



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# THE HUB AT TUCSON IV PARK AND SPEEDWAY



# **DECEMBER 16TH 2019 - PROPOSED EXTERIOR DESIGN DEVELOPMENT ADJUSTMENTS**

### LIST OF PROPOSED CHANGES

A - Building height and parapet changes per zoning analysis and building height exhibit discussed with city Planning staff.

- Window size increase. Height of all windows increased by 6" and the window sill is 6" lower. Living room windows Β width increased to allow for more light and vent.

- C Window relocated or added.
- Door added or relocated for path of egress. D
- E Column locations adjusted per structural evaluation.
- F Northeast duplex Town home removed and replaced with first level leasing office and mezzanine level unit.
- Guardrail added for egress path fall protection. G
- H Change to length of residential canopies due to column shift.
- I Rammed earth finish at entrance changed to porcelain tile with marble finish to be consistent with adjacent materials.
- J Wall shifted in response to transformer size increase.
- K Retail Windows elongated to account for site slope.

THE HUB IV AT PARK AND SPEEDWAY **DESIGN PACKAGE CHANGE SUBMISSION** 





Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# APPROVED PARK AND SPEEDWAY RENDERING



### PROPOSED PARK AND SPEEDWAY RENDERING

Tucson, Arizona | December 16th, 2019



# PROPOSED PARK AND SPEEDWAY RENDERING



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### APPROVED TYNDALL AND SPEEDWAY RENDERING



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### PROPOSED TYNDALL AND SPEEDWAY RENDERING

Tucson, Arizona | December 16th, 2019



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

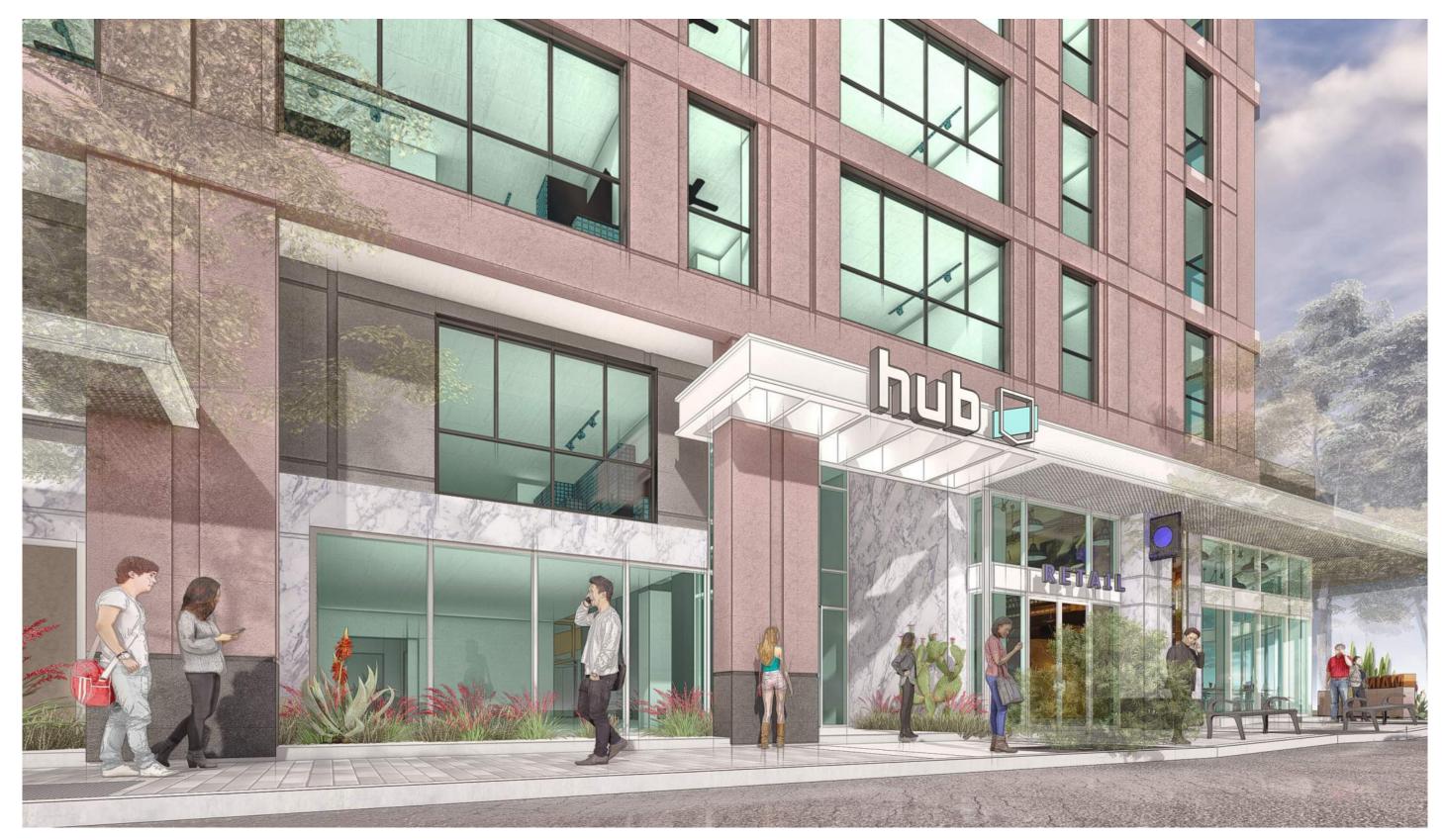
### PROPOSED TYNDALL AND SPEEDWAY RENDERING



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# APPROVED MAIN ENTRANCE RENDERING

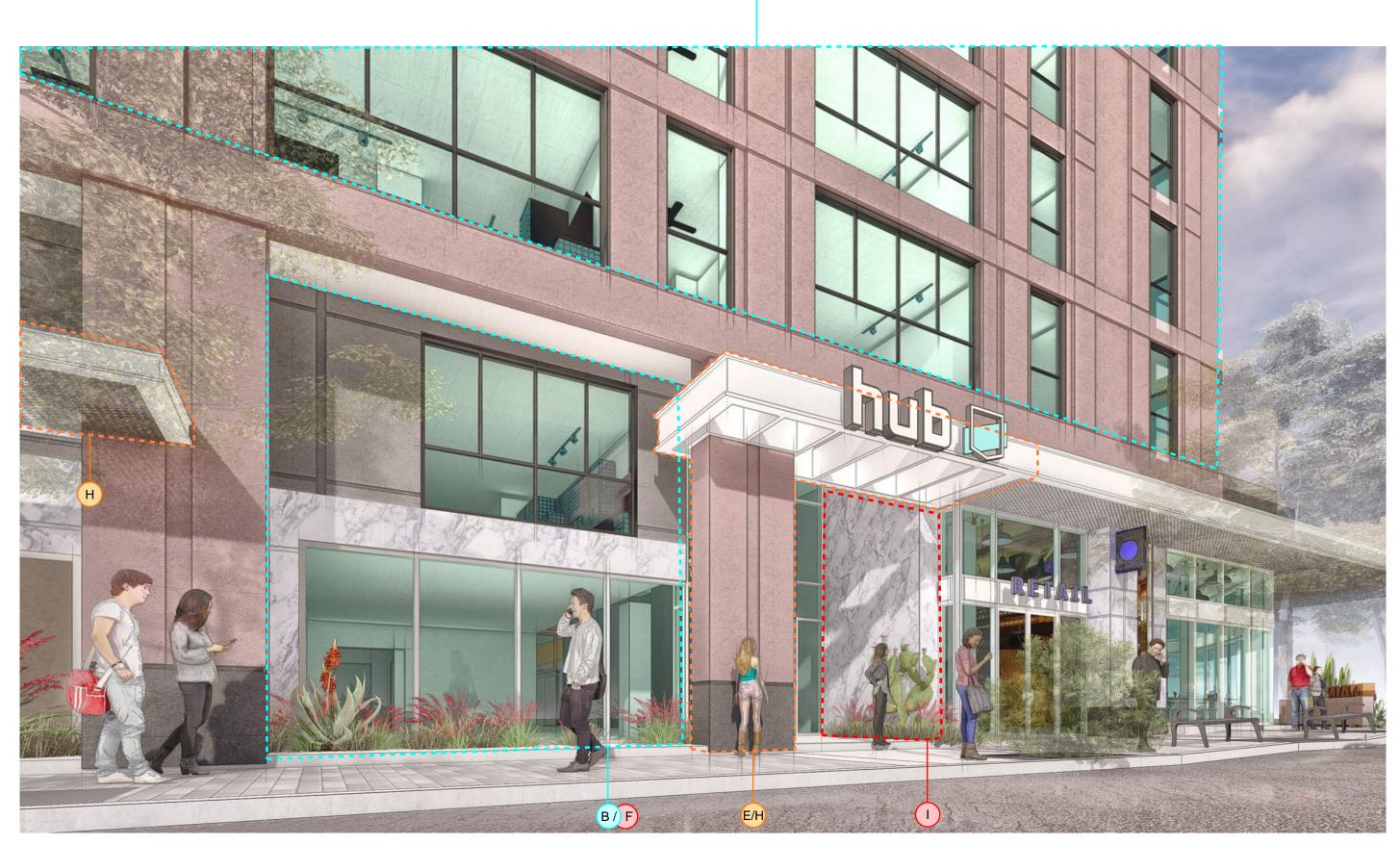




Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# PROPOSED MAIN ENTRANCE RENDERING

Tucson, Arizona | December 16th, 2019



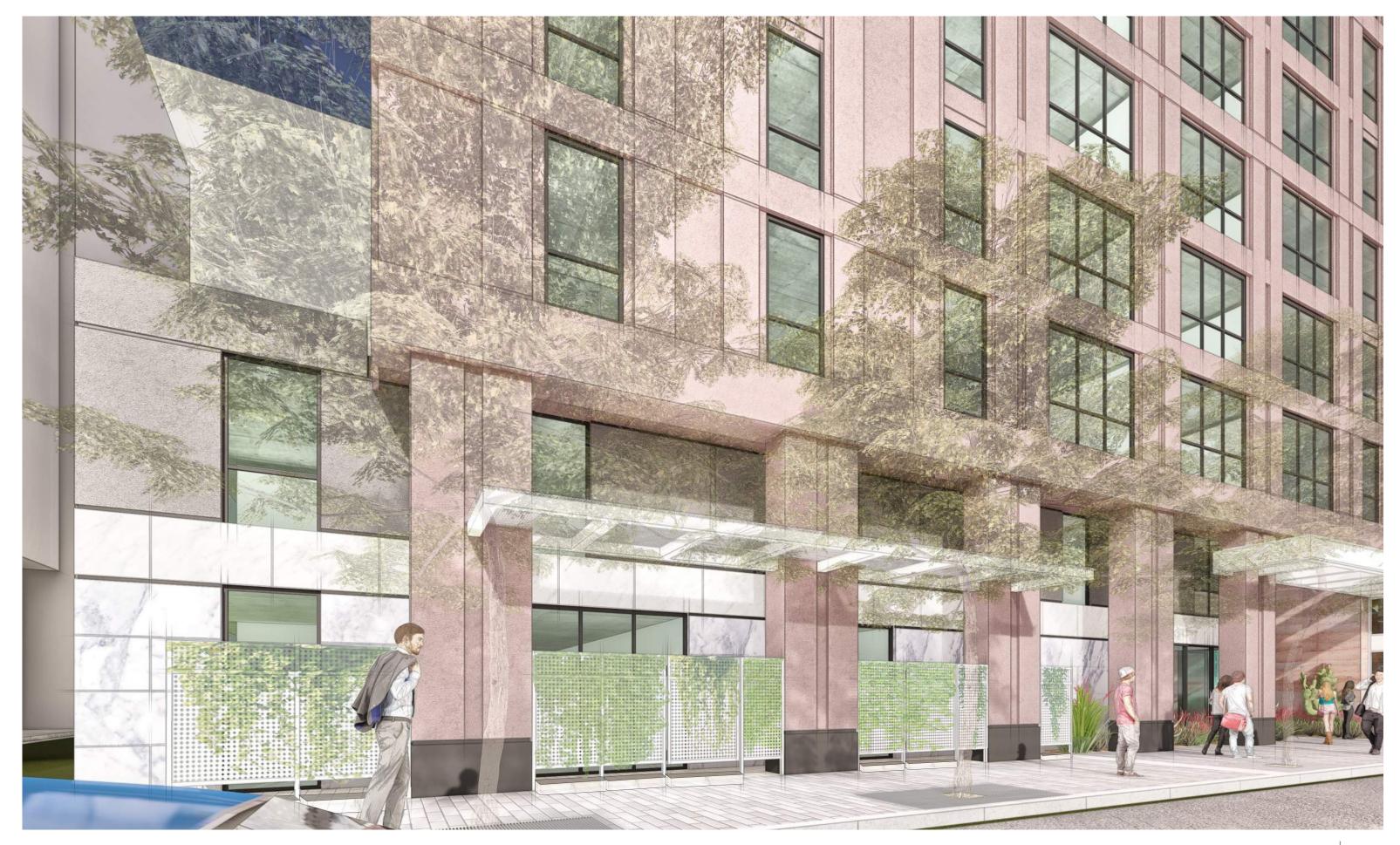
B/C

#### THE HUB IV AT PARK AND SPEEDWAY DESIGN PACKAGE CHANGE SUBMISSION

Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### PROPOSED MAIN ENTRANCE RENDERING

Tucson, Arizona | December 16th, 2019



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# APPROVED TOWN HOMES ON PARK RENDERING

Tucson, Arizona | December 16th, 2019



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### PROPOSED TOWN HOMES ON PARK RENDERING

Tucson, Arizona | December 16th, 2019



#### Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# PROPOSED TOWN HOMES ON PARK RENDERING

Tucson, Arizona | December 16th, 2019



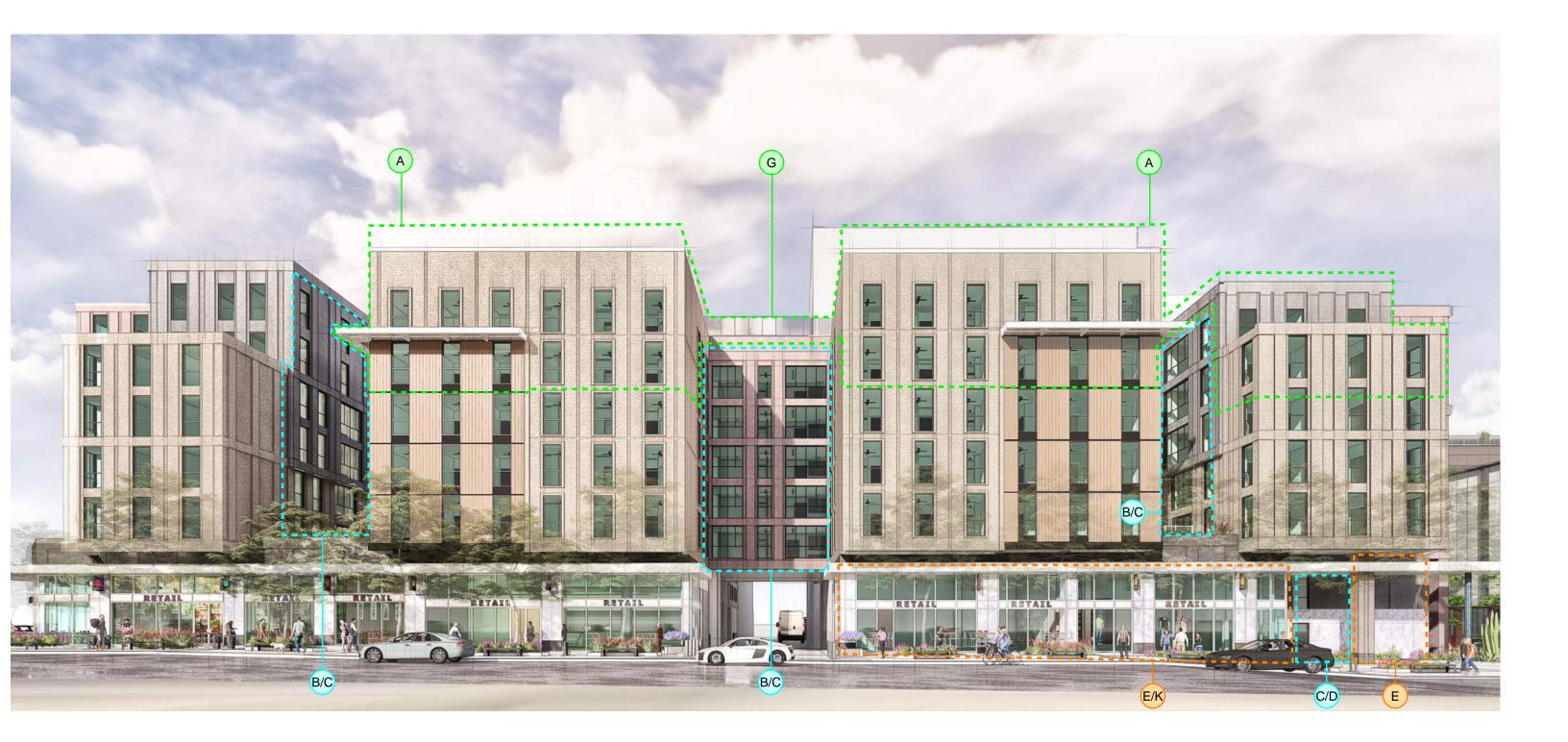
Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# APPROVED SPEEDWAY RENDERING



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### PROPOSED SPEEDWAY RENDERING



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### PROPOSED SPEEDWAY RENDERING



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### APPROVED SPEEDWAY RENDERING

Tucson, Arizona | December 16th, 2019



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### PROPOSED SPEEDWAY RENDERING

Tucson, Arizona | December 16th, 2019



### THE HUB IV AT PARK AND SPEEDWAY



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# APPROVED JIB /RETAIL RENDERING

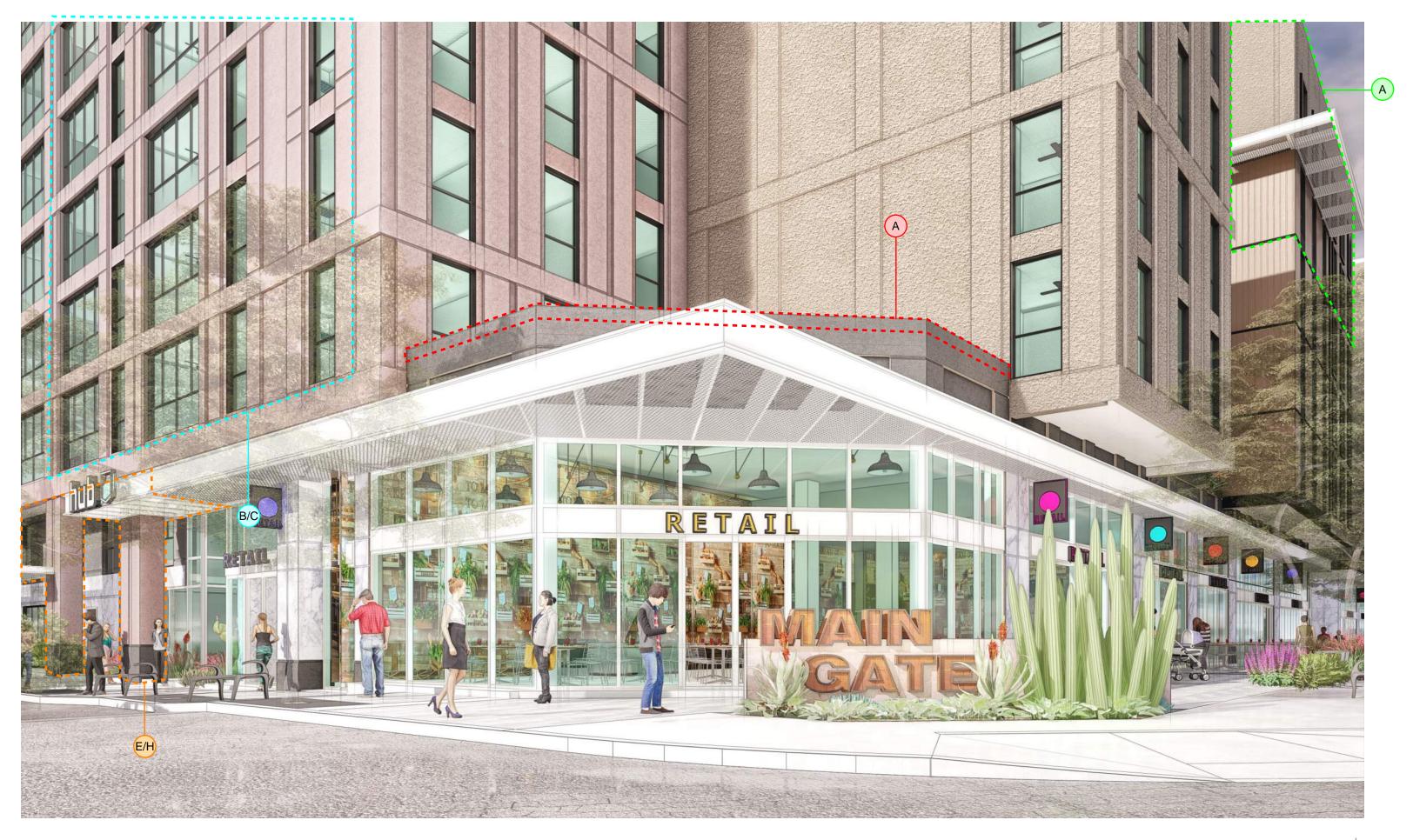
Tucson, Arizona | December 16th, 2019



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

# PROPOSED JIB / RETAIL RENDERING

Tucson, Arizona | December 16th, 2019



Core Spaces Developer - Antunovich Associates Architecture, planning, Interior Design

### PROPOSED JIB / RETAIL RENDERING

Tucson, Arizona | December 16th, 2019



#### EXTERIOR MATERIAL LEGEND

1. EIFS TYPE 1 – DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)

- 2. EIFS TYPE 2 DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)
- 3. EIFS TYPE 3 DRYVIT TIBOR (GREY TAUPE COLOR)
- 4. EIFS TYPE 4 DRYVIT TIBOR (GREY/ BLACK COLOR) 5. DARK BROWN (SW7515) SIDING

6. PORCELAIN TILE - WHITE / GREY MARBLE FINISH

7. SCORED FACE CMU - INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.

8. RETAIL CANOPY - PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING

9. RESIDENTIAL CANOPY - PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING

10. STORE FRONT - POWDER COATED ALUMINUM STORE FRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR)

11. RESIDENTIAL WINDOWS - ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)

#### THE HUB IV AT PARK AND SPEEDWAY **DESIGN PACKAGE CHANGE SUBMISSION**

24

# **APPROVED NORTH ELEVATION**



# AT PARK & SPEEDWAY -- PART 2, DESIGN PACKAGE 1. EIFS TYPE 1 - DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)

- 2. EIFS TYPE 2 DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)
- 4. EIFS TYPE 4 DRYVIT TIBOR (GREY/ BLACK COLOR) 5. DARK BROWN (SW7515) SIDING

  - 6. PORCELAIN TILE WHITE / GREY MARBLE FINISH
    7. SCORED FACE CMU INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.
    8. RETAIL CANOPY PAINTED STEEL FRAME WITH PERFORMED PANEL CANOPY CLADDING
    9. RESIDENTIAL CANOPY PAINTED STEEL FRAME WITH PERFORMED PANEL CANOPY CLADDING
- 10. STORE FRONT POWDER COATED ALUMINUM STOR**D 3** R2011 9 VINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR) 11. RESIDENTIAL WINDOWS ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)

#### THE HUB IV AT PARK AND SPEEDWAY **DESIGN PACKAGE CHANGE SUBMISSION**

**BULK REDU(** 

### **PROPOSED NORTH ELEVATION**

Tucson, Arizona | December 16th, 2019

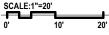


#### EXTERIOR MATERIAL LEGEND

1. EIFS TYPE 1 – DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)

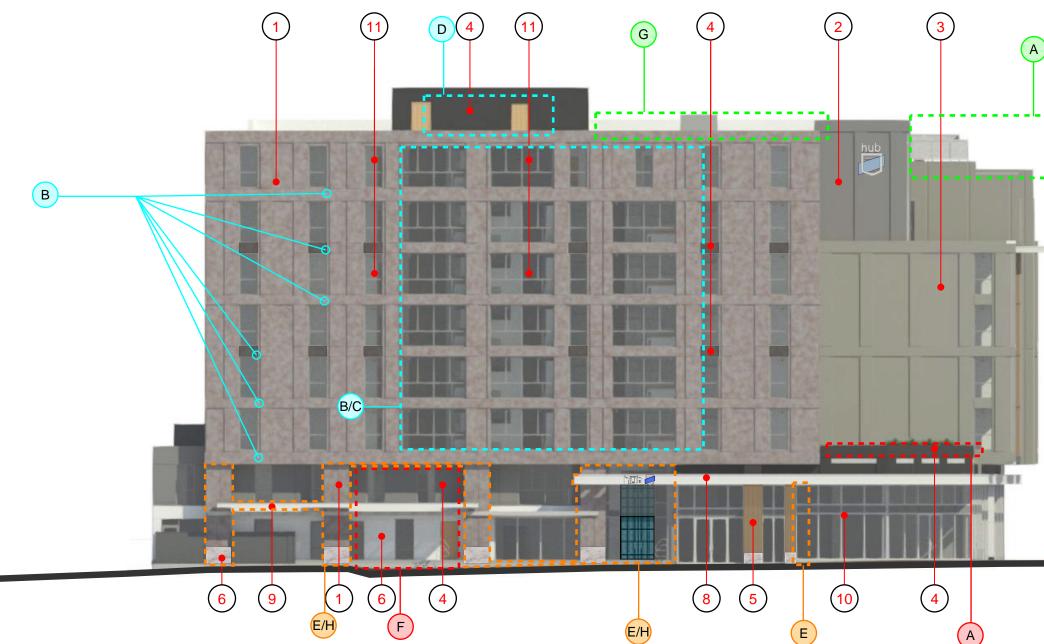
- 2. EIFS TYPE 2 DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)
- 3. EIFS TYPE 3 DRYVIT TIBOR (GREY TAUPE COLOR)
- 4. EIFS TYPE 4 DRYVIT TIBOR (GREY/ BLACK COLOR)
- 5. DARK BROWN (SW7515) SIDING
- 6. PORCELAIN TILE WHITE / GREY MARBLE FINISH
- 7. SCORED FACE CMU INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.
- 8. RETAIL CANOPY PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
- 9. RESIDENTIAL CANOPY PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
- 10. STORE FRONT POWDER COATED ALUMINUM STORE FRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR)
- 11. RESIDENTIAL WINDOWS ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)

#### THE HUB IV AT PARK AND SPEEDWAY **DESIGN PACKAGE CHANGE SUBMISSION**



26

### **APPROVED EAST ELEVATION**



#### AT PARK & SPEEDWAY - PART 2, DESIGN PACKAGE

- 1. EIFS TYPE 1 DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)
- 2. EIFS TYPE 2 DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)
- urchited 1 521 West Tulyon Etredt, charges West THAR S. 260 RE Yax ALLER F125 OLOR) 4. EIFS TYPE 4 DRYVIT TIBOR (GREY/ BLACK COLOR)

  - 5. DARK BROWN (SW7515) SIDING
  - 6. PORCELAIN TILE WHITE / GREY MARBLE FINISH

  - 7. SCORED FACE CMU INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR. 8. RETAIL CANOPY PAINTED STEEL FRAME WITH PERFORMED PANEL CANOPY CLADDING 9. RESIDENTIAL CANOPY PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
- 10. STORE FRONT POWDER COATED ALUMINUM STOR B 3 20 19 VINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR)
- 11. RESIDENTIAL WINDOWS ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)

#### THE HUB IV AT PARK AND SPEEDWAY **DESIGN PACKAGE CHANGE SUBMISSION**



#### **BULK REDU(**

### **PROPOSED EAST ELEVATION**

Tucson, Arizona | December 16th, 2019



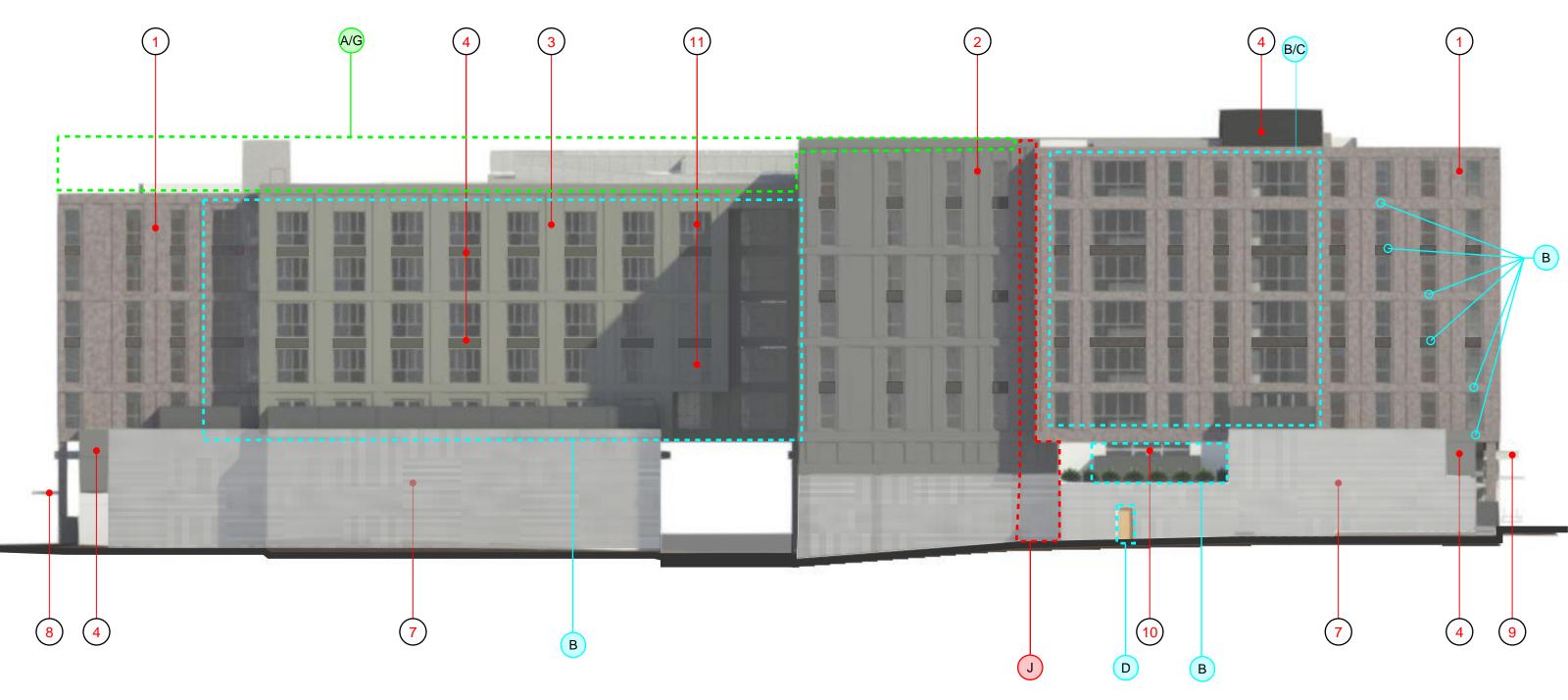
#### EXTERIOR MATERIAL LEGEND

- 1. EIFS TYPE 1 DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)
- 2. EIFS TYPE 2 DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)
- 3. EIFS TYPE 3 DRYVIT TIBOR (GREY TAUPE COLOR)
- 4. EIFS TYPE 4 DRYVIT TIBOR (GREY/ BLACK COLOR) 5. DARK BROWN (SW7515) SIDING
- 6. PORCELAIN TILE WHITE / GREY MARBLE FINISH
- 7. SCORED FACE CMU INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.
- 8. RETAIL CANOPY PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
- 9. RESIDENTIAL CANOPY PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
- 10. STORE FRONT POWDER COATED ALUMINUM STORE FRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR)
- 11. RESIDENTIAL WINDOWS ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)

#### THE HUB IV AT PARK AND SPEEDWAY **DESIGN PACKAGE CHANGE SUBMISSION**

### **APPROVED SOUTH ELEVATION**

Tucson, Arizona | December 16th, 2019



# AT PARK & SPEEDWAY -- PART 2, DESIGN PACKAGE 1. EIFS TYPE 1 - DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)

- 2. EIFS TYPE 2 DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)
- 4. EIFS TYPE 4 DRYVIT TIBOR (GREY/ BLACK COLOR) 5. DARK BROWN (SW7515) SIDING
- DARK BROWN (SW/SIG) SIDING
  PORCELAIN TILE WHITE / GREY MARBLE FINISH
  SCORED FACE CMU INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.
  RETAIL CANOPY PAINTED STEEL FRAME WITH BERFORATED PANEL CANOPY CLADDING
  RESIDENTIAL CANOPY PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
- 10. STORE FRONT POWDER COATED ALUMINUM STOR**D 3** R2017 9 VINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR) 11. RESIDENTIAL WINDOWS ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)

#### THE HUB IV AT PARK AND SPEEDWAY **DESIGN PACKAGE CHANGE SUBMISSION**

**BULK REDU(** 

### **PROPOSED SOUTH ELEVATION**

Tucson, Arizona | December 16th, 2019



#### EXTERIOR MATERIAL LEGEND

1. EIFS TYPE 1 – DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)

2. EIFS TYPE 2 – DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)

3. EIFS TYPE 3 – DRYVIT TIBOR (GREY TAUPE COLOR)

4. EIFS TYPE 4 – DRYVIT TIBOR (GREY/ BLACK COLOR)

5. DARK BROWN (SW7515) SIDING

6. PORCELAIN TILE - WHITE / GREY MARBLE FINISH

7. SCORED FACE CMU - INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.

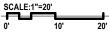
8. RETAIL CANOPY - PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING

9. RESIDENTIAL CANOPY - PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING

10. STORE FRONT - POWDER COATED ALUMINUM STORE FRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR)

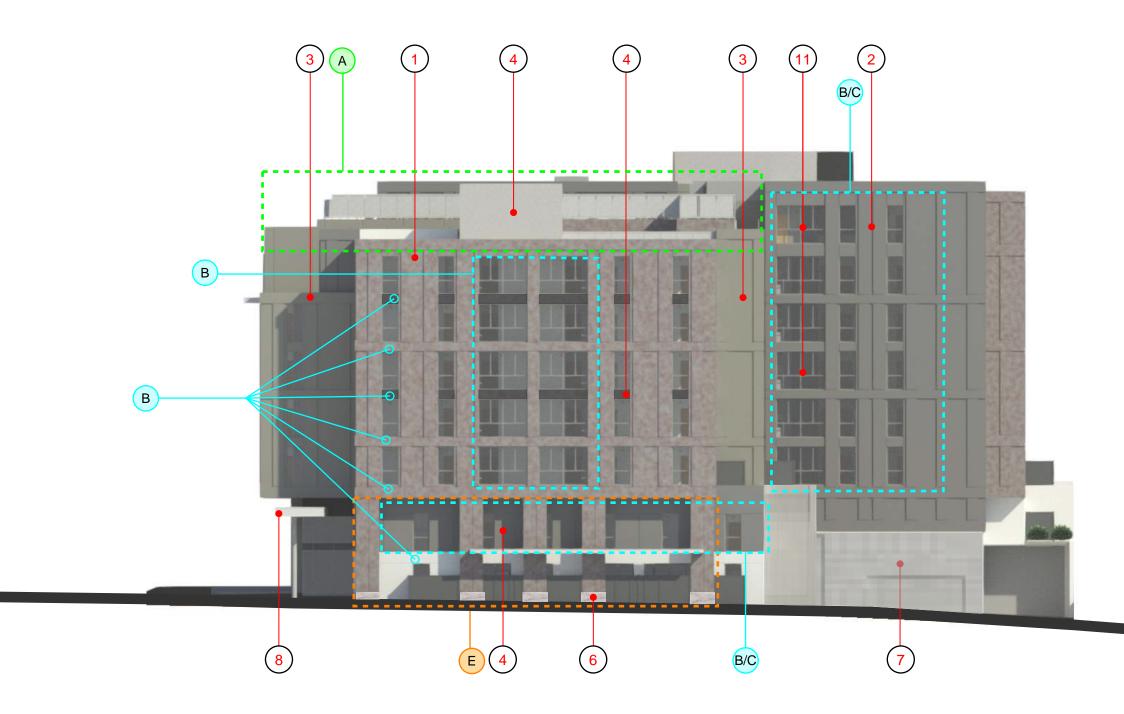
11. RESIDENTIAL WINDOWS - ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)

# THE HUB IV AT PARK AND SPEEDWAY DESIGN PACKAGE CHANGE SUBMISSION



### APPROVED WEST ELEVATION

Tucson, Arizona | December 16th, 2019



#### ATXPARK & SPEEDWAY - PART 2, DESIGN PACKAGE

- 1. EIFS TYPE 1 DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)
- 2. EIFS TYPE 2 DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)
- 4. EIFS TYPE 4 DRYVIT TIBOR (GREY/ BLACK COLOR) 5. DARK BROWN (SW7515) SIDING

  - 6. PORCELAIN TILE WHITE / GREY MARBLE FINISH
    7. SCORED FACE CMU INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.
    8. RETAIL CANOPY PAINTED STEEL FRAME WITH BERFORATED PANEL CANOPY CLADDING
    9. RESIDENTIAL CANOPY PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
- 10. STORE FRONT POWDER COATED ALUMINUM STOR **BR20119** VINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR) 11. RESIDENTIAL WINDOWS - ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)

#### THE HUB IV AT PARK AND SPEEDWAY **DESIGN PACKAGE CHANGE SUBMISSION**

#### **BULK REDU(**

### **PROPOSED WEST ELEVATION**

Tucson, Arizona | December 16th, 2019