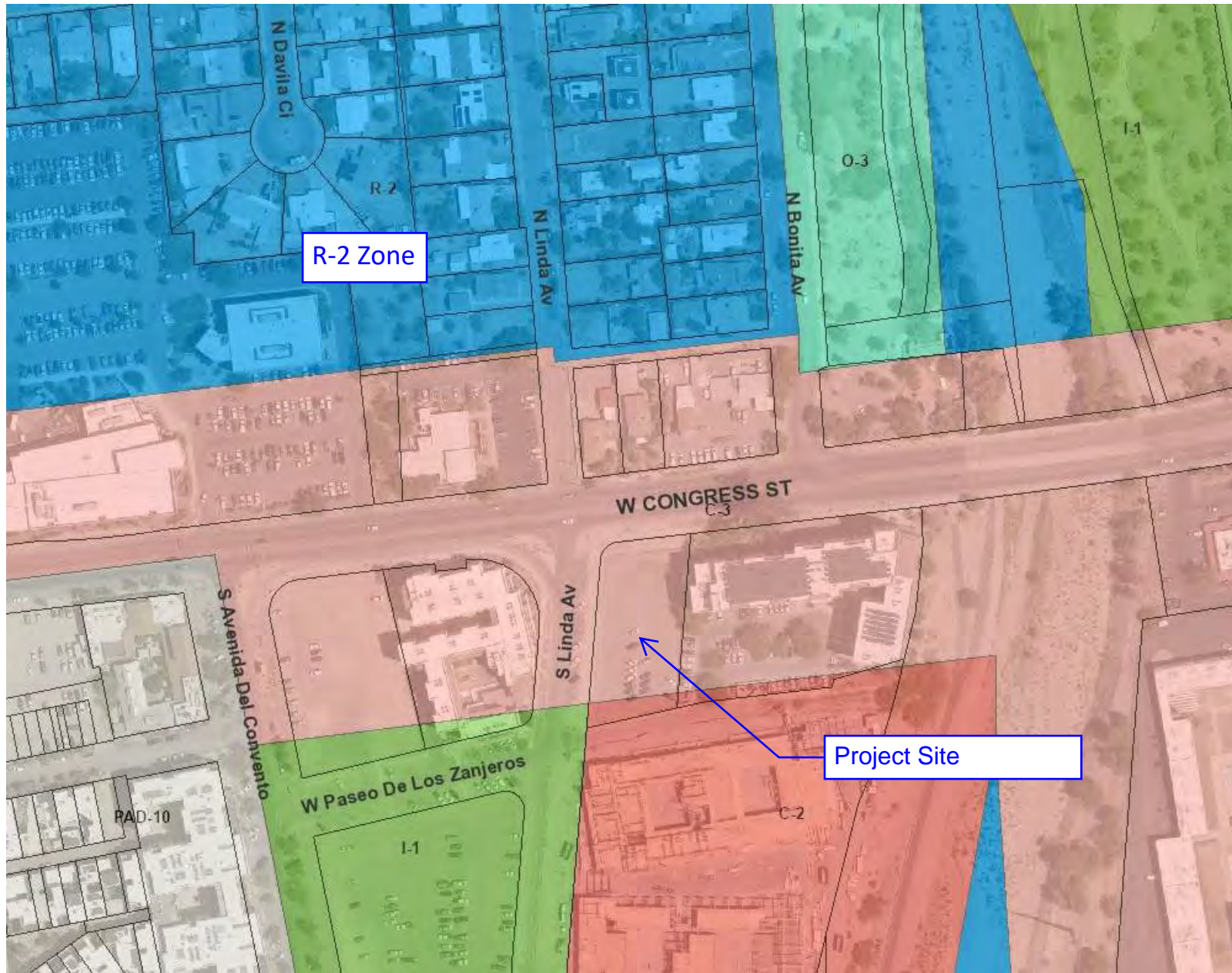
LIZARD ROCK DESIGNS



# PimaMaps Print

## Legend

-  Parcels
- Zoning - Tucson**
  -  C-1
  -  C-2
  -  C-3
  -  HC-1
  -  HC-2
  -  HC-3
  -  HNC
  -  HO-1
  -  HO-2
  -  HO-3
  -  HOCR-2
  -  HP
  -  HR-1
  -  HR-2
  -  HR-3
  -  HRX-1
  -  HRX-2
  -  HSR
  -  I-1
  -  I-2
  -  MH-1



Notes:

400.0 0 200.00

Feet



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

5/27/2025



# Linda Ave Apartments

South Linda Avenue looking to the east with the Santa Cruz River and the Huckleberry Loop beyond.



VIEW 3

1. Aerial View from the West

Congress Street looking south with the Bautista Apartments beyond, West End Apartments to the right, and Sentinel Plaza Senior Housing to the left.



VIEW 4

2. Aerial View from the Northwest



3. Existing West Elevation



4. Existing North Elevation

## Existing Condition Photos



# Linda Ave Apartments



**Street View looking Southeast**



# Linda Ave Apartments

VIEW



Street View looking Northwest



# Linda Ave Apartments



Street View looking Northeast



# RESPONSE TO COMMENTS

July 21, 2025 | Revision 3





# Linda Ave Apartments

## Design Professional Comments:

***Some single plane facades exceed 50' without relief.***

- Piers were added on the west facade to comply (Exhibit 6).

***Included a calculation to show compliance of 5% GFA for nodes, views & linkages.***

- Exhibit 1B Plazas & Nodes was added with a calculation to show compliance.

***Provide utility layouts in the design package.***

- Provided in Exhibit 1A.

***Provide IPP to demonstrate car parking is available.***

- Submitted separately.

***Provide an approval letter from ESD for the on-site refuse collection container.***

- Approval letter from ESD has been provided as Exhibit 13.

***Provide loading / landscaping exceptions.***

- A loading zone is not required per zoning, and an NPPP is not required in DCS.

## Courtesy Review - IID specific Comments:

***Provide additional detail to show building materials.***

- Exhibit 10A was added to show building materials and forms.



# LIZARD ROCK DESIGNS



# Linda Ave Apartments

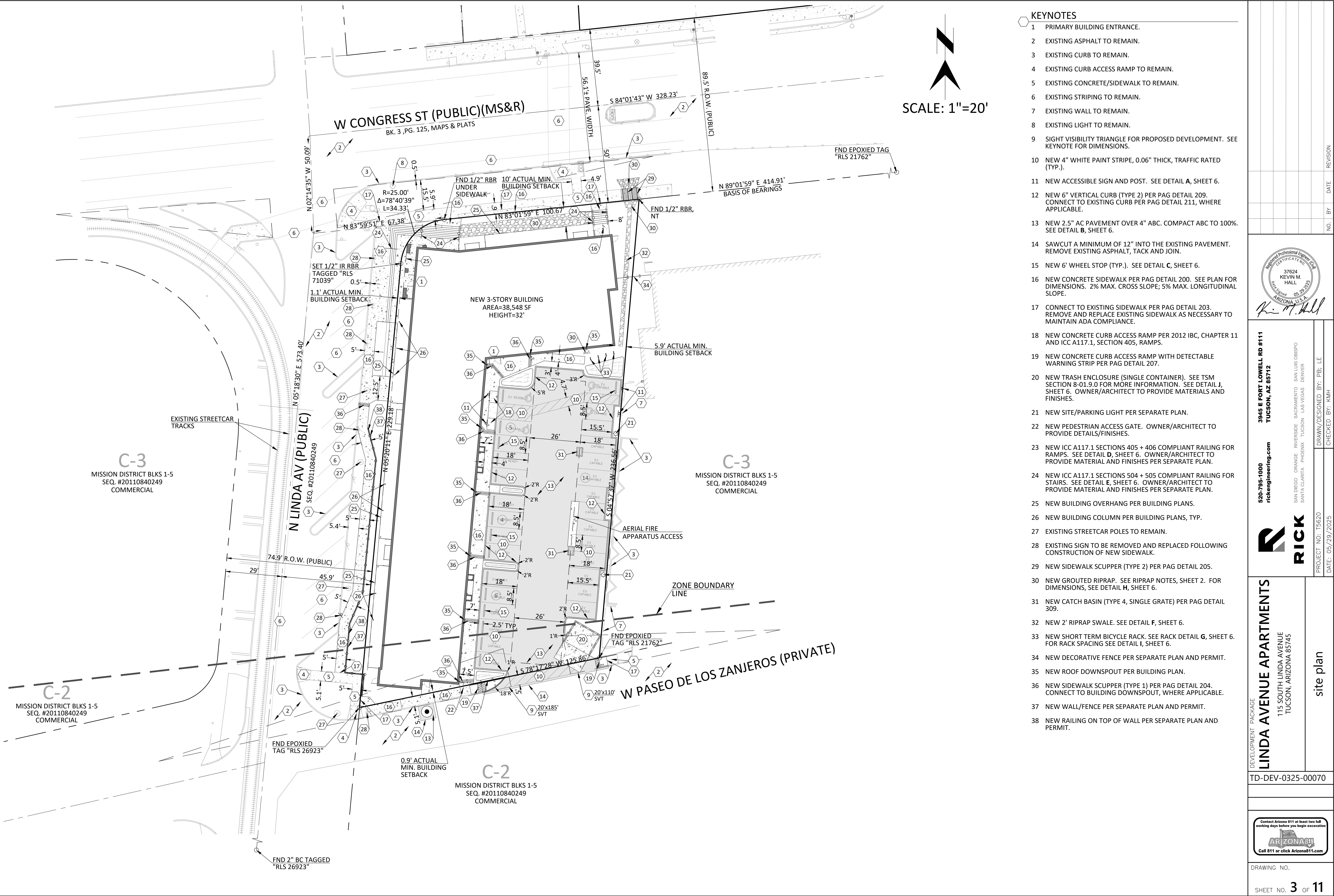


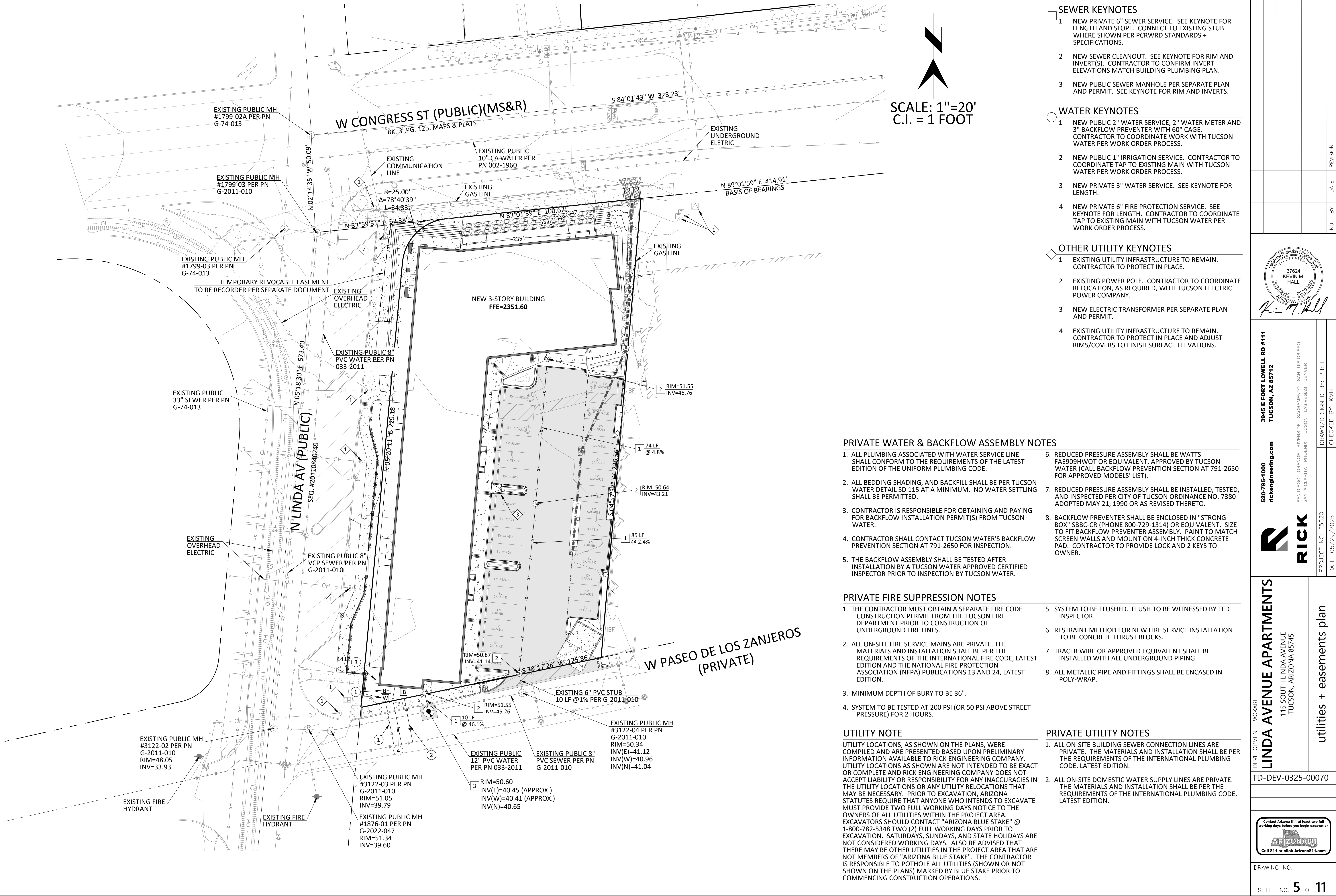
Exhibit 1: Site Plan

5/28/25

LIZARD ROCK DESIGNS



# Linda Ave Apartments





# Linda Ave Apartments

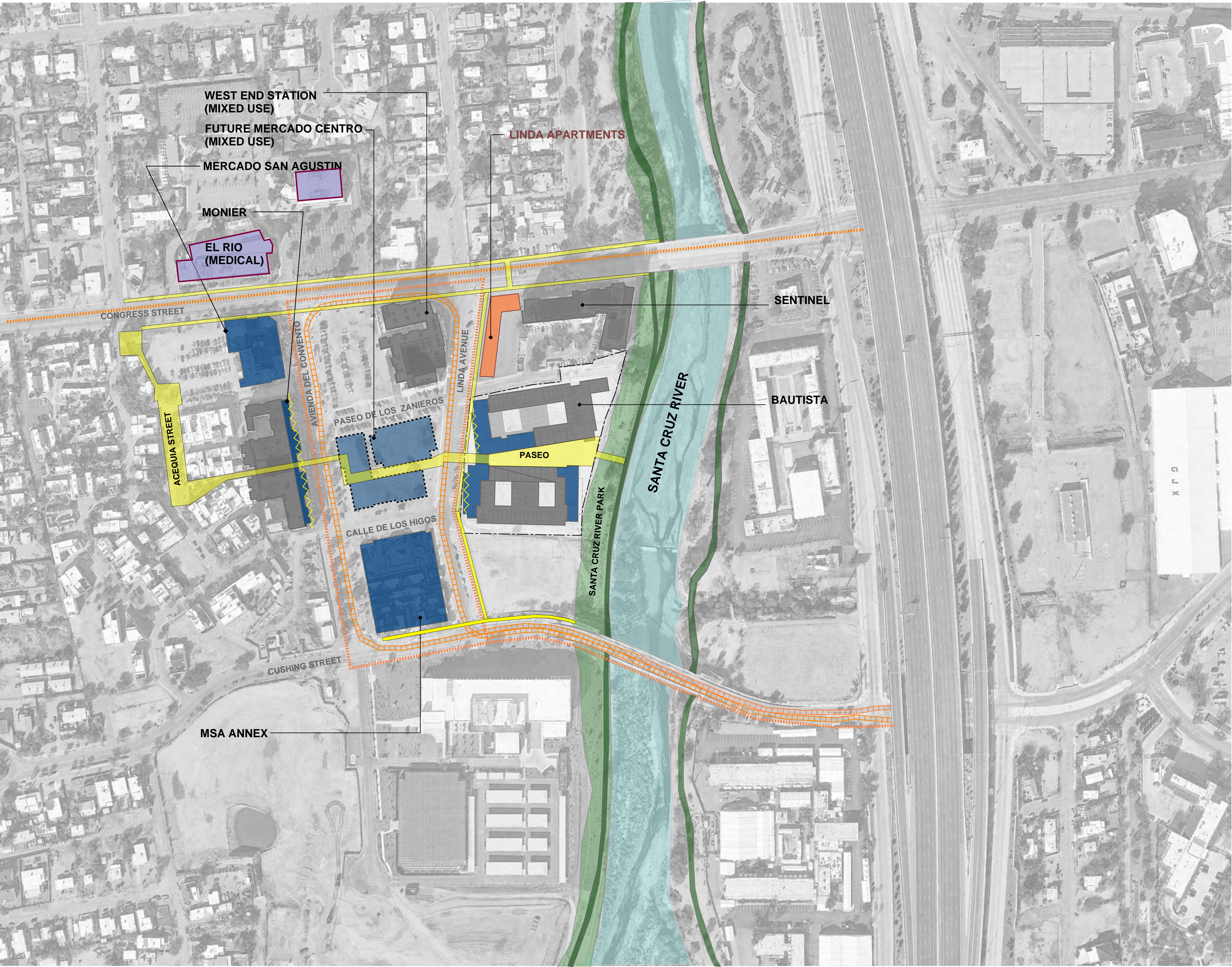


Exhibit 1B:  
Plazas and Pedestrian Nodes

Linda Avenue Apartments  
Plazas and Pedestrian Nodes  
7/17/25



# Linda Ave Apartments



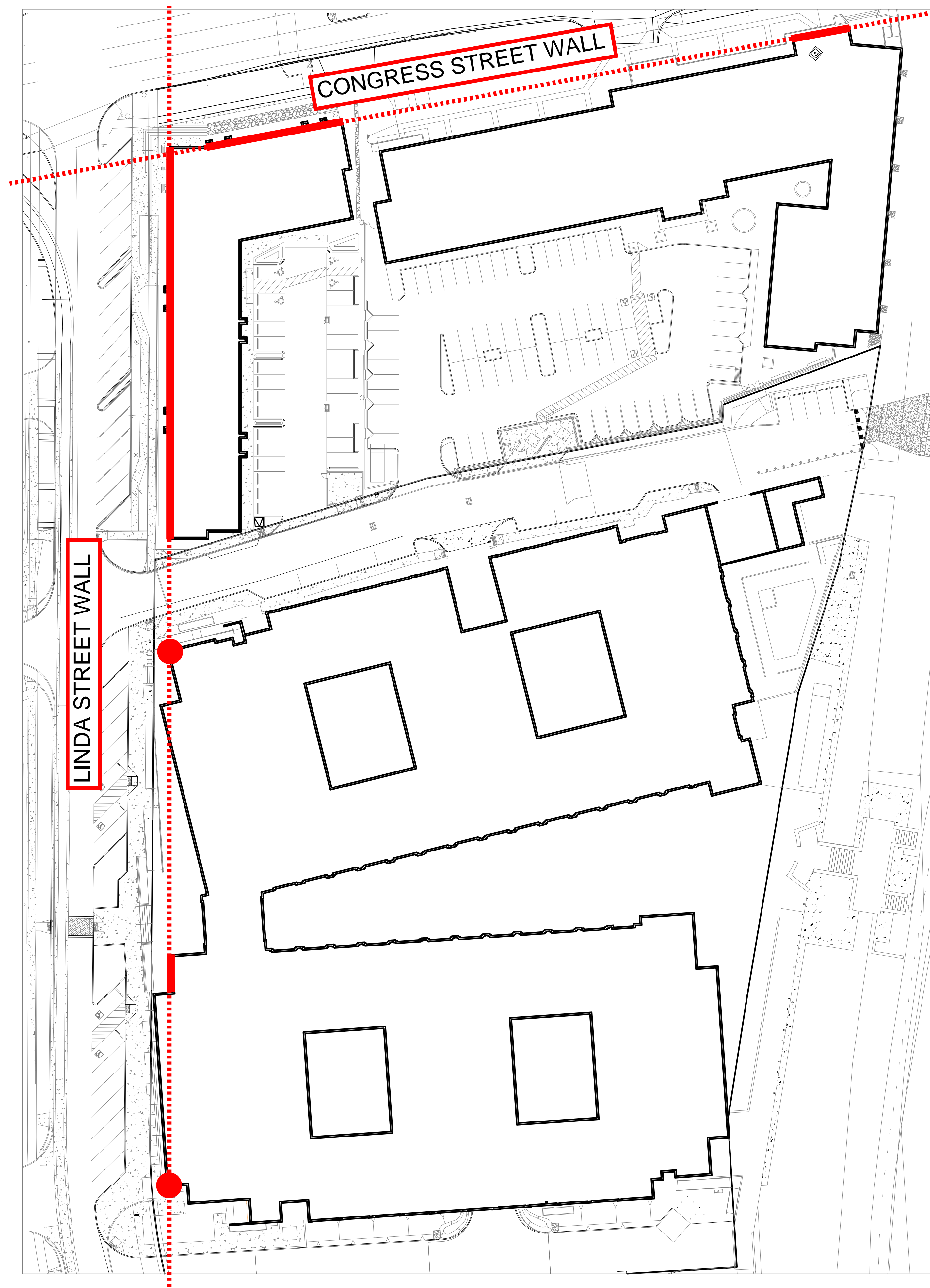
LEGEND	
<div></div>	PASEO
<div></div>	RESIDENTIAL
<div></div>	COMMERCIAL
<div></div>	MEDICAL
<div></div>	STEET CAR
<div></div>	BUS
<div></div>	SHADED ARCADE
<div></div>	SIDEWALK
<div></div>	THE LOOP BIKE PATH
<div></div>	THIS PROJECT

This project will promote pedestrian pathways by connecting to existing and proposed future pedestrian routes in and around the Mercado District. Retail, medical, entertainment and restaurants are within walking distance, as are several modes of public transport.

Exhibit 2: Pedestrian Connectivity



# Linda Ave Apartments



**Exhibit 3: Continuity of  
Established Street Setback**



# Linda Ave Apartments



SEE ENLARGED VIEW BELOW

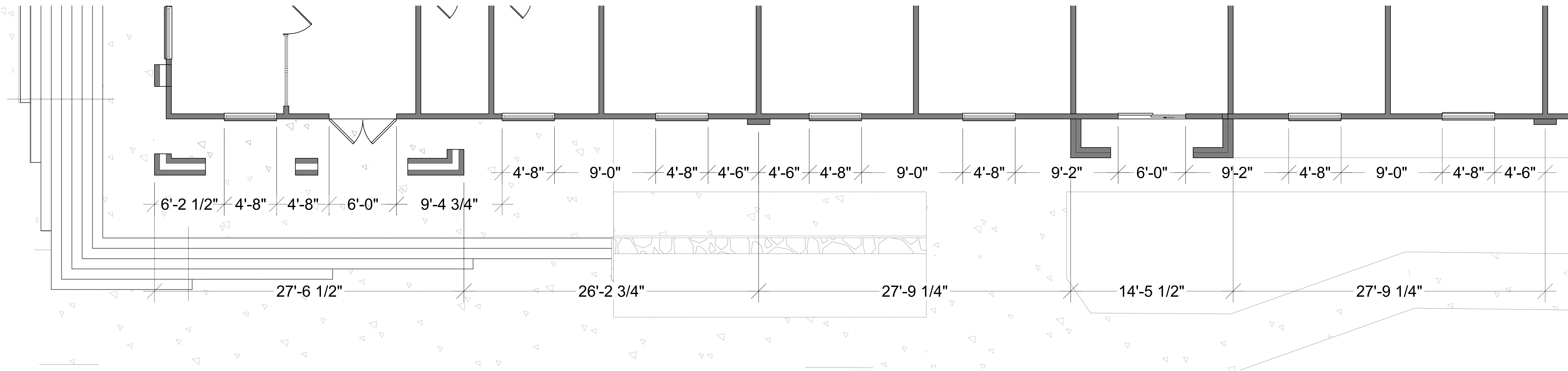
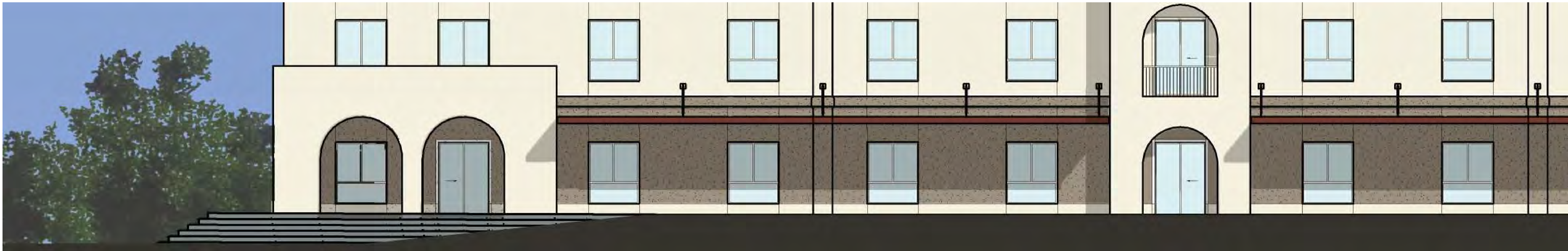


Exhibit 6: Architectural Elements



# Linda Ave Apartments

## PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE	H x W (CALIPER)
--------	-------------------------------	------	------	-----------------

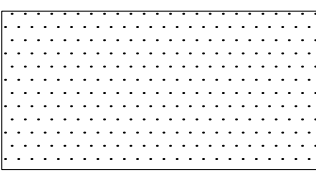
### TREES

	ACACIA WILLARDIANA PALO BLANCO	3	15 GAL.	6' x 2' (.75")
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	5	24" BOX	7.5' x 4' (1.5")
	PISTACIA LENTISCUS MASTIC TREE	2	15 GAL.	3' x 1' (.5")
	PROSOPIS VELUTINA VELVET MESQUITE	6	15 GAL.	5.5' x 3' (.5")
	EUCALYPTUS PAPUANA GHOST GUM	6	15 GAL.	7' x 3' (.75")

### SHRUBS AND ACCENTS

	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	7	5 GAL.	
	AGAVE PARRYI HUACHUCENSIS HUACHUCA AGAVE	1	5 GAL.	
	ALOE x 'BLUE ELF' BLUE ELF ALOE	8	5 GAL.	
	BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION GRAMA GRASS	13	5 GAL.	
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	9	5 GAL.	
	DASYLIRION LONGISSIMA TOOTHLESS SOTOL	4	5 GAL.	
	HESPERALOE PARVIFLORA RED YUCCA	36	5 GAL.	
	HYMENOXYIS ACAULIS ANGELITA DAISY	18	1 GAL.	
	LANTANA GOLD MOUND GOLD MOUND LANTANA	4	1 GAL.	
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	1	5 GAL.	
	OPUNTIA ENGELMANII NATIVE PRICKLY PEAR	2	5 GAL.	
	PENSTEMON PARRYI PARRY'S PENSTEMON	1	1 GAL.	
	PLUMBAGO SCANDENS WHITE DESERT PLUMBAGO	4	5 GAL.	
	SALVIA GREGGI AUTUMN SAGE	6	5 GAL.	

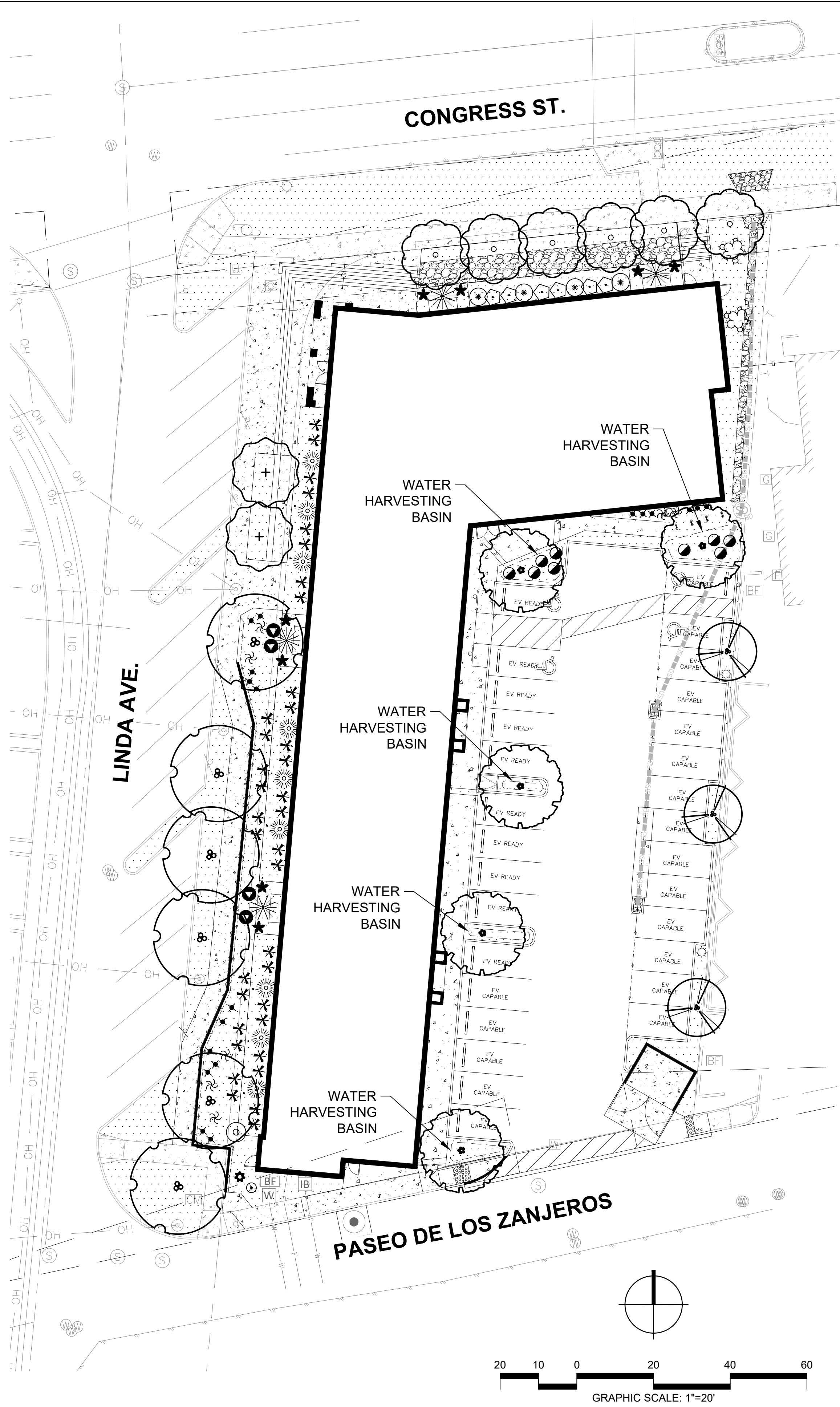
### INORGANIC GROUNDCOVER



A MIN. 2" DEPTH LAYER OF DECORATIVE ROCK SHALL BE PLACED IN ALL PLANTING AREAS INDICATED ON THE PLANS. SIZE AND COLOR SHALL MATCH EXISTING ROCK BETWEEN CURB AND SIDEWALK ON THE WEST SIDE OF LINDA AVE. IMMEDIATELY ACROSS FROM THIS PROJECT.

## PARKING LOT TREE CALCULATION

PARKING SPACES PROVIDED:	29
TREES REQUIRED: ( 1 PER 4 PARKING SPACES)	7
TREES PROVIDED:	8



3845 E FORT LOWELL RD #111  
TUCSON, AZ 85712

520-795-1000  
rickengineering.com

SEAL  
M. Fellinger  
Professional Engineer  
No. 36734  
Exp. 5/29/25  
Arizona, USA

PROJECT NO: T5620  
DATE: 05/2025

DEVELOPMENT PACKAGE / SITE CONSTRUCTION PLAN  
LINDA AVENUE APARTMENTS  
115 SOUTH LINDA AVENUE  
TUCSON, ARIZONA 85745

landscape plan

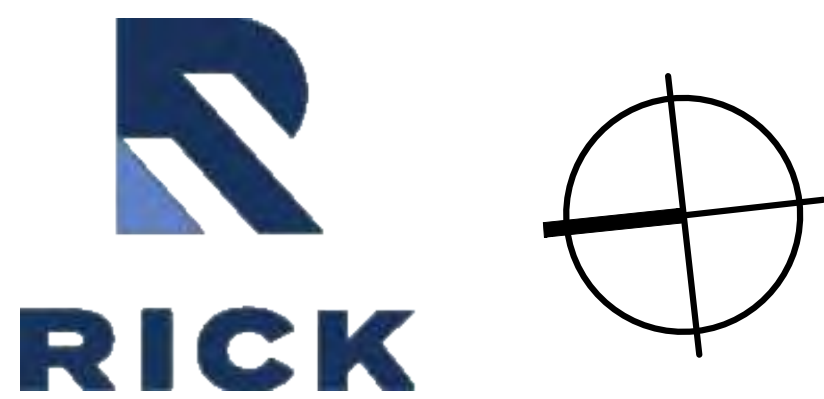
TD-DEV-0325-00070  
DATE: 5/29/25  
1" = 20'

Contact Arizona 811 at least two full working days before you begin excavation  
Call 811 or click Arizona811.com

DRAWING NO.  
SHEET NO. 8 OF 11



# Linda Ave Apartments



Linda Avenue Apartments  
Conceptual Landscape Plan  
4/21/25

Exhibit 7: Landscape



# Linda Ave Apartments



Velvet Mesquite



Mastic Tree



Desert Museum Palo Verde



Ghost Gum



Palo Blanco



Red Yucca



Twin Flowered Agave



Rain Sage



Autumn Sage



Parry Agave



Parry Penstemon



Prickly Pear



Blue Elf Aloe



Angelita Daisy



Gramma Grass



Indian Fig



Toothless Spoon



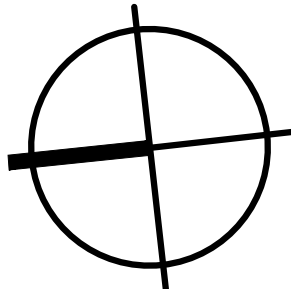
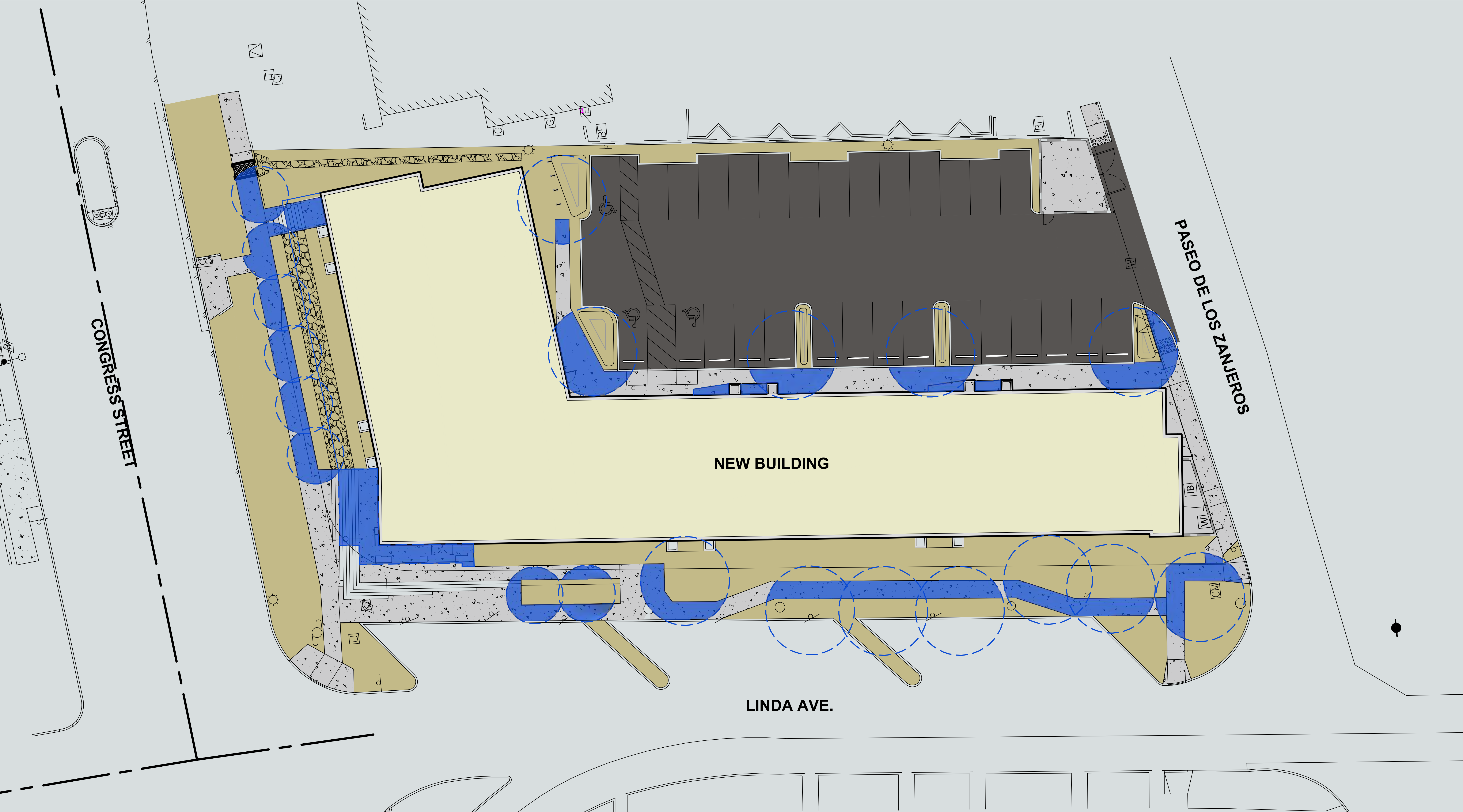
Linda Avenue Apartments  
Landscape Palette

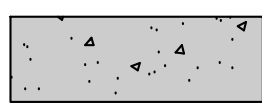

4/21/25

## Exhibit 8: Landscape Palette



# Linda Ave Apartments



-  SIDEWALK / PEDESTRIAN AREA (5,861 SQ. FT.)
-  SHADED SIDEWALK / PEDESTRIAN AREA (2,965 SQ. FT.)  
50% SHADE COVERAGE

## Linda Avenue Apartments Pedestrian Shade Study

4/21/25

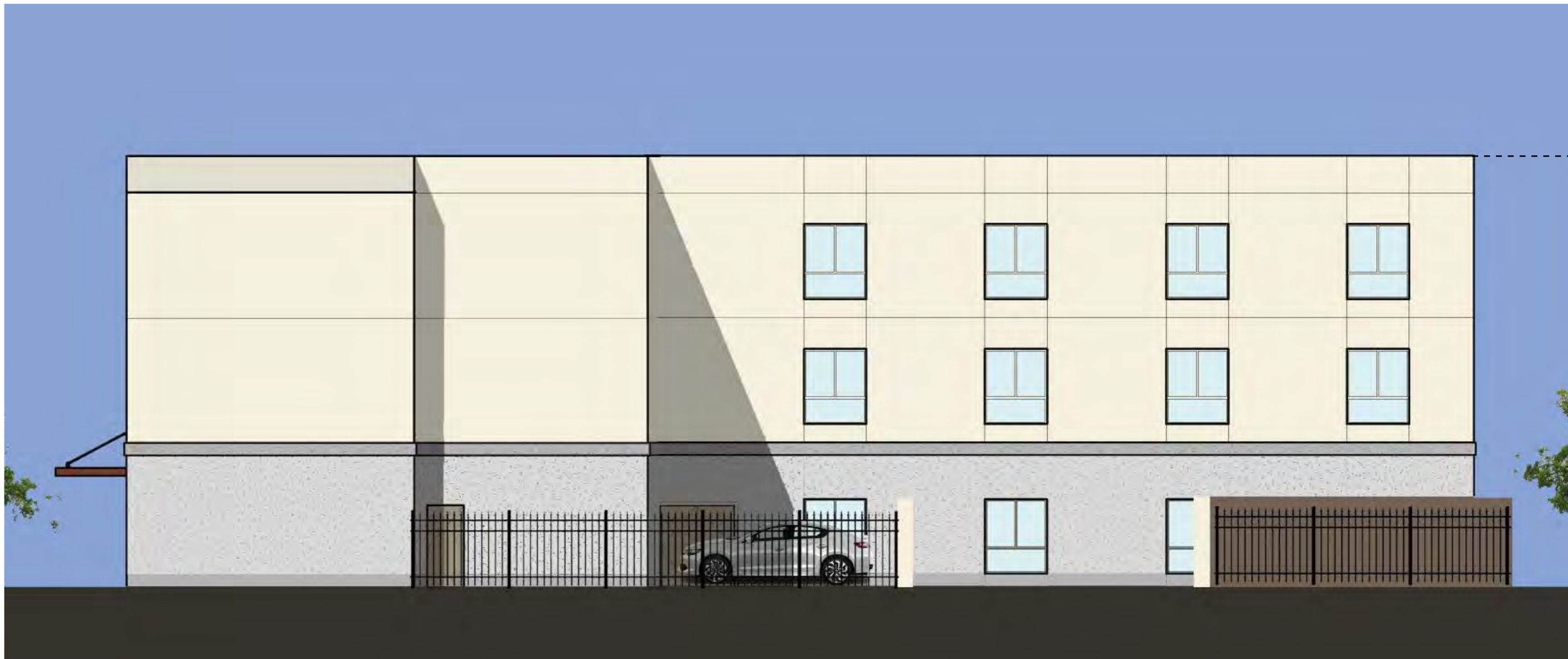
### Exhibit 9: Shade Study



# Linda Ave Apartments



NORTH



SOUTH



WEST



EAST

Exhibit 10: Building Elevations



# Linda Ave Apartments



Exhibit 10A: Building Materials and Forms



# Linda Ave Apartments



The Monier Apartment Building  
160 S Avenida Del Convento,  
Tucson, AZ 85745



Mercado District Single Family  
Housing  
S Avenida Del Sembrador,  
Tucson, AZ 85745



Mercado San Augustin  
100 South Avenida del  
Convento, Tucson, AZ 85745



The Bautista Apartment Building  
165 S. Linda Ave, Tucson, AZ  
85745



Sentinel Plaza Apartments  
125 S Linda Ave, Tucson, AZ  
85745


## Exhibit 11: Context - Immediate Neighborhood

5/28/25

LIZARD ROCK DESIGNS



# Linda Ave Apartments

 Outlook

RE: TD-DEV-0325-00069 and TD-DEV-0325-00070

From

Andy Vera <Andy.Vera@tucsonaz.gov>

Date


Thu 7/17/2025 3:39 PM

To

Lianne Evans <LEvans@rickengineering.com>

Cc

Tom McQuillen <tmcquillen@lrd-az.com>; Kevin Hall <khall@rickengineering.com>; gonzalezrick34@gmail.com <gonzalezrick34@gmail.com>

 2 attachments (5 MB)

5620\_DP\_2025-07-17.pdf; 5619\_DP\_2025-07-17.pdf;

Hi Lianne,


**Linda DP**, the enclosure detail is acceptable as shown. One correction, you call out a 14ft inside clear between the bollards, however, it is 12 ft. 12ft is the minimum requirement for this modification.

**Congress DP**, the enclosure detail is acceptable as shown. The inside clear between the bollards shows 14ft should be 12 ft. 12ft is the minimum requirement for this modification.

ES approves both DP's as shown on attached drawings.

Let me know if you require anything else.

Thanks,



Andy Vera

Accounts Representative Supervisor

Environmental Services Department

[Andy.Vera@tucsonaz.gov](mailto:Andy.Vera@tucsonaz.gov)

Office: (520) 837-3798 Cell: (520) 631-5160

## Exhibit 13: Environmental Services Approval of Trash Enclosure Layout

5/28/25

LIZARD ROCK DESIGNS