

CHANGES SUBMISSION. SET-2
DRC Meeting Package Submission - **APPROVED DESIGN 01-13-2015**



 **Proposed Student Housing at Tyndall Avenue**

The Hub at Tucson II

Core Campus Development Team

- **Marc Lifshin - Core Campus**
- **Eric Grimm - Core Campus**
- **David Nelson - DRW**

Zoning Attorney

- **Lazarus, Silvyn & Bangs PC**

Civil Engineer

- **Grenier Engineering**

Core Campus Management Team

- **Brian Neiswender - Core Campus**
- **Ben Modleski - Core Campus**

Architect

- **Antunovich Associates**

Landscape Architect

- **Ensign Design, LLC**





The Hub at Tucson II

Core Campus Developers | Artunovich Associates Architecture • Planning • Interiors

Aerial Site Plan

Tucson, Arizona | January 21st, 2015



The Hub at Tucson II

Core Campus Developers | Artunovich Associates Architecture · Planning · Interiors

View from Northwest - Existing Buildings & Approved Developments

Tucson, Arizona | January 21st, 2015



EXTERIOR MATERIAL LEGEND

- | | | |
|---|--|---|
| <ol style="list-style-type: none"> 1. Corrugated metal siding pre-painted light grey finish. 2. Corrugated metal siding pre-painted dark grey finish. 3. Stucco system color #1 – Dryvit #113 Amarillo White. 4. Stucco system color #2 – Dryvit #20918 2018. 5. Stucco system color #3 – Dryvit #2134-20 Midsummer Night. 6. Stucco system color #4 – Dryvit #372 Toasted Almond. 7. Stucco system color #5 – Dryvit light grey finish. 8. Stucco expressed U channel control joints. 9. Stucco control joints. 10. Hardie Reveal Panel with expressed joints, paint finished, color #1. Architectural feature cladding - BM #1146 Harvest bronze. | <ol style="list-style-type: none"> 11. Hardie Panel with caulk joints, paint finished, color #2. Balcony soffit lining – light grey. 12. Precast concrete structure facing up against existing building. 13. Architectural Stone Cladding. Color & finish to match Hub @ Tucson 1. 14. Metal edge cladding color #1 – to match BM #959 Antique parchment. 15. Metal edge cladding color #2 – to match BM #21111-40 Taos taupe. 16. Metal edge cladding color #3 – to match BM #2134-30 Iron mountain. 17. Metal edge cladding color #4 – to match BM #1146 Harvest bronze. 18. Metal balcony railing system with perforated metal infill. Light grey paint finish. 18A. Metal balcony railing system with perforated metal infill. Amarillo white paint finish. 19. Metal Terrace screen system with perforated metal infill. Light grey paint finish. 20. Metal Terrace screen system with glass infill. Light grey paint finish. 8' high above FFL. | <ol style="list-style-type: none"> 21. Aluminum thin frame window system with low E glass. Aluminum paint finish. 22. Aluminum thin frame window system with low E spandrel glass. Aluminum paint finished. 23. Aluminum frame window/door system with low E glass. Aluminum paint finish. 24. Aluminum shopfront glazing system with low E glass. Aluminum paint finish. 25. Roller shutter garage door. Dark grey paint finish. 26. Painted HM door, paint finish. BM #2134-30 Iron mountain. 27. Metal exhaust/intake grills paint finish. BM #2134-30 Iron mountain 28. Metal frame screen with gates and perforated metal infill panels. Powder coat paint finish. BM #2134-30 Iron mountain. 29. Metal frame canopy with translucent glazing. Aluminum paint finish. |
|---|--|---|



The Hub at Tucson II

Core Campus Developers | Antunovich Associates Architecture · Planning · Interiors

Proposed East Elevation

Tucson, Arizona | January 21st, 2015



EXTERIOR MATERIAL LEGEND

1. Corrugated metal siding pre-painted light grey finish.
2. Corrugated metal siding pre-painted dark grey finish.
3. Stucco system color #1 – Dryvit #113 Amarillo White.
4. Stucco system color #2 – Dryvit #20918|2018.
5. Stucco system color #3 – Dryvit #2134-20 Midsummer Night.
6. Stucco system color #4 – Dryvit #372 Toasted Almond.
7. Stucco system color #5 – Dryvit light grey finish.
8. Stucco expressed U channel control joints.
9. Stucco control joints.
10. Hardie Reveal Panel with expressed joints, paint finished, color #1. Architectural feature cladding - BM #1146 Harvest bronze.

11. Hardie Panel with caulk joints, paint finished, color #2. Balcony soffit lining – light grey.
12. Precast concrete structure facing up against existing building.
13. Architectural Stone Cladding. Color & finish to match Hub @ Tucson 1.
14. Metal edge cladding color #1 – to match BM #959 Antique parchment.
15. Metal edge cladding color #2 – to match BM #2111-40 Taos taupe.
16. Metal edge cladding color #3 – to match BM #2134-30 Iron mountain.
17. Metal edge cladding color #4 – to match BM #1146 Harvest bronze.
18. Metal balcony railing system with perforated metal infill. Light grey paint finish.
- 18A. Metal balcony railing system with perforated metal infill. Amarillo white paint finish.
19. Metal Terrace screen system with perforated metal infill. Light grey paint finish.
20. Metal Terrace screen system with glass infill. Light grey paint finish. 8' high above FFL.

21. Aluminum thin frame window system with low E glass. Aluminum paint finish.
22. Aluminum thin frame window system with low E spandrel glass. Aluminum paint finished.
23. Aluminum frame window/door system with low E glass. Aluminum paint finish.
24. Aluminum shopfront glazing system with low E glass. Aluminum paint finish.
25. Roller shutter garage door. Dark grey paint finish.
26. Painted HM door, paint finish. BM #2134-30 Iron mountain.
27. Metal exhaust/intake grills paint finish. BM #2134-30 Iron mountain
28. Metal frame screen with gates and perforated metal infill panels. Powder coat paint finish. BM #2134-30 Iron mountain.
29. Metal frame canopy with translucent glazing. Aluminum paint finish.



The Hub at Tucson II

Core Campus Developers | Antonovich Associates Architecture · Planning · Interiors

Proposed North Elevation

Tucson, Arizona | January 21st, 2015



EXTERIOR MATERIAL LEGEND

- | | | |
|---|---|--|
| <ol style="list-style-type: none"> 1. Corrugated metal siding pre-painted light grey finish. 2. Corrugated metal siding pre-painted dark grey finish. 3. Stucco system color #1 – Dryvit #113 Amarillo White. 4. Stucco system color #2 – Dryvit #20918 2018. 5. Stucco system color #3 – Dryvit #2134-20 Midsummer Night. 6. Stucco system color #4 – Dryvit #372 Toasted Almond. 7. Stucco system color #5 – Dryvit light grey finish. 8. Stucco expressed U channel control joints. 9. Stucco control joints. 10. Hardie Reveal Panel with expressed joints, paint finished, color #1. Architectural feature cladding - BM #1146 Harvest bronze. | <ol style="list-style-type: none"> 11. Hardie Panel with caulk joints, paint finished, color #2. Balcony soffit lining – light grey. 12. Precast concrete structure facing up against existing building. 13. Architectural Stone Cladding. Color & finish to match Hub @ Tucson 1. 14. Metal edge cladding color #1 – to match BM #959 Antique parchment. 15. Metal edge cladding color #2 – to match BM #2111-40 Taos taupe. 16. Metal edge cladding color #3 – to match BM #2134-30 Iron mountain. 17. Metal edge cladding color #4 – to match BM #1146 Harvest bronze. 18. Metal balcony railing system with perforated metal infill. Light grey paint finish. 18A. Metal balcony railing system with perforated metal infill. Amarillo white paint finish. 19. Metal Terrace screen system with perforated metal infill. Light grey paint finish. 20. Metal Terrace screen system with glass infill. Light grey paint finish. 8' high above FFL. | <ol style="list-style-type: none"> 21. Aluminum thin frame window system with low E glass. Aluminum paint finish. 22. Aluminum thin frame window system with low E spandrel glass. Aluminum paint finished. 23. Aluminum frame window/door system with low E glass. Aluminum paint finish. 24. Aluminum shopfront glazing system with low E glass. Aluminum paint finish. 25. Roller shutter garage door. Dark grey paint finish. 26. Painted HM door, paint finish. BM #2134-30 Iron mountain. 27. Metal exhaust/intake grills paint finish. BM #2134-30 Iron mountain. 28. Metal frame screen with gates and perforated metal infill panels. Powder coat paint finish. BM #2134-30 Iron mountain. 29. Metal frame canopy with translucent glazing. Aluminum paint finish. |
|---|---|--|





EXTERIOR MATERIAL LEGEND

- | | | |
|---|---|---|
| <ol style="list-style-type: none"> 1. Corrugated metal siding pre-painted light grey finish. 2. Corrugated metal siding pre-painted dark grey finish. 3. Stucco system color #1 – Dryvit #113 Amarillo White. 4. Stucco system color #2 – Dryvit #20918 2018. 5. Stucco system color #3 – Dryvit #2134-20 Midsummer Night. 6. Stucco system color #4 – Dryvit #372 Toasted Almond. 7. Stucco system color #5 – Dryvit light grey finish. 8. Stucco expressed U channel control joints. 9. Stucco control joints. 10. Hardie Reveal Panel with expressed joints, paint finished, color #1. Architectural feature cladding - BM #1146 Harvest bronze. | <ol style="list-style-type: none"> 11. Hardie Panel with caulk joints, paint finished, color #2. Balcony soffit lining – light grey. 12. Precast concrete structure facing up against existing building. 13. Architectural Stone Cladding. Color & finish to match Hub @ Tucson 1. 14. Metal edge cladding color #1 – to match BM #959 Antique parchment. 15. Metal edge cladding color #2 – to match BM #2111-40 Taos taupe. 16. Metal edge cladding color #3 – to match BM #2134-30 Iron mountain. 17. Metal edge cladding color #4 – to match BM #1146 Harvest bronze. 18. Metal balcony railing system with perforated metal infill. Light grey paint finish. 18A. Metal balcony railing system with perforated metal infill. Amarillo white paint finish. 19. Metal Terrace screen system with perforated metal infill. Light grey paint finish. 20. Metal Terrace screen system with glass infill. Light grey paint finish. 8' high above FFL. | <ol style="list-style-type: none"> 21. Aluminum thin frame window system with low E glass. Aluminum paint finish. 22. Aluminum thin frame window system with low E spandrel glass. Aluminum paint finished. 23. Aluminum frame window/door system with low E glass. Aluminum paint finish. 24. Aluminum shopfront glazing system with low E glass. Aluminum paint finish. 25. Roller shutter garage door. Dark grey paint finish. 26. Painted HM door, paint finish. BM #2134-30 Iron mountain. 27. Metal exhaust/intake grills paint finish. BM #2134-30 Iron mountain 28. Metal frame screen with gates and perforated metal infill panels. Powder coat paint finish. BM #2134-30 Iron mountain. 29. Metal frame canopy with translucent glazing. Aluminum paint finish. |
|---|---|---|

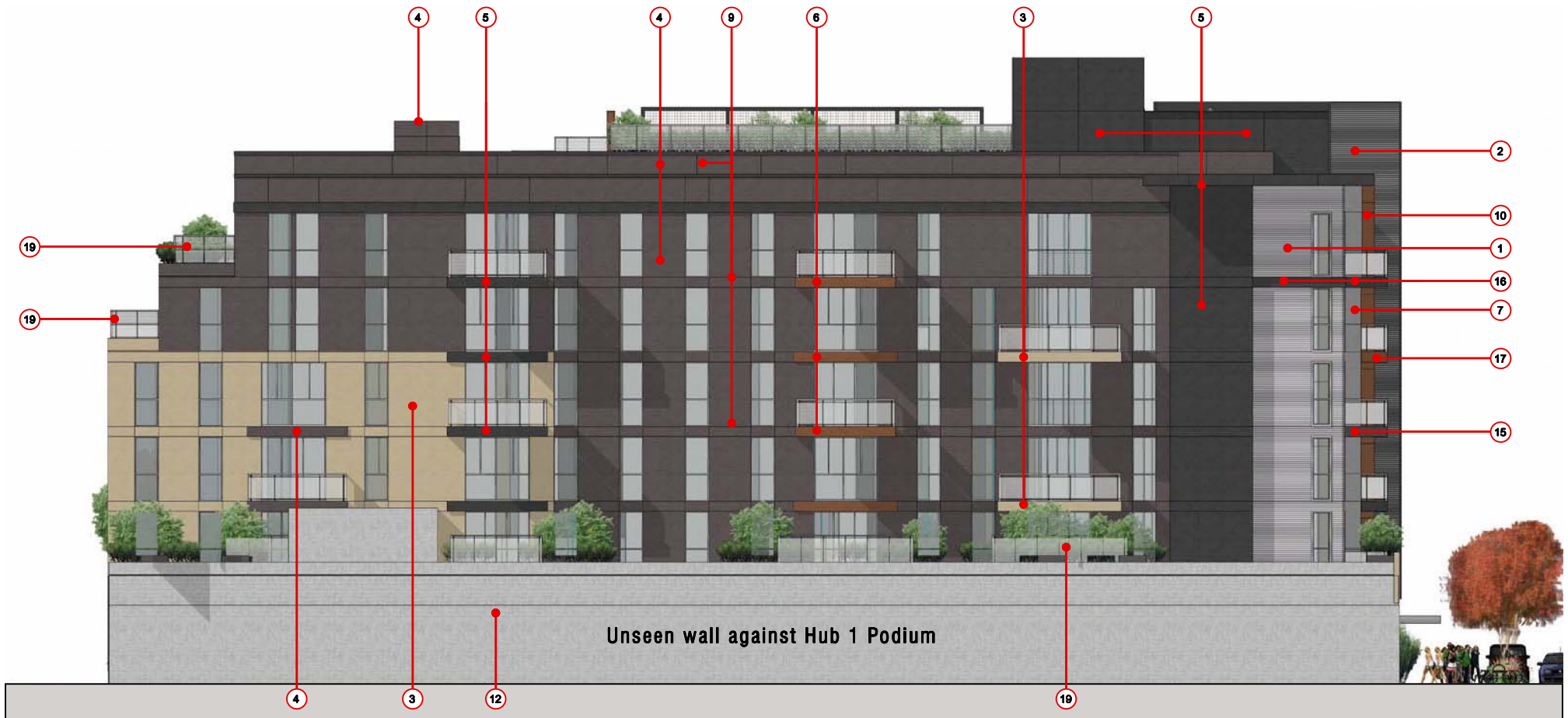


The Hub at Tucson II

Core Campus Developers | Antonovich Associates Architecture · Planning · Interiors

Proposed West Elevation

Tucson, Arizona | January 21st, 2015



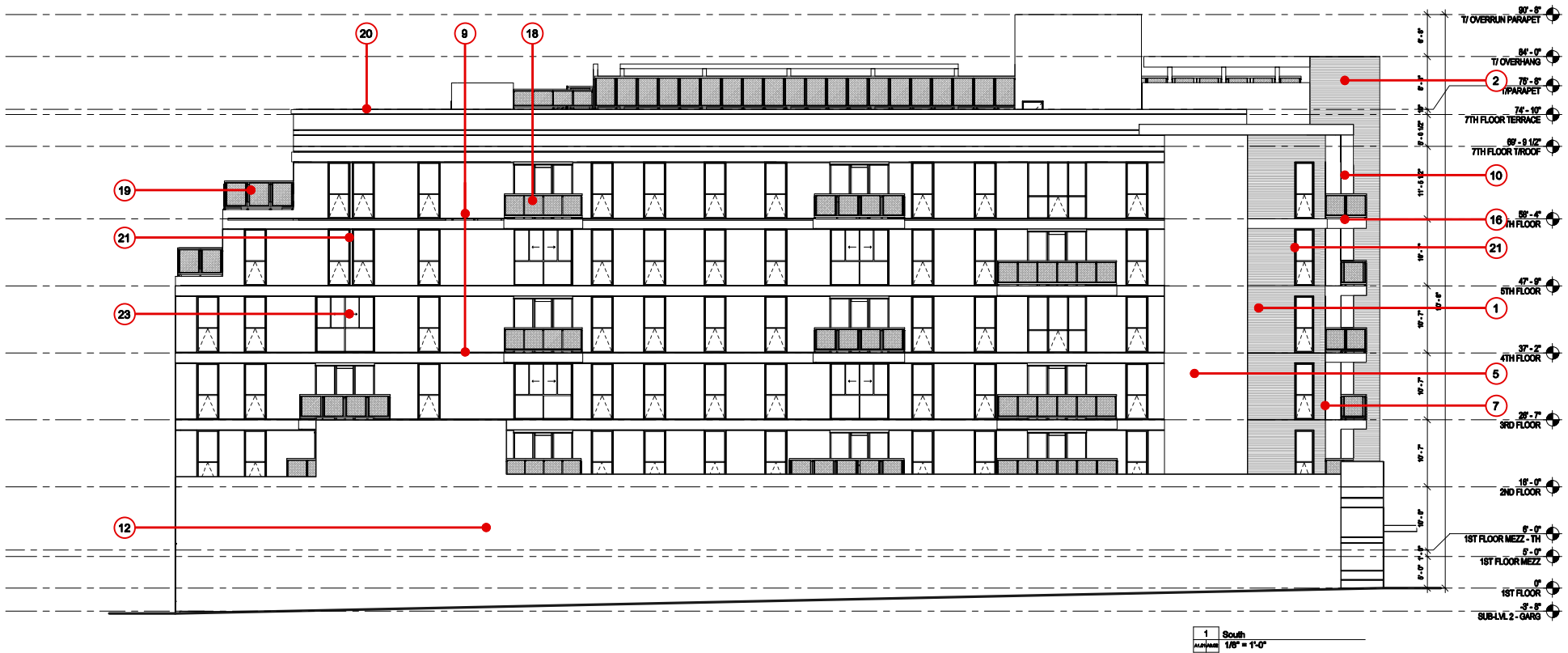
EXTERIOR MATERIAL LEGEND

1. Corrugated metal siding pre-painted light grey finish.
2. Corrugated metal siding pre-painted dark grey finish.
3. Stucco system color #1 – Dryvit #113 Amarillo White.
4. Stucco system color #2 – Dryvit #20918|2018.
5. Stucco system color #3 – Dryvit #2134-20 Midsummer Night.
6. Stucco system color #4 – Dryvit #372 Toasted Almond.
7. Stucco system color #5 – Dryvit light grey finish.
8. Stucco expressed U channel control joints.
9. Stucco control joints.
10. Hardie Reveal Panel with expressed joints, paint finished, color #1. Architectural feature cladding - BM #1146 Harvest bronze.

11. Hardie Panel with caulk joints, paint finished, color #2. Balcony soffit lining – light grey.
12. Precast concrete structure facing up against existing building.
13. Architectural Stone Cladding. Color & finish to match Hub @ Tucson 1.
14. Metal edge cladding color #1 – to match BM #959 Antique parchment.
15. Metal edge cladding color #2 – to match BM #2111-40 Taos taupe.
16. Metal edge cladding color #3 – to match BM #2134-30 Iron mountain.
17. Metal edge cladding color #4 – to match BM #1146 Harvest bronze.
18. Metal balcony railing system with perforated metal infill. Light grey paint finish.
- 18A. Metal balcony railing system with perforated metal infill. Amarillo white paint finish.
19. Metal Terrace screen system with perforated metal infill. Light grey paint finish.
20. Metal Terrace screen system with glass infill. Light grey paint finish. 8' high above FFL.

21. Aluminum thin frame window system with low E glass. Aluminum paint finish.
22. Aluminum thin frame window system with low E spandrel glass. Aluminum paint finished.
23. Aluminum frame window/door system with low E glass. Aluminum paint finish.
24. Aluminum shopfront glazing system with low E glass. Aluminum paint finish.
25. Roller shutter garage door. Dark grey paint finish.
26. Painted HM door, paint finish. BM #2134-30 Iron mountain.
27. Metal exhaust/intake grills paint finish. BM #2134-30 Iron mountain.
28. Metal frame screen with gates and perforated metal infill panels. Powder coat paint finish. BM #2134-30 Iron mountain.
29. Metal frame canopy with translucent glazing. Aluminum paint finish.





EXTERIOR MATERIAL LEGEND

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 1. Corrugated metal siding pre-painted light grey finish. 2. Corrugated metal siding pre-painted dark grey finish. 3. Stucco system color #1 – Dryvit #113 Amarillo White. 4. Stucco system color #2 – Dryvit #20918 2018. 5. Stucco system color #3 – Dryvit #2134-20 Midsummer Night. 6. Stucco system color #4 – Dryvit #372 Toasted Almond. 7. Stucco system color #5 – Dryvit light grey finish. 8. Stucco expressed U channel control joints. 9. Stucco control joints. 10. Hardie Reveal Panel with expressed joints, paint finished, color #1. Architectural feature cladding - BM #1146 Harvest bronze. | <ul style="list-style-type: none"> 11. Hardie Panel with caulk joints, paint finished, color #2. Balcony soffit lining – light grey. 12. Precast concrete structure facing up against existing building. 13. Architectural Stone Cladding. Color & finish to match Hub @ Tucson 1. 14. Metal edge cladding color #1 – to match BM #959 Antique parchment. 15. Metal edge cladding color #2 – to match BM #2111-40 Taos taupe. 16. Metal edge cladding color #3 – to match BM #2134-30 Iron mountain. 17. Metal edge cladding color #4 – to match BM #1146 Harvest bronze. 18. Metal balcony railing system with perforated metal infill. Light grey paint finish. 18A. Metal balcony railing system with perforated metal infill. Amarillo white paint finish. 19. Metal Terrace screen system with perforated metal infill. Light grey paint finish. 20. Metal Terrace screen system with glass infill. Light grey paint finish. 8' high above FFL. | <ul style="list-style-type: none"> 21. Aluminum thin frame window system with low E glass. Aluminum paint finish. 22. Aluminum thin frame window system with low E spandrel glass. Aluminum paint finished. 23. Aluminum frame window/door system with low E glass. Aluminum paint finish. 24. Aluminum shopfront glazing system with low E glass. Aluminum paint finish. 25. Roller shutter garage door. Dark grey paint finish. 26. Painted HM door, paint finish. BM #2134-30 Iron mountain. 27. Metal exhaust/intake grills paint finish. BM #2134-30 Iron mountain. 28. Metal frame screen with gates and perforated metal infill panels. Powder coat paint finish. BM #2134-30 Iron mountain. 29. Metal frame canopy with translucent glazing. Aluminum paint finish. |
|---|---|--|



The Hub at Tucson II



The Hub at Tucson II

Core Campus Developers | Artunovich Associates Architecture · Planning · Interiors

Rendering View-1

Tucson, Arizona | January 21st, 2015



The Hub at Tucson II

Core Campus Developers | Artunovich Associates Architecture · Planning · Interiors

Rendering View-2

Tucson, Arizona | January 21st, 2015



The Hub at Tucson II

Core Campus Developers | Artunovich Associates Architecture · Planning · Interiors

Rendering View-3

Tucson, Arizona | January 21st, 2015



The Hub at Tucson II

Core Campus Developers | Antonovich Associates Architecture • Planning • Interiors

Rendering View-4

Tucson, Arizona | January 21st, 2015



The Hub at Tucson II

Core Campus Developers | Artunovich Associates Architecture · Planning · Interiors

Rendering View-5

Tucson, Arizona | January 21st, 2015



The Hub at Tucson II

Core Campus Developers | Artunovich Associates Architecture · Planning · Interiors

Rendering View-6

Tucson, Arizona | January 21st, 2015



The Hub at Tucson II



The Hub at Tucson II

Core Campus Developers | Artunovich Associates Architecture · Planning · Interiors



The Hub at Tucson II



PERCENTAGE OF FIRST FLOOR TO MEZZANINE AREA	
TOTAL GFA OF FIRST FLOOR	35,737 sqf
TOTAL GFA OF MEZZANINE	7,900 sqf
TOTAL GFA PERCENTAGE	22%



The Hub at Tucson II



The Hub at Tucson II

Core Campus Developers | Antunovich Associates Architecture · Planning · Interiors

Proposed Second Floor Plan

Tucson, Arizona | January 21st, 2015





The Hub at Tucson II

Core Campus Developers | Antunovich Associates Architecture · Planning · Interiors

Proposed Third Floor Plan

Tucson, Arizona | January 21st, 2015





The Hub at Tucson II

Core Campus Developers | Antonovich Associates Architecture · Planning · Interiors

Proposed Fifth Floor Plan

Tucson, Arizona | January 21st, 2015



The Hub at Tucson II

Core Campus Developers | Antonovich Associates Architecture · Planning · Interiors

Proposed Sixth Floor Plan

Tucson, Arizona | January 21st, 2015



EXISTING 13 STORY BUILDING

1 THE HUB AT TUCSON II ROOFTOP TERRACE PLAN
Scale: 1/8" = 1'-0"



The Hub at Tucson II



1 EAST-WEST SECTION 1 - VIEW NORTH
 1/8" = 1'-0"



The Hub at Tucson II

Core Campus Developers | Antonovich Associates Architecture · Planning · Interiors

Proposed Building Section ▪ East - West

Tucson, Arizona | January 21st, 2015



2 NORTH-SOUTH SECTION 2 - VIEW WEST
 SCALE: 1/8" = 1'-0"

	zoning code req	code	proposed	reference
Zoning Code	2012	Tucson Land Use Code		
Site Information				
National Register	No	West University N.R. Historic District	no change	adjacent across alley from NR district & contributing property
zoning classification	R-3	Residence Zone		
Overlay District		Main Gate District Development overlay	no change	amended August 7, 2012
Subarea		Tyndall subarea of Area 1 special area	no change	
lot area sq	36,676 sf		no change	
lot area acres	0.84 ac	192.0'x190'		
use group	Residential / Commercial		Residential / Commercial	C-2.a
use category	Group Residential	Permitted per District Overlay		C-2.a (28)
use category	Retail	Permitted per District Overlay		C-2.a (30)
bulk and density				per C-3 Table 1 - Development Standards
Max FAR	n/a	no maximum FAR in District		
Min lot area	n/a	no minimum lot area standards		
Min lot width	n/a	no minimum lot width standards		
Max lot coverage	n/a	no maximum lot coverage in District		
Max density	n/a	no maximum lot density in District		
height limit	84 ft	8 stories max.	84 ft	R (max.) D-4.a & Figure 8
development standards				C-18 Design Standards
Historic Preservation	Yes	Design to complement adjacent Contributing properties (See MGD document for full scope of Lighting requirements)	to comply	C-18.g
Lighting	Yes	See MGD document for full scope of Building Material and Color requirements	to comply	C-18.a - c
Building Materials and Colors	Yes	See MGD document for full scope of Building Architectural Elements and Features requirements	to comply	C-18.d - k
Architectural Elements and Features	Yes	See MGD document for full scope of Building Articulation requirements	to comply	C-18.l - r
Building Articulation	Yes	See MGD document for full scope of Door requirements	to comply	C-18.s - x
Doors	Yes	See MGD document for full scope of Window and Glazing requirements	to comply	C-18.y - aa
Windows and Glazing	Yes	See MGD document for full scope of Building Facade requirements	to comply	C-18.af - ah
Building Facades	Yes	properly not along Speedway Blvd. & Euclid Ave.	to comply	C-18.ai
Streetscape	n/a	reduce effective visual bulk over 2 stories (28 ft)	to comply	C-17.a
Height & Mass Transition	Yes	25% of street front setback atleast 12-ft.	42% provided	C-17.a
Special Bulk Reduction Plan	Yes	West side of Tyndall Ave.	to comply	D-4.b
Environmentally Conscious Design Practices	Yes	include (5) or more of 18 concepts - see MGD document for full list	to comply	C-18
minimum setbacks				
front (street)	n/a	none	to comply	per C-3 Table 1 - Development Standards
other	n/a	none	to comply	per C-3 Table 1 - Development Standards
side	n/a	none	to comply	per C-3 Table 1 - Development Standards
maximum setbacks				
front (street)	Yes	15-ft. max.	to comply	per C-3 Table 1 - Development Standards
other	n/a	none	to comply	per C-3 Table 1 - Development Standards
side	n/a	none	to comply	per C-3 Table 1 - Development Standards
minimum perimeter yard	n/a	no minimum perimeter yard width		per C-3 Table 1 - Development Standards
open space				per C-3 Table 1 - Development Standards
residential	yes	25 sf per DU	to comply	
retail	yes	15% of the site area - 6,486 sf	to comply	open space at 2nd floor; per C-3 Table 1 - Development Standards
minimum landscape area	yes	atleast 25% of open space at ground level	37% provided	
vehicle parking				
min parking for Residential	yes	0.50 space per DU	0.73 space	C-6.a 85 Dwelling Units/70 spaces provided
max parking for Residential	yes	1 space per DU	0.73 space	85 Dwelling Units/70 spaces provided
min parking for retail	yes	min. of the greater of 2 spaces or 1 space per 2,000 sf GFA	n.a.	
Motorcycle parking			to comply	C-6.b - Additional bike storage in units
short-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	80 provided	85 DU x 0.3 = 29 spaces required
long-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	29 provided	85 DU x 0.3 = 29 spaces required
short-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 5,000 sf GFA	n.a.	no retail area provided
long-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 12,000 sf GFA	n.a.	no retail area provided
loading				C-8.1
Off-Street loading zone	yes	atleast 12 ft x 24 ft	30' x 18' prov.	



Main Gate District Design Standard Compliance Hub at Tucson II

ENVIRONMENTALLY CONSCIOUS DESIGN PRACTICES COMPLIANCE (SECTION C-16)

(5 Minimum required from list of 16 possible design practices)

1. PROVIDE SHADE FOR AT LEAST 70% OF PARKING AREAS. (Ref. C-16-1)
 - Complies; See first floor plan
2. PROVIDE SHADE FOR AT LEAST 70% OF PEDESTRIAN AREAS. (Ref. C-16-2)
 - Complies; See Site Plan & First Floor Plan
3. PROVIDE 100% DESERT-ADAPTED PLANT SPECIES. SPECIES CHOSEN MUST ADHERE TO THE AZ DEPT OF WATER RESOURCES TUCSON AMA DROUGHT TOLERANT/LOW WATER USE PLANT LIST. (Ref. C-16-7)
 - Will comply.
4. PROVIDE ENERGY STAR OR COOL ROOF RATED AT LEAST 0.65 REFLECTIVITY AND AT LEAST 85% EMISSIVITY. (Ref. C-16-4)
 - Will comply.
5. PROVIDE LOW-E GLASS BETTER THAN THE MINIMUM REQUIREMENT PER THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC). (Ref. C-16-12)
 - Will comply.

DESIGN STANDARD COMPLIANCE (SECTION C-19)

1. LIGHTING STRATEGIES WILL REDUCE OR PREVENT GLARE & LIGHT TRESPASS, CONSERVE ENERGY AND PROMOTE SAFETY AND SECURITY. (Ref. C-19.a)
 - Will comply.
2. BUILDING MATERIALS SHOULD BE CHOSEN FOR THEIR TACTILE EFFECTS AND USED IN A CONTRASTING MANNER. (Ref. C-19.d)
 - Complies; See renderings.
3. ARCHITECTURAL ELEMENTS SUCH AS BALCONIES, ETC. SHALL BE USED TO ENHANCE THE ARCHITECTURAL STYLE OF THE BUILDING. (Ref. C-19.i)
 - Complies; See renderings and first floor plan
4. ANY BUILDING OVER 85-FT LONG MUST BE ARTICULATED IN ORDER TO APPEAR AS A BUILDING NO LONGER THAN 85-FT. ALONG THE FRONT PROPERTY LINE. (Ref. C-19.u)
 - Complies; See renderings and plans
5. DOORS AT PRIMARY PEDESTRIAN ENTRANCES MUST BE SHADED OR PROTECTED FROM THE WEATHER. (Ref. C-19.y)
 - Complies; See renderings and plans.
6. GLAZING SHALL BE LOW-E AND SHALL ALLOW A VISUAL CONNECTION THROUGH EITHER SIDE OF THE WINDOW. (Ref. C-19.AF)
7. BUILDING FACADES (2 MIN. REQUIRED) (Ref. C-19.ai)
 - SHADE STRUCTURE (Ref. C-19.ai.6)
 - CHANGES TO BUILDING PLANE SUCH AS INDENTATIONS, TEXTURES, OR ACCENT MATERIALS. (Ref. C-19.ai.7)
 - WINDOW DISPLAYS OR VISIBLE ACTIVITY ON THE GROUND FLOOR. (Ref. C-19.ai.9)

PARKING STRUCTURE DESIGN STANDARD COMPLIANCE (SECTION C-5.c)

1. PARKING STRUCTURES SHALL BE DESIGNED SO THAT PARKED VEHICLES ARE SCREENED FROM VIEW AT STREET LEVEL, THROUGH INCORPORATION OF DESIGN ELEMENTS... (Ref. C-5.c.1)
 - Complies; See rendering and plans
2. LIGHTING WITHIN THE PARKING STRUCTURE SHALL PROVIDE FOR SAFETY AND SECURITY OF BUILDING USERS AND NO LIGHT BULBS SHALL BE DIRECTLY VISIBLE FROM OUTSIDE THE PARKING STRUCTURE. (Ref. C-5.c.4)
 - Will comply.
3. PARKING STRUCTURE SIGNAGE TO BE PROVIDED TO DIRECT THE VEHICULAR AND PEDESTRIAN TRAFFIC IN PROPER AND SAFE CIRCULATION WITHIN AND TO AND FROM THE PARKING STRUCTURE. (Ref. C-5.c.5)
 - Will comply.

UTILITY FACILITIES DESIGN STANDARD COMPLIANCE (SECTION C-8)

1. GROUND FLOOR VENTS SHALL BE ORIENTED AWAY FROM PEDESTRIAN PLAZAS AND AREAS AND BUILDING STREET FRONTAGE. (Ref. C-8.c)
 - Will comply.
2. NO BUILDING EQUIPMENT, ANTENNA OR SATELLITE DISHES SHALL BE LOCATED ALONG THE BUILDING FAÇADE FACING THE STREET. (Ref. C-8.d)
 - Will comply.

RIGHT-OF-WAY MAINTENANCE DESIGN STANDARD COMPLIANCE (SECTION C-11)

1. PROPERTY OWNER IS RESPONSIBLE AT ALL TIMES FOR MAINTENANCE OF LANDSCAPE, HARDSCAPE, BUILDING ARCHITECTURAL ELEMENTS AND SITE FURNISHING INSTALLED IN THE PUBLIC RIGHT-OF-WAY. (Ref. C-11.a)
 - Will comply.
2. PROPERTY OWNER SHALL REPLACE OR REPAIR VANDALIZED ELEMENTS WITHIN 48 HOURS. (Ref. C-11.b)
 - Will comply.
3. AND SHALL REPLACE DEAD OR MISSING VEGETATION WITHIN 14 DAYS TO ENSURE FULL COMPLIANCE WITH APPROVED LANDSCAPE PLANS. (Ref. C-11.c)
 - Will comply.



The Hub on Tyndall Avenue Tucson, Arizona

Plant Material Options

Trees are required to be Single Trunk Specimens
Shrubs within the sight visibility triangles must be under 30" tall.

TREE

Pistacia Chinensis
Single Trunk



SHRUBS AND GROUND COVER

Candillila
Euphorbia antisiphilitica 5 Gal.
Planters inside Sight Visibility Triangles

Damianita
Chrysactinia mexicana 5 Gal.

Red yucca
Hesperaloe parviflora 5 Gal.
Planters outside Sight Visibility Triangles



The Hub on Tyndall Avenue Tucson, Arizona

Terrace Gardens Trees

*Desert Museum Palo Verde
Parkinsonia 'Desert Museum'*



*Little Leaf Ash
Fraxinus greggii*



*Mexican Bird of Paradise Tree
Caesalpinia mexicana*



*Palo Blanco
Acacia willardiana*

*Texas Mountain Laurel
Sophora secundiflora*



The Hub on Tyndall Avenue Tucson, Arizona

Terrace Gardens Shrubs and Groundcover

Autumn Sage
Salvia greggii

Bougainvillea 'Barbara Karst'
Bougainvillea glabra

Bulbine 'Tiny Tangerine'
Bulbine frutescens (dwarf) 5 Gal.

Dallas Red Lantana
Lantana 'Dallas Red'

Damianita
Chrysactinia mexicana 5 Gal.

Compact Myrtle
Myrtus communis 'Compacta'

Firecracker Bush
Hamelia patens 'Sierra Red'

Mexican Honeysuckle
Justicia spicigera

Muhlenbergia 'Autumn Glow'
Muhlenbergia Lindheimeri 'Autumn Glow'

Muhlenbergia 'Regal Mist'
Muhlenbergia cappilaris 'Regal Mist'

Penstemon
Penstemon eatoni / baccharifolius

Mexican Petunia
Ruellia brittoniana 'Purple Showers'

Trailing Rosemary
Rosmarinus officinalis prostratus

Yellow Bells
Tecoma stans 'var. Angustata'



The Hub on Tyndall Avenue Tucson, Arizona

Terrace Gardens

Accent Plants

Artichoke Agave
Agave Parryi parryi



Century Plant
Agave americana



Century Plant Variegated
Agave americana marginata

Desert Spoon
Dasylirion wheeleri, texanum

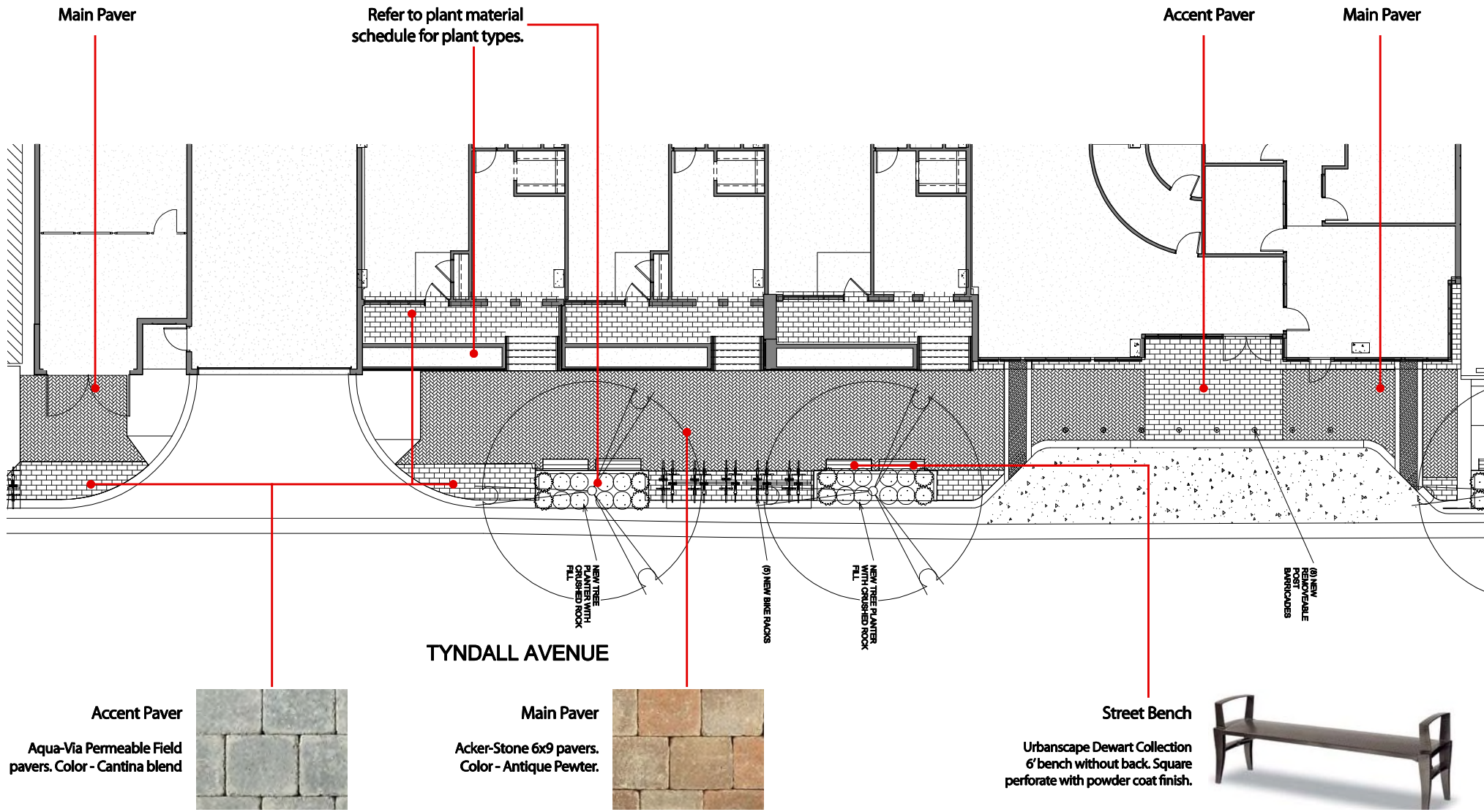
Cereus Pachycereus species

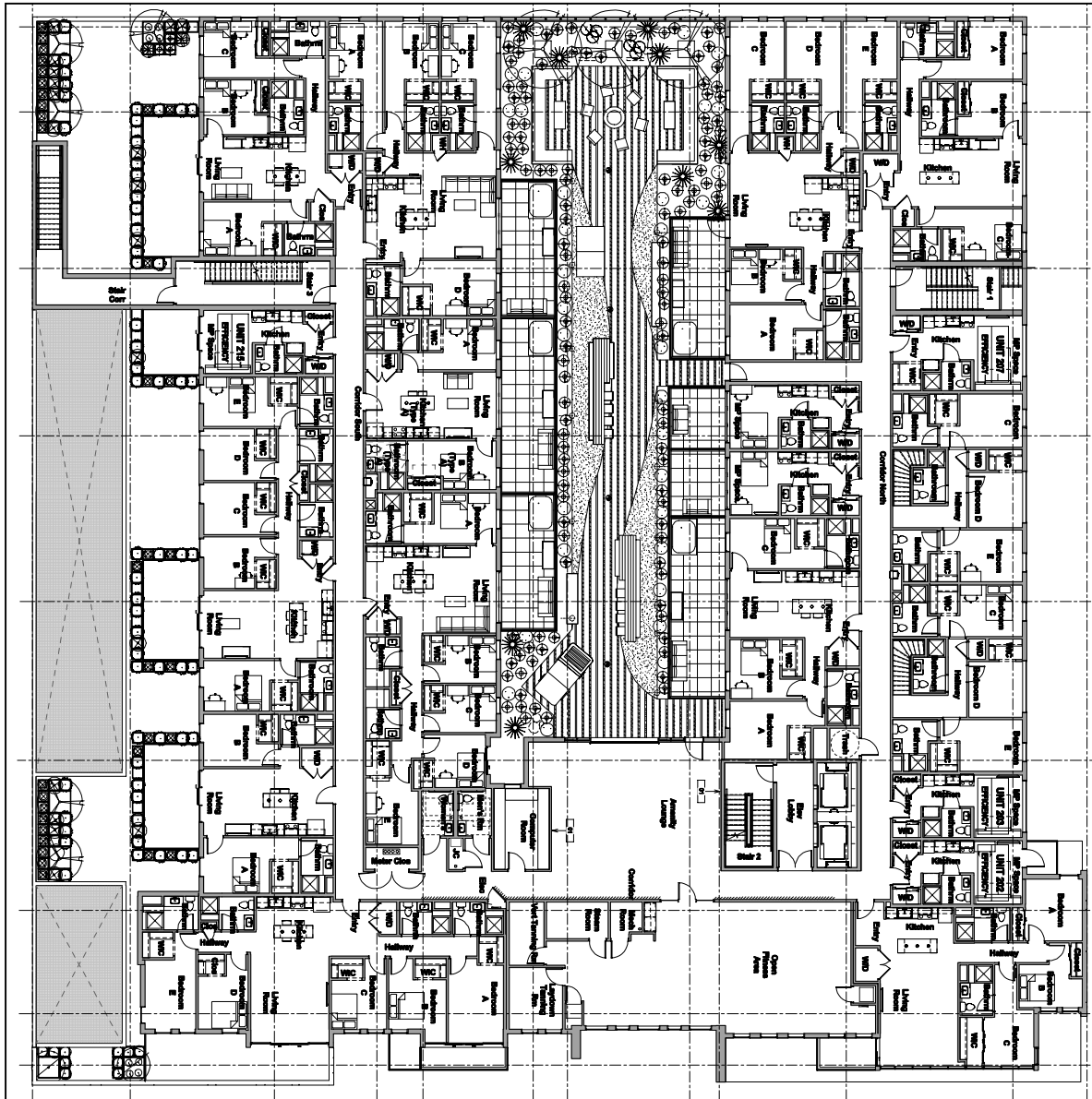
Giant Yucca
Hesperaloe funifera

Lady's Slipper
Pedilanthus macrocarpus

Red Yucca
Hesperaloe parviflora perpa 'Brakelights'





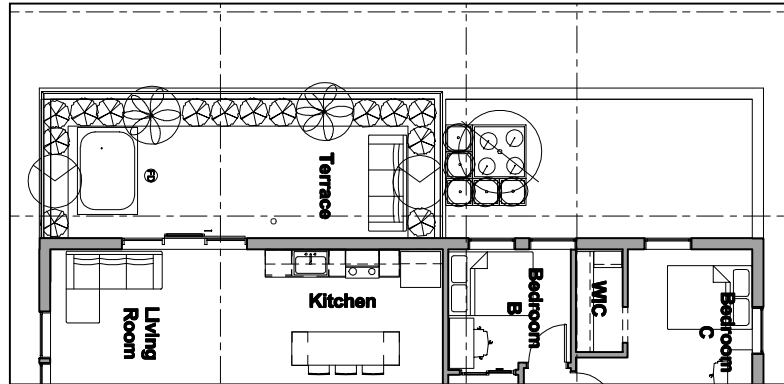


PLANT MATERIALS SCHEDULE

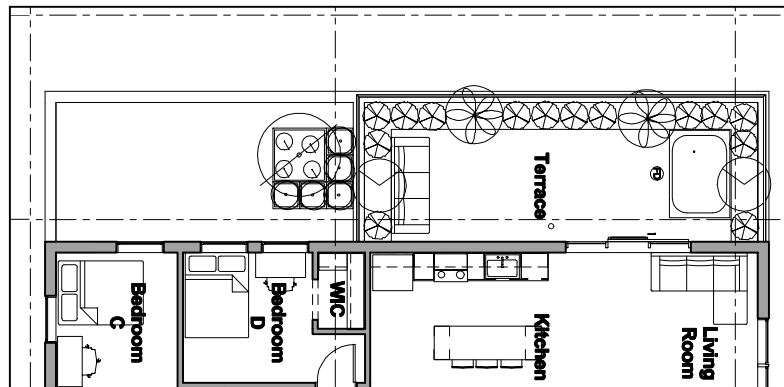
TREES	
	FRAXINUS GREGGI, LITTLE LEAF ASH
	PISTACIA CHINENSIS
	SOPHORA SECUNDIFLORA, TEXAS MOUNTAIN LAUREL
	TRACHYCARPUS FORTUNEI, WINDMILL PALM
SHRUBS	
	BULBINE FRUTESCENS, BULBINE
	BULBINE FRUTESCENS TINY TANERINE, TINY BULBINE
	BOUGANVILLEA 'LA JOLLA', BOUGANVILLEA
	BOUTELOUA GRACILIS, 'BLOND AMBITION' BLUE GRAMMA
	CHRYSACTINIA MEXICANA, DAMIANITA
	EREMOPHILA GIABRA SSP. CARNOSA, RED FLOWERING EMU BUSH
	HESPERALOE FUNIFERA, GIANT HESPERALOE
	HESPERALOE PARVIFLORA 'PERPA', BRAKELIGHTS RED YUCCA
	JUSTICIA SPICIGERA, MEXICAN HONEYSUCKLE
	MUHLENBERGIA CAPILLARIS, REGAL MIST
	SALVIA GREGGII, RED CHIHUAHUA SAGE
	TECOMA STANS 'ANGUSTATA', YELLOW BELLS
GROUNDCOVER	
	LANTANA MONTEVIDENSIS 'NEW GOLD', TRAILING LANTANA
	ROSMARINUS OFFICINALIS 'PROSTRATUM', PROSTRATE ROSEMARY
	TEUCRIUM CHAMEADRY'S 'PROSTRATUM', PROSTRATE GERMANDER
	TRADESCANTIA PALLIDA, PURPLE WANDERING JEW
CACTI/ACCENT	
	AGAVE PARRYI V. TRUNCATA, ARTICHOKE AGAVE
	AGAVE WEBERI, WEBER AGAVE
	CEREUS PERUVIANUS MONTROSE, MONSTROSE
	EUPHORBIA ANTISYPHILITICA, CANDILLILA
	PEDILANTHUS MACROCARPUS, LADY'S SLIPPER



PLANT MATERIALS SCHEDULE

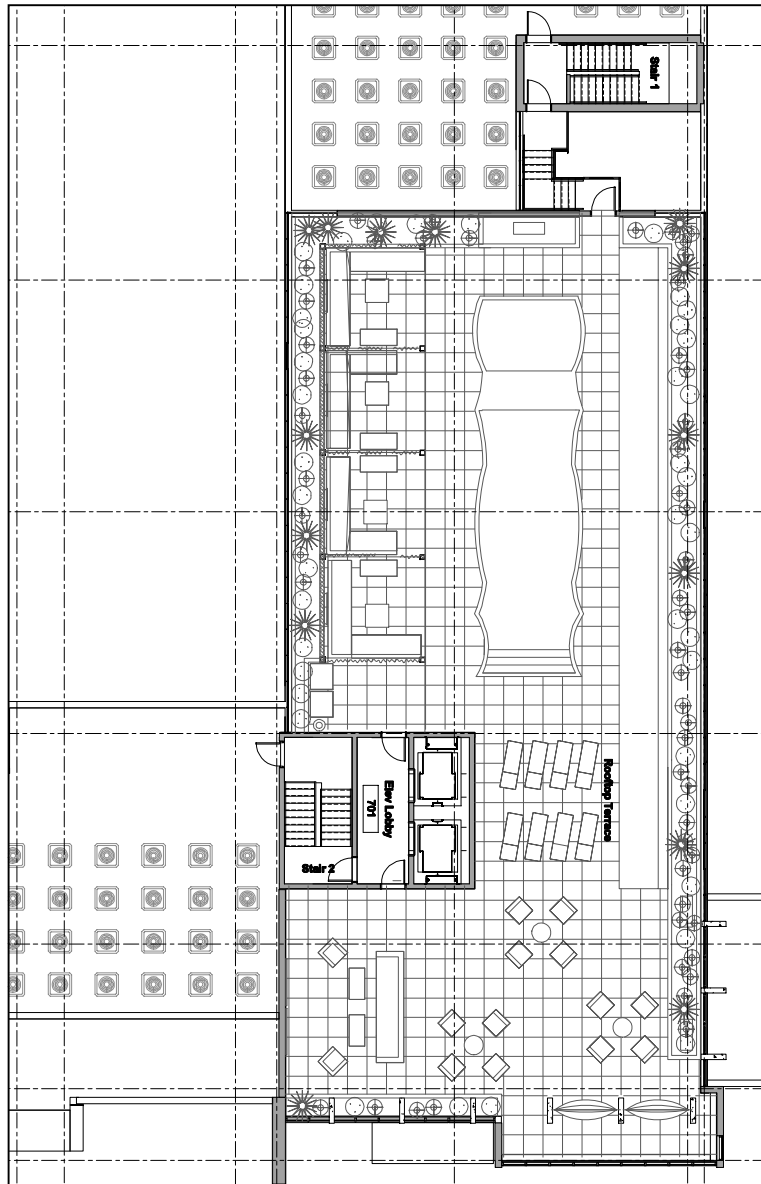


Southern Wing Level 6 Terrace



Northern Wing Level 6 Terrace

TREES	
	FRAXINUS GREGGI, LITTLE LEAF ASH
	PISTACIA CHINENSIS
	SOPHORA SECUNDFLORA, TEXAS MOUNTAIN LAUREL
	TRACHYCARPUS FORTUNEI, WINDMILL PALM
SHRUBS	
	BULBINE FRUTESCENS, BULBINE
	BULBINE FRUTESCENS TINY TANERINE, TINY BULBINE
	BOUGANVILLEA 'LA JOLLA', BOUGANVILLEA
	BOUTELOUA GRACILIS, 'BLOND AMBITION' BLUE GRAMMA
	CHRYSACTINIA MEXICANA, DAMIANITA
	EREMOPHILA GIABRA SSP. CARNOSA, RED FLOWERING EMU BUSH
	HESPERALOE FUNIFERA, GIANT HESPERALOE
	HESPERALOE PARVIFLORA 'PERPA', BRAKELIGHTS RED YUCCA
	JUSTICA SPICIGERA, MEXICAN HONEYSUCKLE
	MUHLENBERGIA CAPILLARIS, REGAL MIST
	SALVIA GREGGII, RED CHIHUAHUA SAGE
	TECOMA STANS 'ANGUSTATA', YELLOW BELLS
GROUNDCOVER	
	LANTANA MONTEVIDENSIS 'NEW GOLD', TRAILING LANTANA
	ROSMARINUS OFFICINALIS 'PROSTRATUM', PROSTRATE ROSEMARY
	TEUCRIUM CHAMEADRY'S 'PROSTRATUM', PROSTRATE GERMANDER
	TRADESCANTIA PALLIDA, PURPLE WANDERING JEW
CACTI/ACCENT	
	AGAVE PARRYI V. TRUNCATA, ARTICHOKE AGAVE
	AGAVE WEBERI, WEBER AGAVE
	CEREUS PERUVIANUS MONTROSE, MONSTROZE
	EUPHORBIA ANTISYPHILITICA, CANDILLULA
	PEDILANTHUS MACROCARPUS, LADY'S SLIPPER



PLANT MATERIALS SCHEDULE

TREES	
	FRAXINUS GREGGI, LITTLE LEAF ASH
	PISTACIA CHINENSIS
	SOPHORA SECUNDIFLORA, TEXAS MOUNTAIN LAUREL
	TRACHYCARPUS FORTUNEI, WINDMILL PALM
SHRUBS	
	BULBINE FRUTESCENS, BULBINE
	BULBINE FRUTESCENS TINY TANERINE, TINY BULBINE
	BOUGANVILLEA 'LA JOLLA', BOUGANVILLEA
	BOUTELOUA GRACILIS, 'BLOND AMBITION' BLUE GRAMMA
	CHRYSACTINIA MEXICANA, DAMIANITA
	EREMOPHILA GIABRA SSP. CARNOSA, RED FLOWERING EMU BUSH
	HESPERALOE FUNIFERA, GIANT HESPERALOE
	HESPERALOE PARVIFLORA 'PERPA', BRAKELIGHTS RED YUCCA
	JUSTICIA SPICIGERA, MEXICAN HONEYSUCKLE
	MUHLENBERGIA CAPILLARIS, REGAL MIST
	SALVIA GREGGII, RED CHIHUAHUA SAGE
	TECOMA STANS 'ANGUSTATA', YELLOW BELLS
GROUNDCOVER	
	LANTANA MONTEVIDENSIS 'NEW GOLD', TRAILING LANTANA
	ROSMARINUS OFFICINALIS 'PROSTRATUM', PROSTRATE ROSEMARY
	TEUCRIUM CHAMEADRYIS 'PROSTRATUM', PROSTRATE GERMANDER
	TRADESCANTIA PALLIDA, PURPLE WANDERING JEW
CACTI/ACCENT	
	AGAVE PARRYI V. TRUNCATA, ARTICHOKE AGAVE
	AGAVE WEBERI, WEBER AGAVE
	CEREUS PERUVIANUS MONTROSE, MONSTROSE
	EUPHORBIA ANTISYPHILITICA, CANDILLILA
	PEDILANTHUS MACROCARPUS, LADY'S SLIPPER



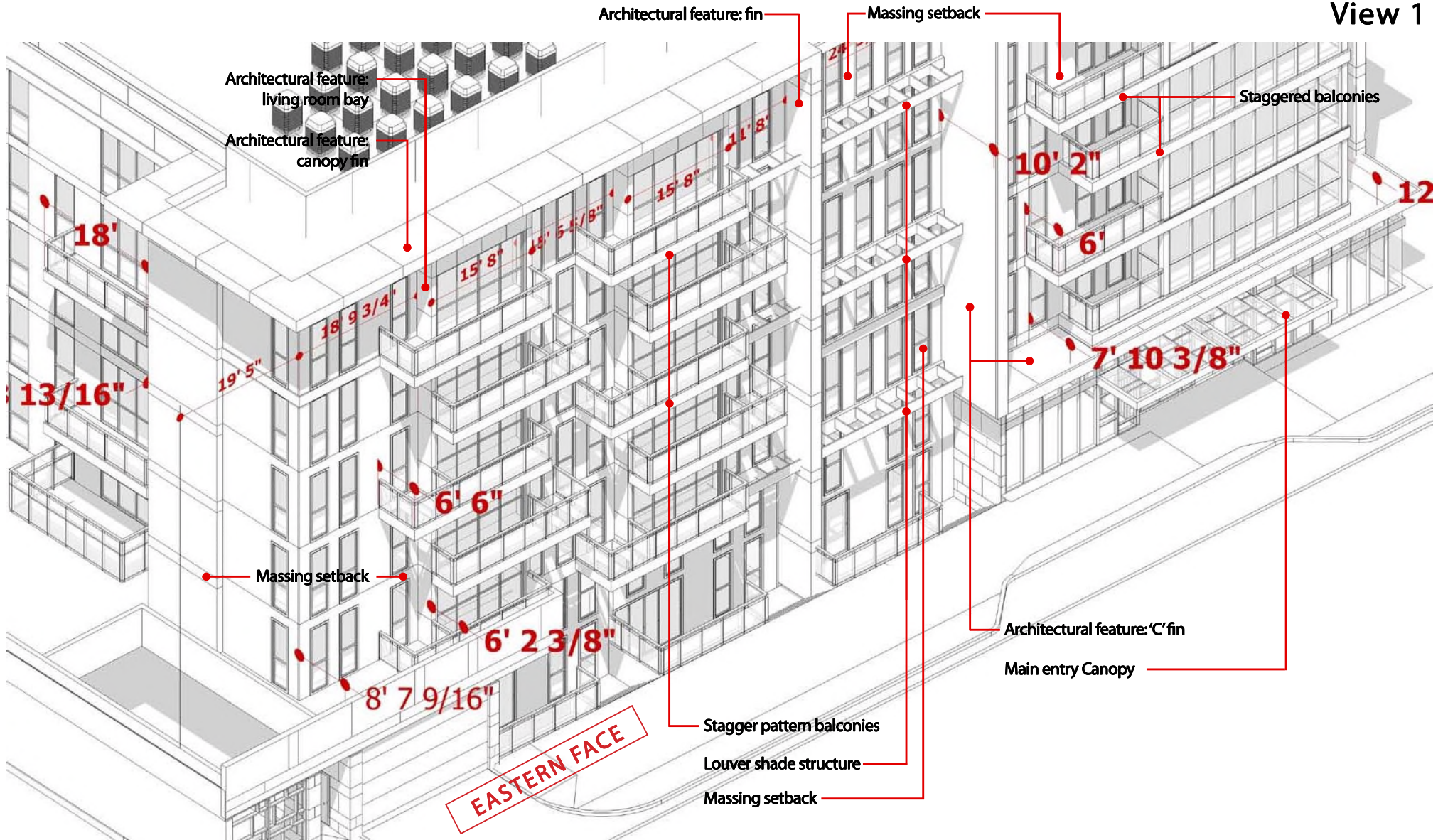
The Hub at Tucson II

Core Campus Developers | Antunovich Associates Architecture · Planning · Interiors

Landscaping Pool Deck Plan

Tucson, Arizona | January 21st, 2015

View 1



The Hub at Tucson II

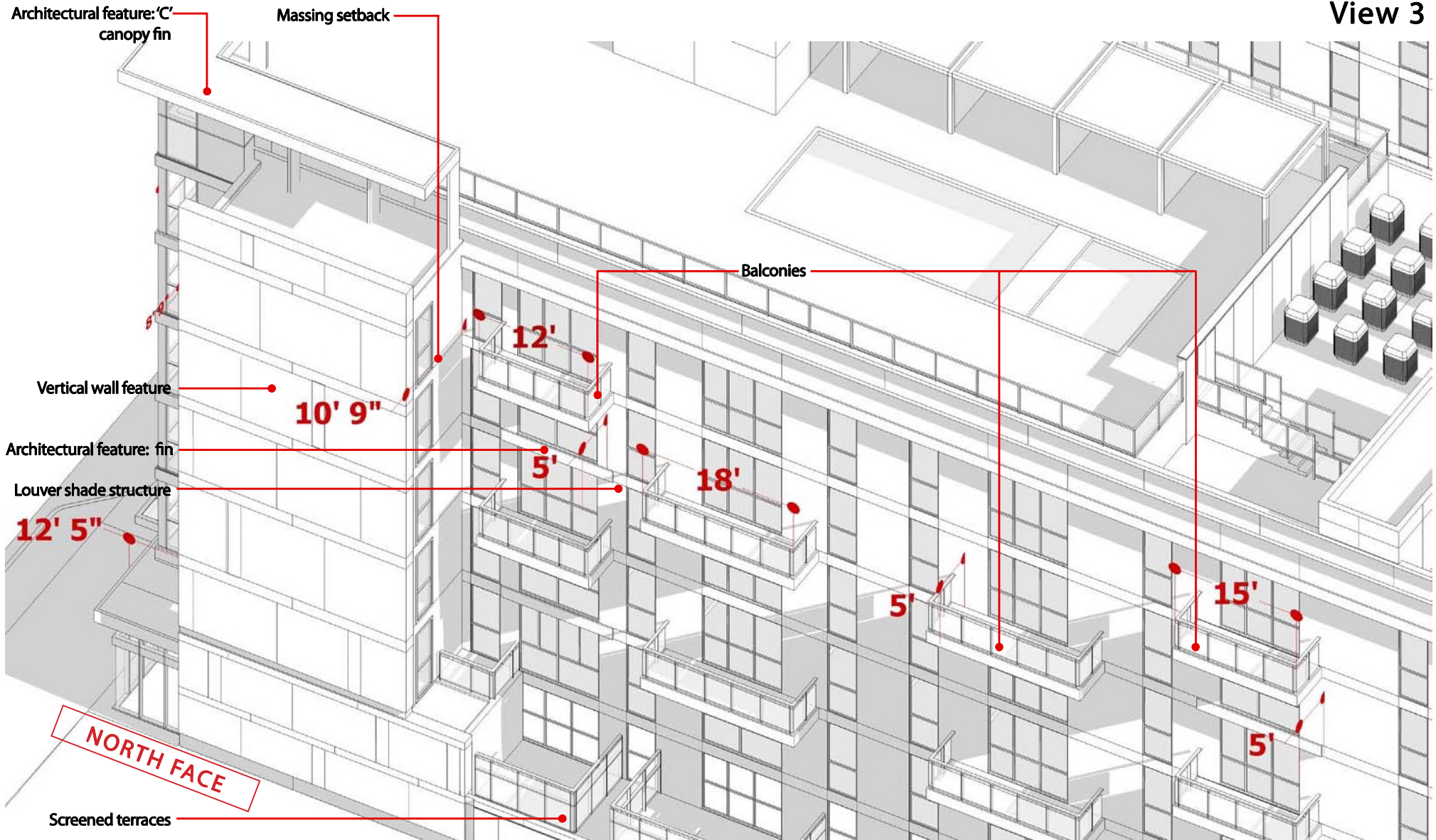
Core Campus Developers | Antonovich Associates Architecture · Planning · Interiors

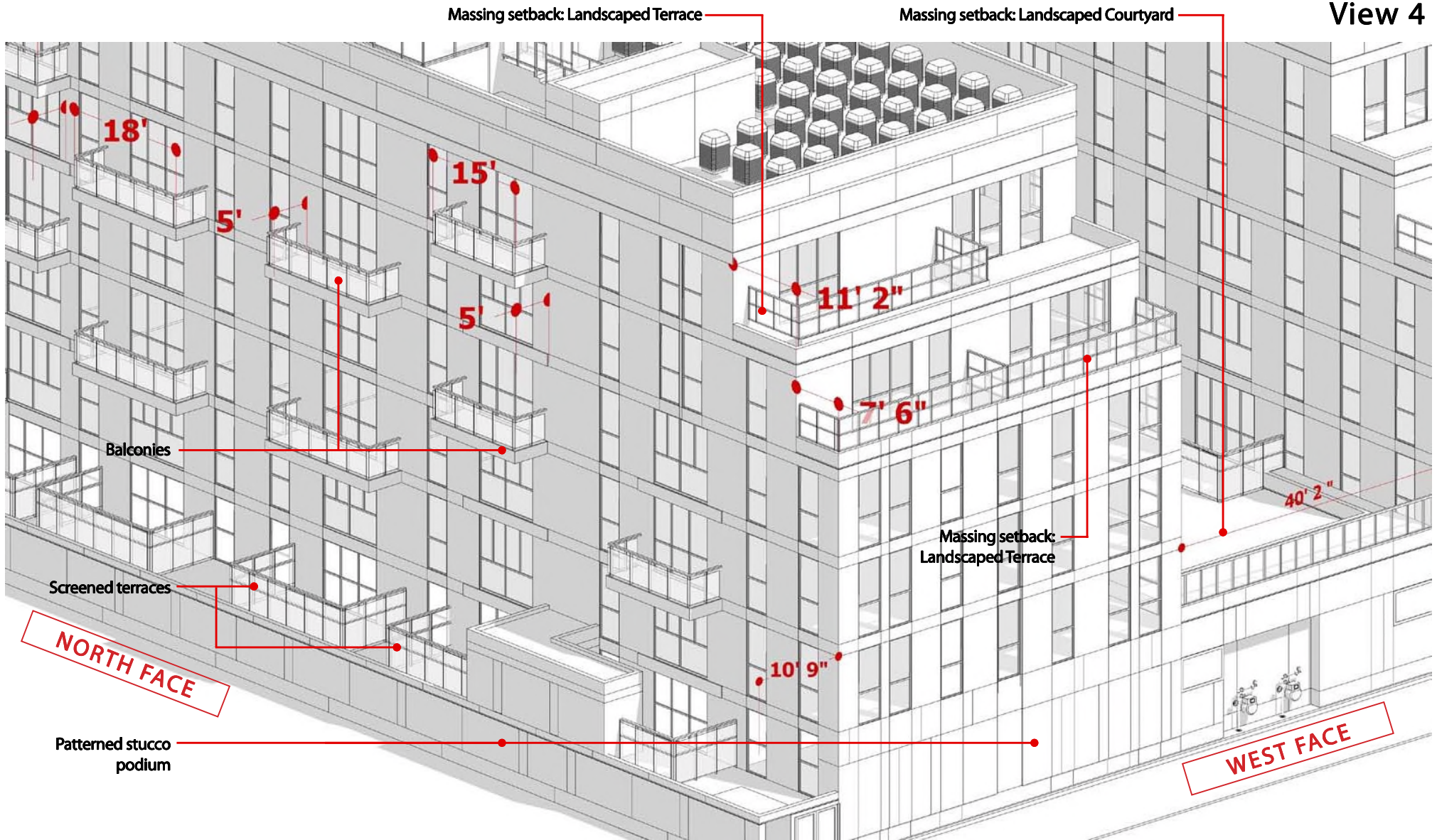
Building Massing, Bulk Reduction & Projections

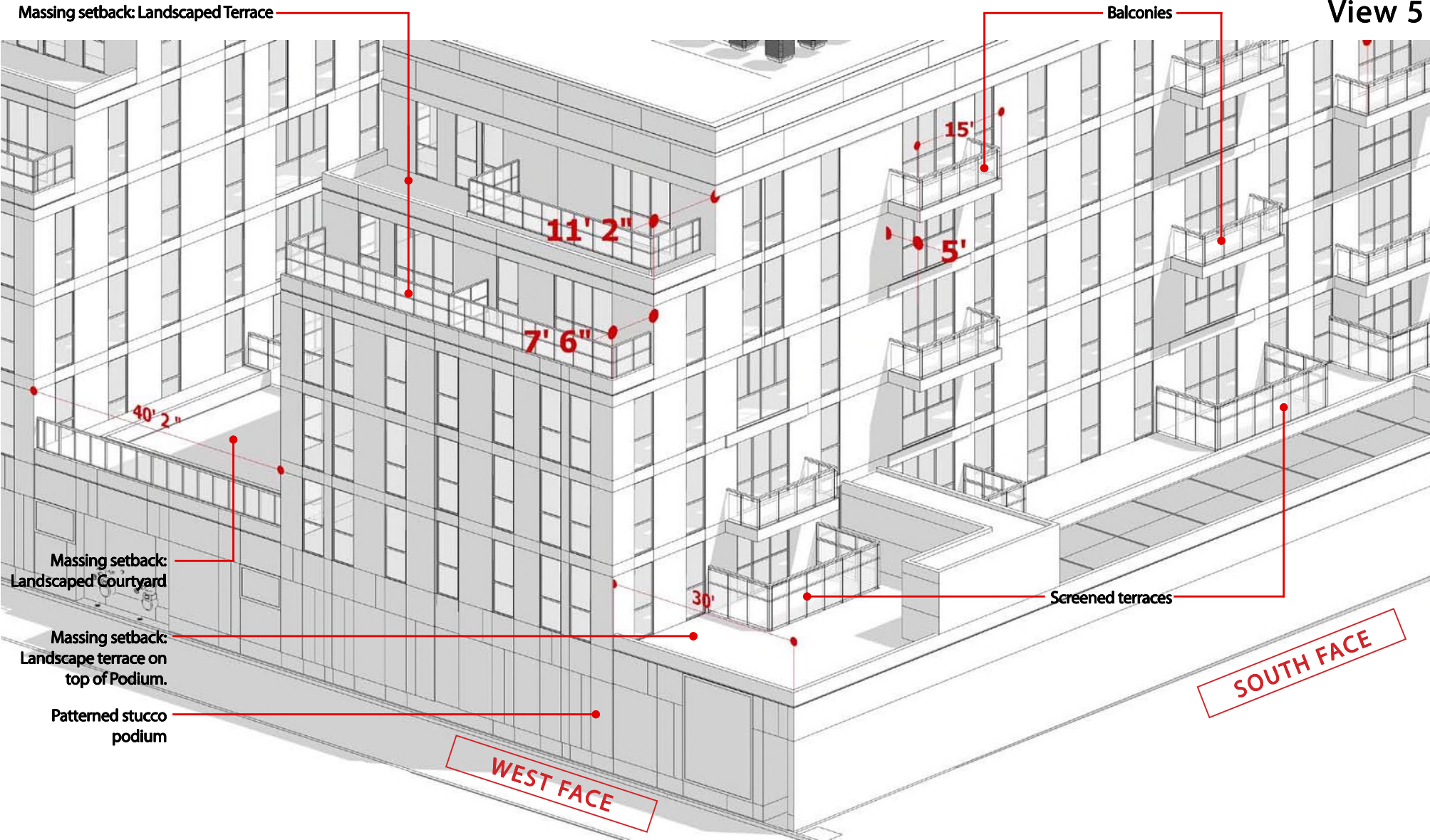
Tucson, Arizona | January 21st, 2015

View 2









View 6

