

714 N. EUCLID AVENUE
DESIGN PACKAGE

CHANGES TO DECEMBER 2016 APPROVED DESIGN



7•ONE•4

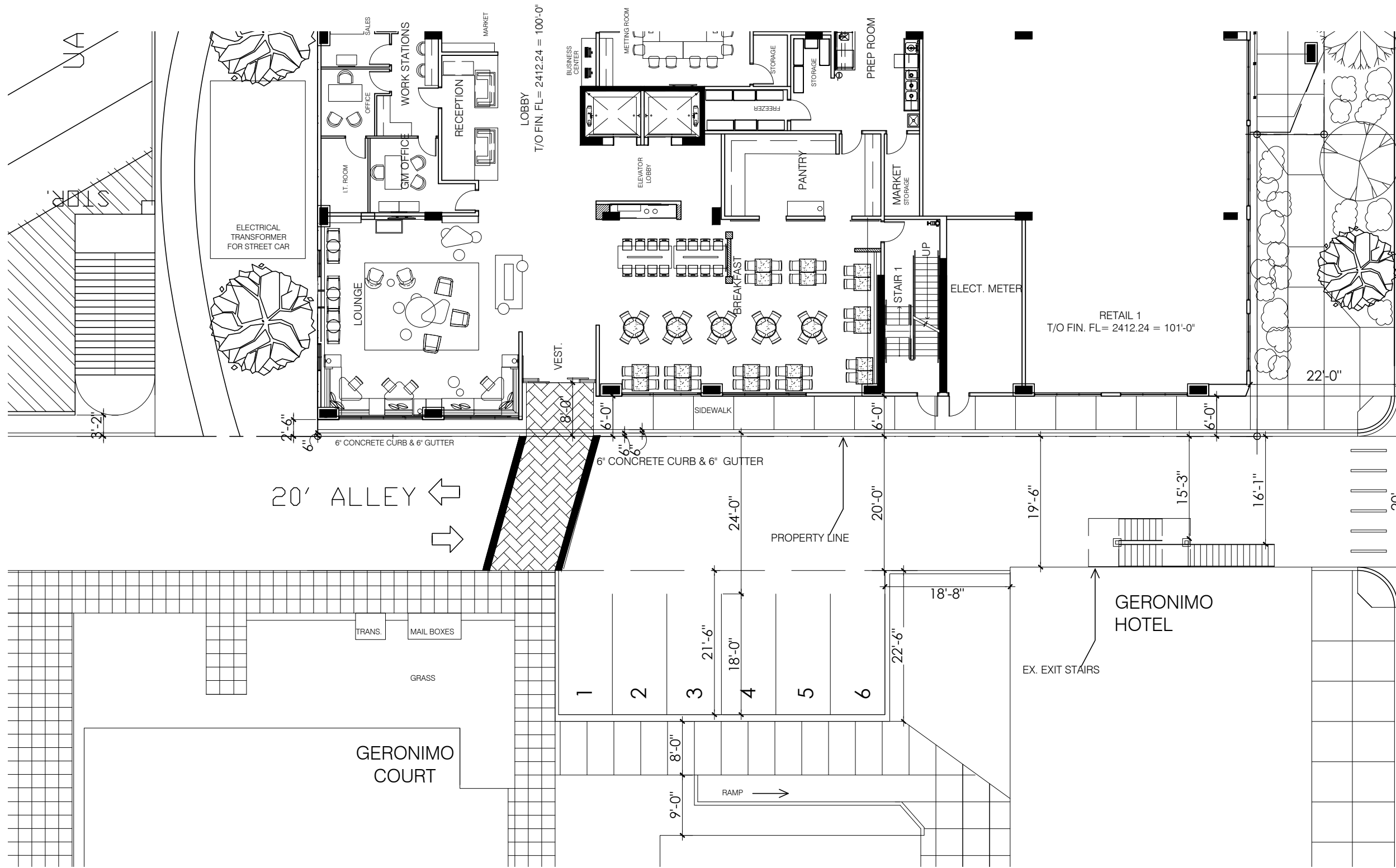
Tucson, AZ December 18, 2018 with February 6, 2019 Alley Revisions



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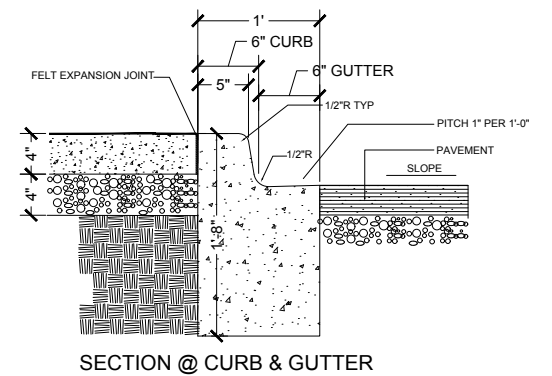


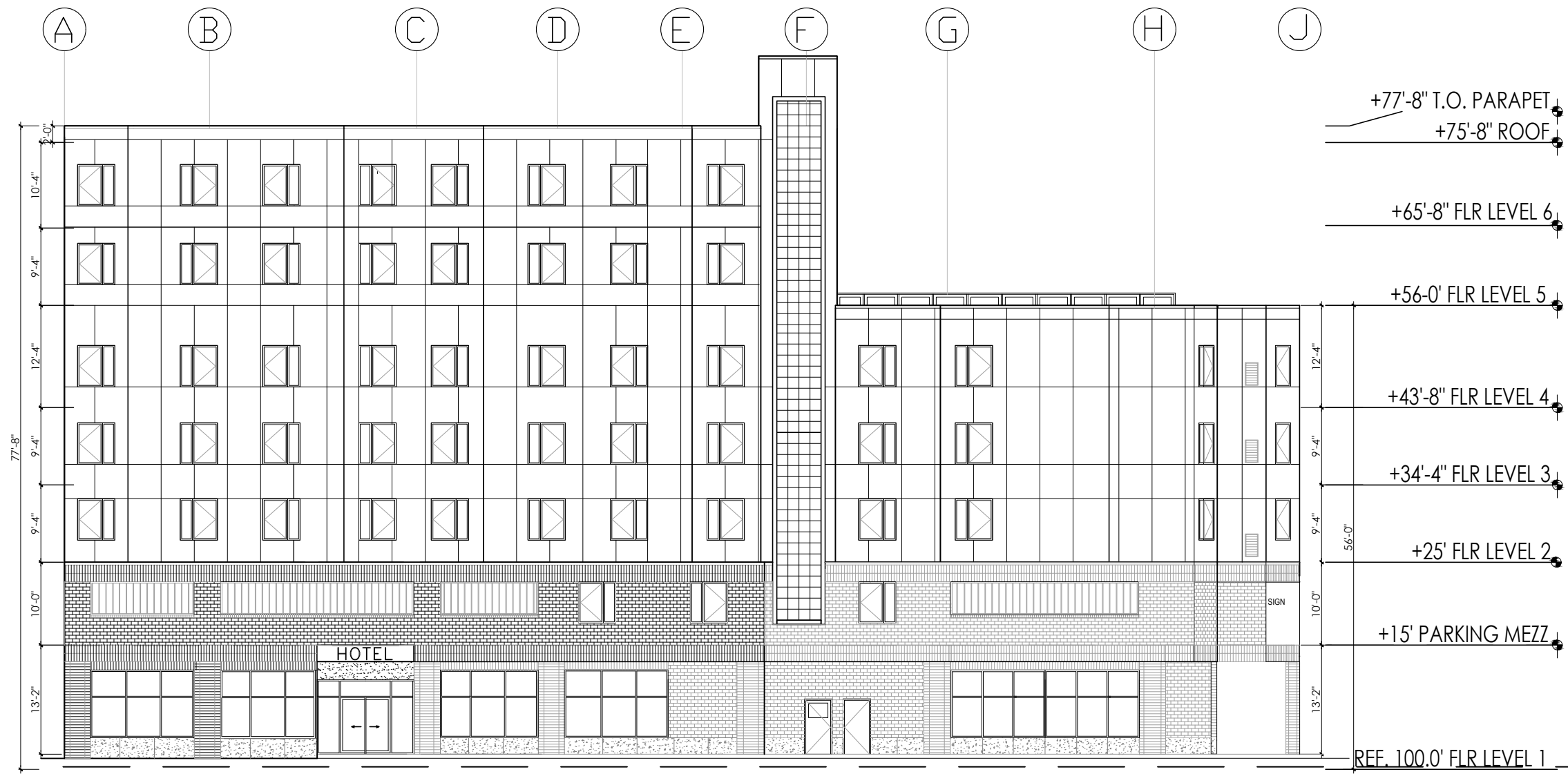
VINT & ASSOCIATES ARCHITECTS, INC.
312 E. 6th St., Tucson, AZ 85705 (520)882-5232



EUCLID AVE.
SCALE: 1/16"=1'

ALLEY SITE DETAIL - REVISED 2019
scale 1"= 20'





NORTH ELEVATION - REVISED 2019
 scale 1/16" = 1'

Team

Developer: Stewart Smith/Mike Golec
7 One 4, LLC
7610 E. McDonald Drive #F
Scottsdale, AZ 85250
tel: 858.699.7023

Design Architect: Robert Vint, RA
Vint & Associates, Inc
312 E. 6th Street
Tucson, AZ 85705
tel: 520.882.5232

Architect of Record: Ed Gooch, RA,
EDF Architects Inc
9834-105 Street
Edmonton, AB T5K 1A6
Canada
tel: 780.423-3424

Civil Engineer: Kevin Hall, PE
Cypress Engineering
2030 E. Speedway Blvd, #110,
Tucson, AZ 85719
tel: 520.499.2456

Structural Engineer: Clifton Paul, PE
PKA Associates
7434 E McDonald Drive
Scottsdale, AZ 85250
tel: 480.922.8854

Mechanical & Electrical Engineer: David Garcia-Acosta
Gardel Engineering
441 S. 48th Street
Tempe, AZ 85281
tel: 480.361.3667

General Contractors: Craig Bergstrom, LEED AP
UEB Builders
6750 E. Camelback Rd, #103
Scottsdale, AZ 85251
tel: 480.222.9103

Marriot Hotel Extended Stay: Scott McAllister,
Chief Operating Officer, LDHG
Marriott International
Phoenix
tel: 480.862.9389



Design Review Timeline

Dec 12, 2013	Submission to the City of Tucson, Dev. Services. Permission to demolish historic structures located at the NE corner of N. Euclid Ave and E. 4th Street, because the buildings were financially infeasible to restore due to neglect and deterioration. Permission granted.	Aug 21, 2014	Main Gate District-Design Review Committee Meeting. Approved.
Apr 15, 2014	West University Historic Zone Advisory Board. (WUZHAB) Requested more windows, screen pool, information on materials and parking routes. Response: Windows were added, pool set back from edge and green space added. Materials defined and color samples offered.	Sep 12, 2016	WUZHAB Oppose demolition plan but approved replacement plan as revised and presented that evening.
Apr 24, 2014	Tucson-Pima County Historical Commission (TPCHC) First review of Financial Hardship and Replacement Plan. Approved	Nov 11, 2014	Neighborhood Property Owners Public Meeting Mayor & Council Meeting Approval of project and demolition
Apr 30, 2014	City Staff Meeting Discuss Parking strategy, MS&R application, moving forward.	Nov 16, 2014	City Staff Presentation of proposed revisions & discussion.
May 15, 2014	TPCHC & WUZHAB - Impass regarding demolition. DRC - Informal presentation to introduce project.	Apr 9, 2015	Request for change to approved Design package by R. Vint, Architect.
May 20, 2014	WUZHAB (3rd Review) Demolition and replacement plan called compatible.	Apr 9, 2015	City of Tucson Planning & Dev. Services Main Gate District Presentation
May 22, 2014	TPCHC Agreed that historic structures beyond repair.	Aug 31, 2016	City of Tucson Planning & Dev. Services Main Gate District Presentation
Jun 26, 2014	TPCHC (4th review) Recommend warmer colors, tan shades preferred.	Sep 6, 2016	West University Historic Zone Advisory Board Meeting. The changes to the design were contrasted with the previously presented design and the Board agreed there were no substantial changes. Approved.
		Oct 16, 2016	City of Tucson Planning & Dev. Services, Main Gate Overlay Revised Design submitted for approval.
		August 2018	City of Tucson Planning & Dev. Services Main Gate Overlay Final Design submitted for approval
		Oct 16, 2018	WUZHAB Design Review The changes to the design were approved.
		Nov 15, 2018	Tucson-Pima County Historical Commission (TPCHC) The changes to the design were approved.



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CORNER OF N. EUCLID AVE AND GERONIMO ALLAY



MAIN GATE DISTRICT



 **HOTEL LOCATION**
714 N. EUCLID AVENUE



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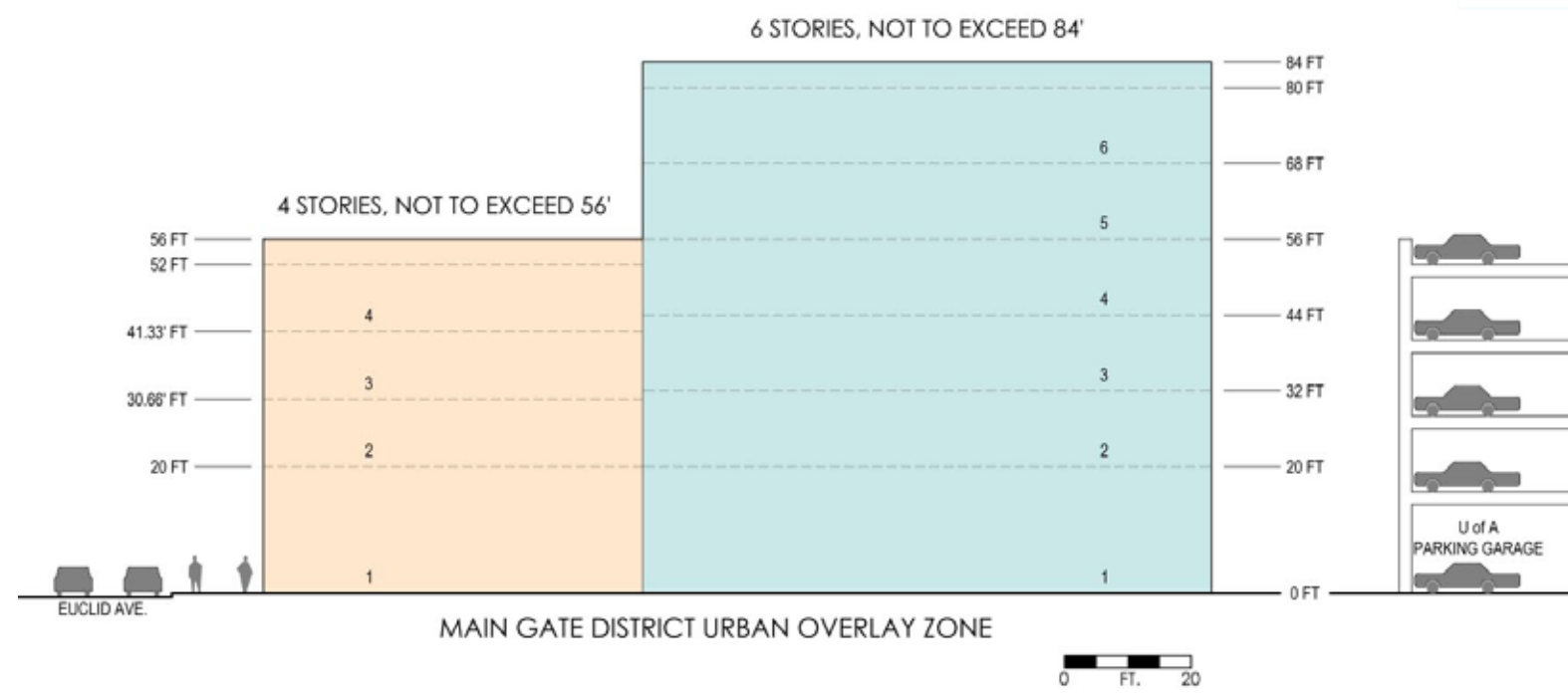
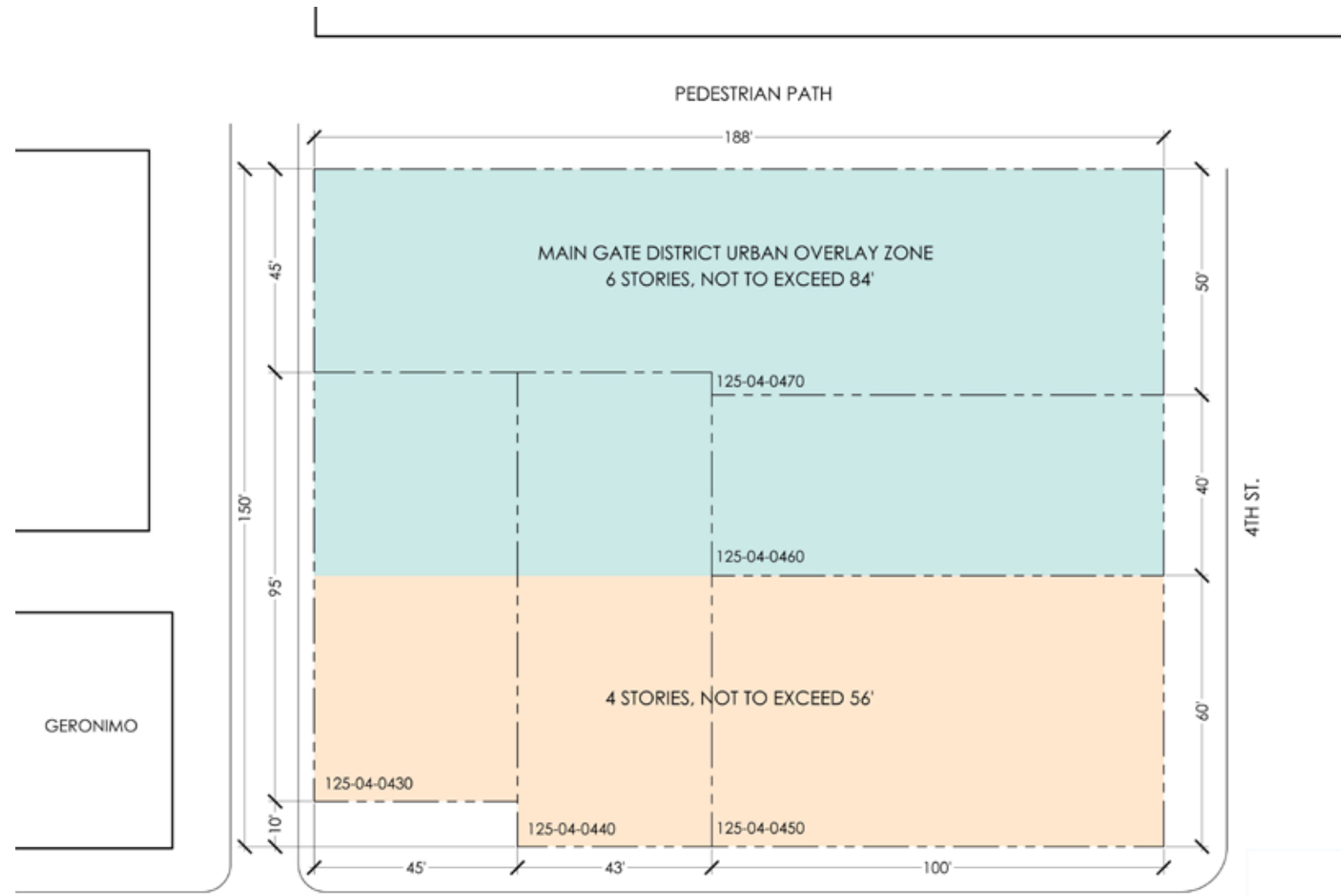


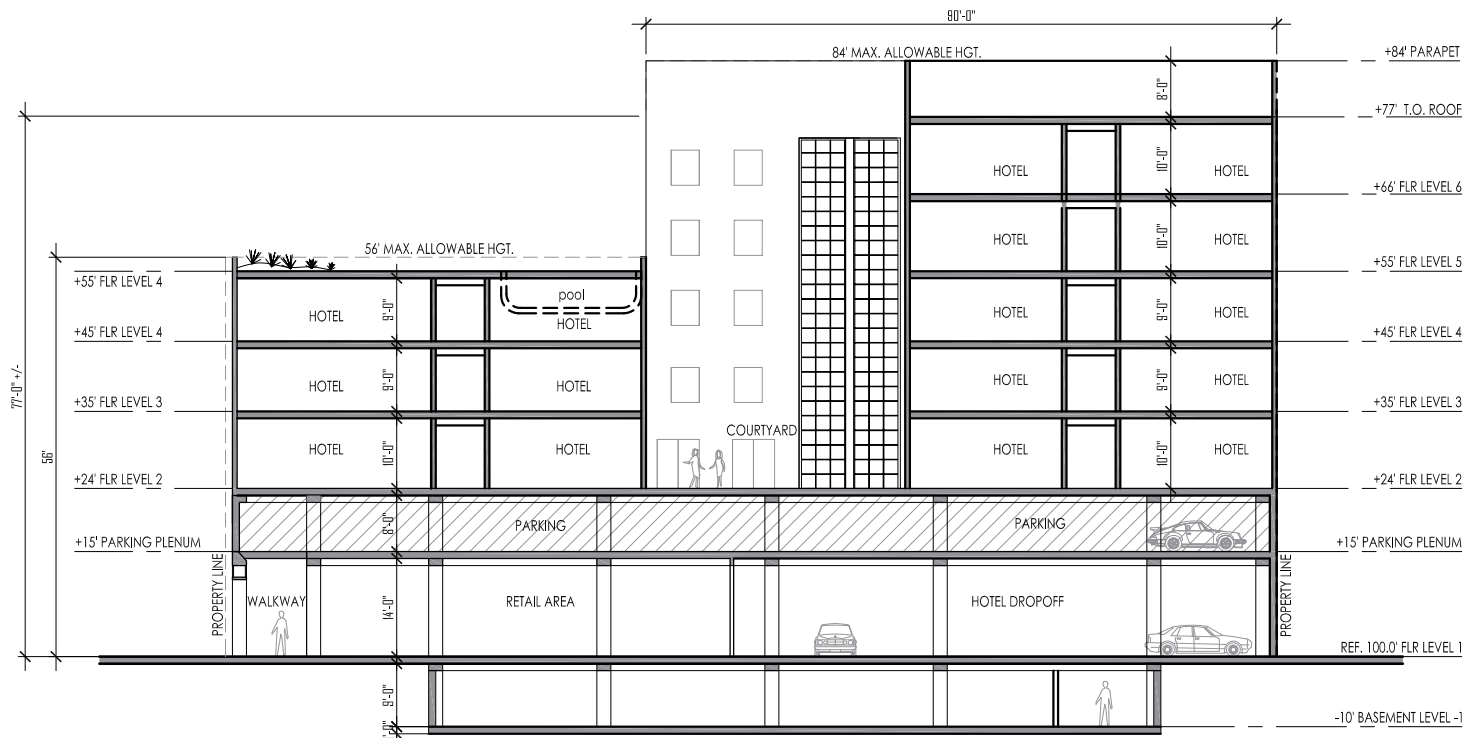






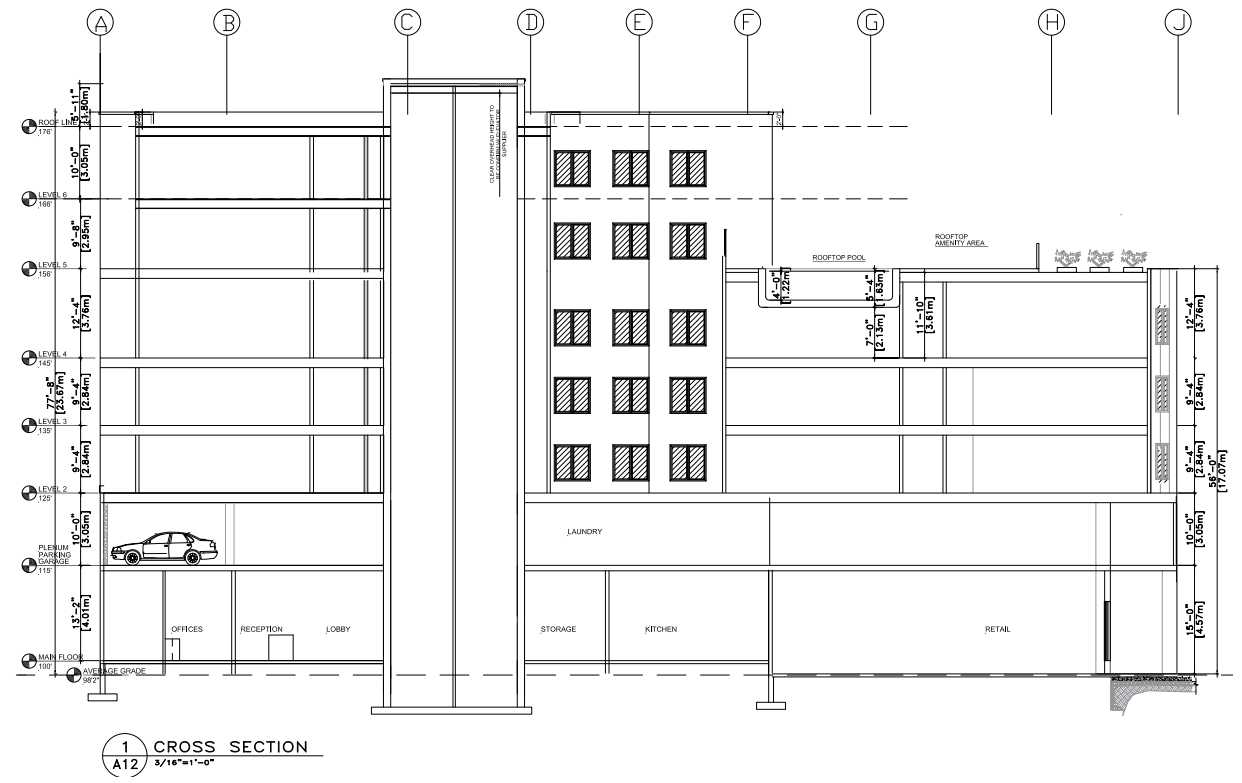
VIEW OF SITE FROM EUCLID AVE.





2016 Euclid Hotel

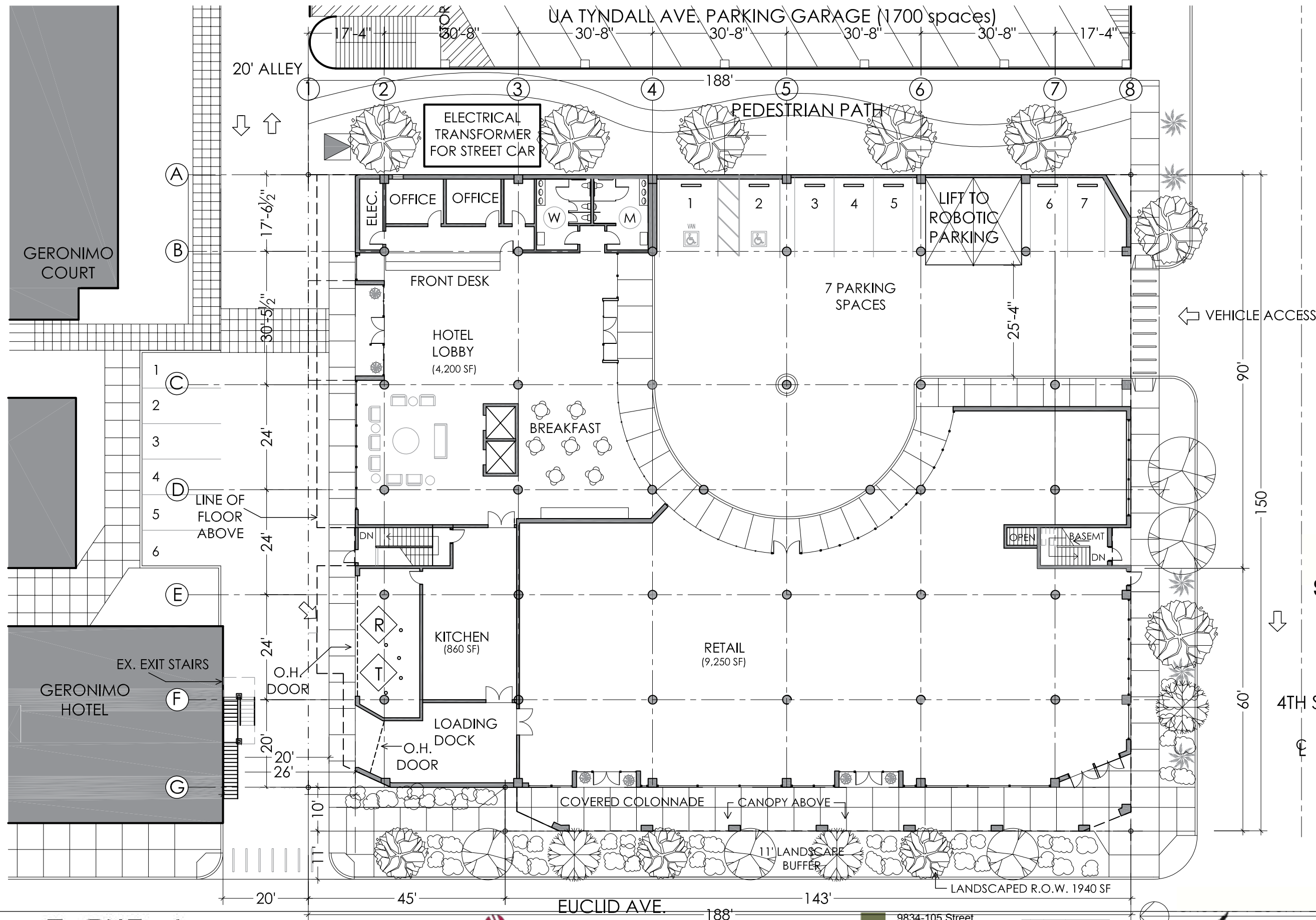
- 6 levels with parking plenum and basement
- Pool and terrace on the 5th level
- Ground floor -Retail, hotel reception and lobby, dining room and kitchen
- Basement - laundry, employees facilities and storage.



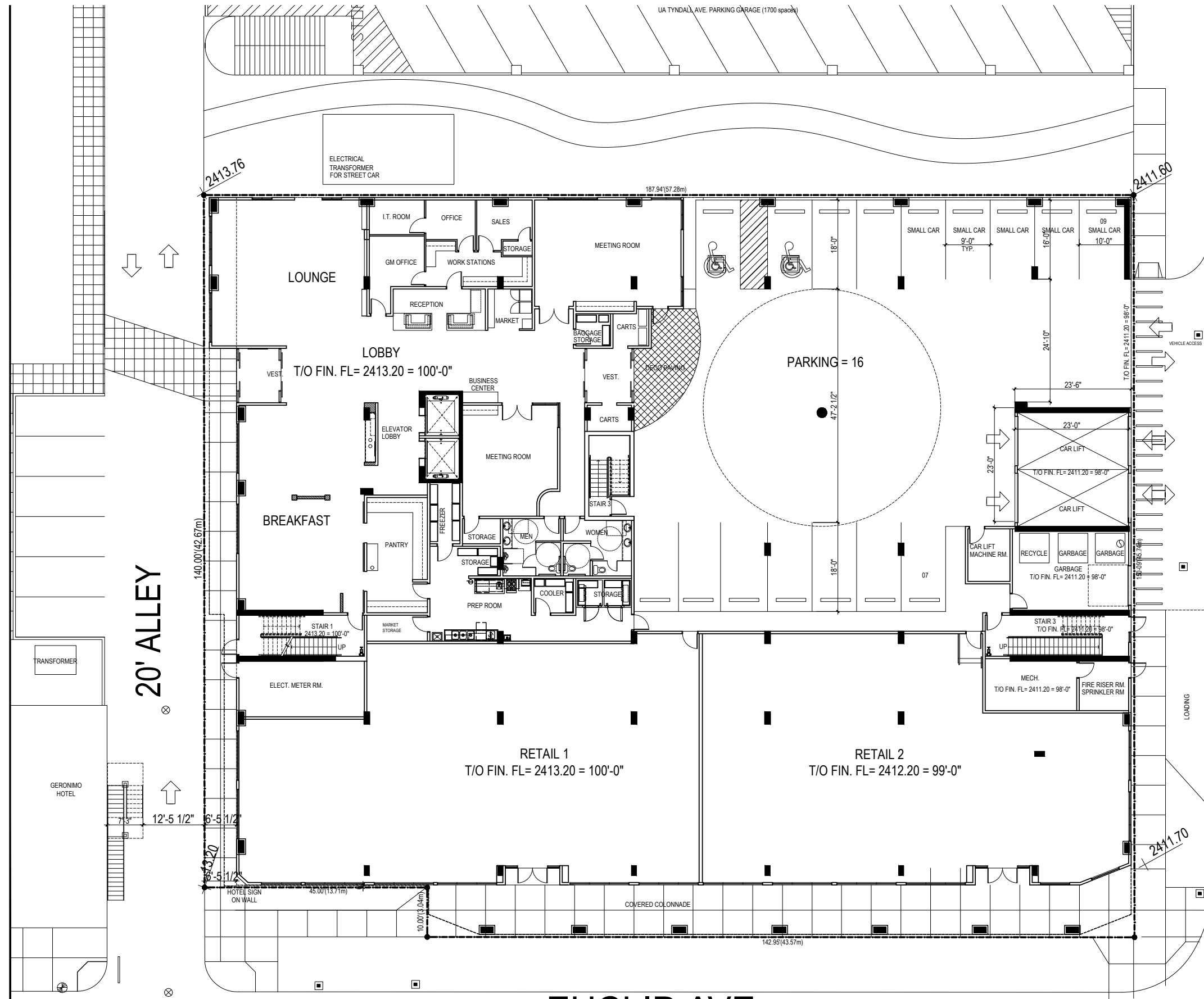
2018 Euclid Hotel

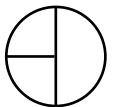
- 6 levels with parking plenum
- Pool and terrace on the 5th level
- Ground floor -Retail, hotel reception and lobby, dining room and kitchen
- No basement
- Parking Plenum - cars, laundry & employees facilities
- Reduced mass height

Differences

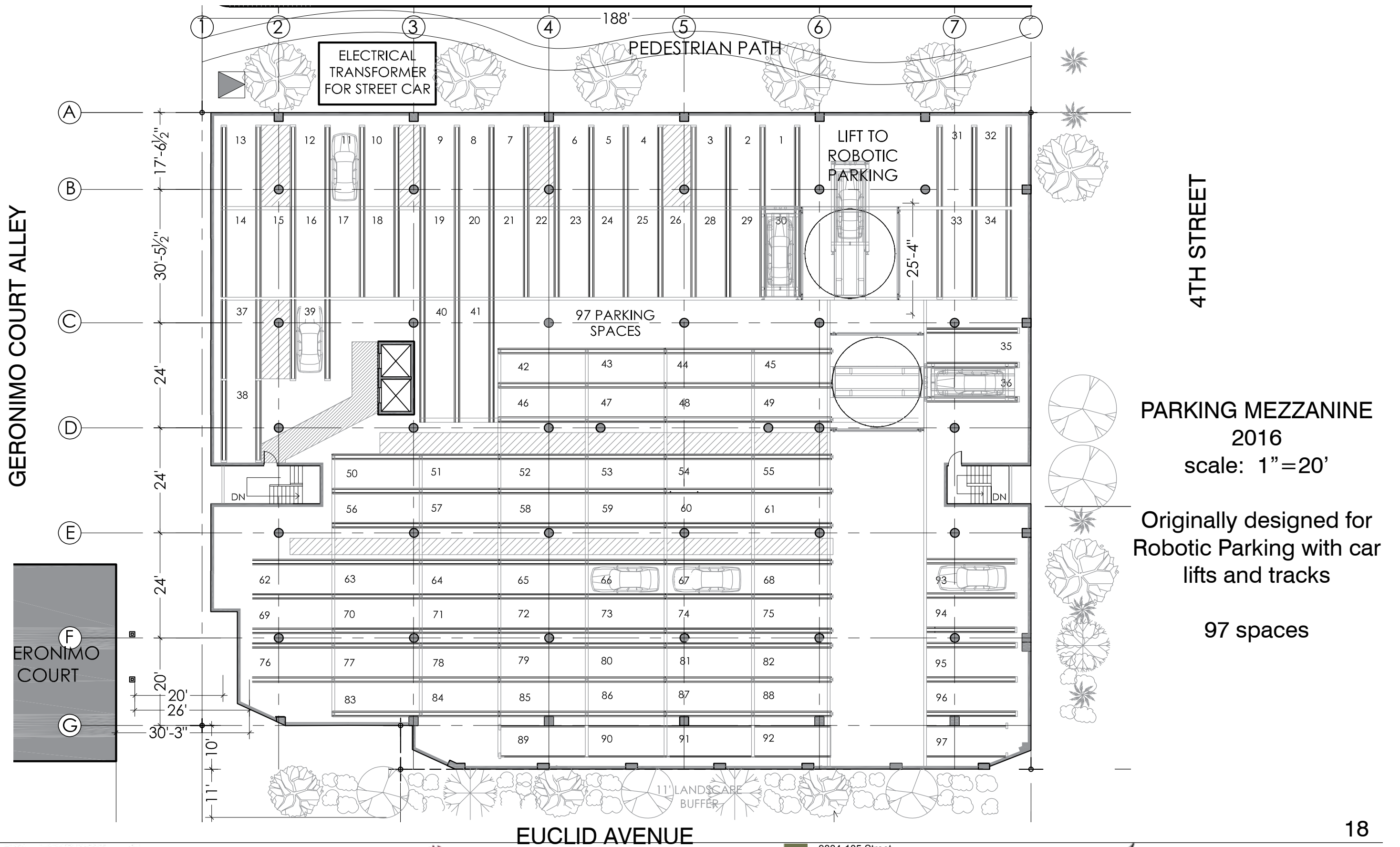


SITE PLAN 2016
 Scale: 1" = 20'
 (7 PKG. SPACES ON GRADE)



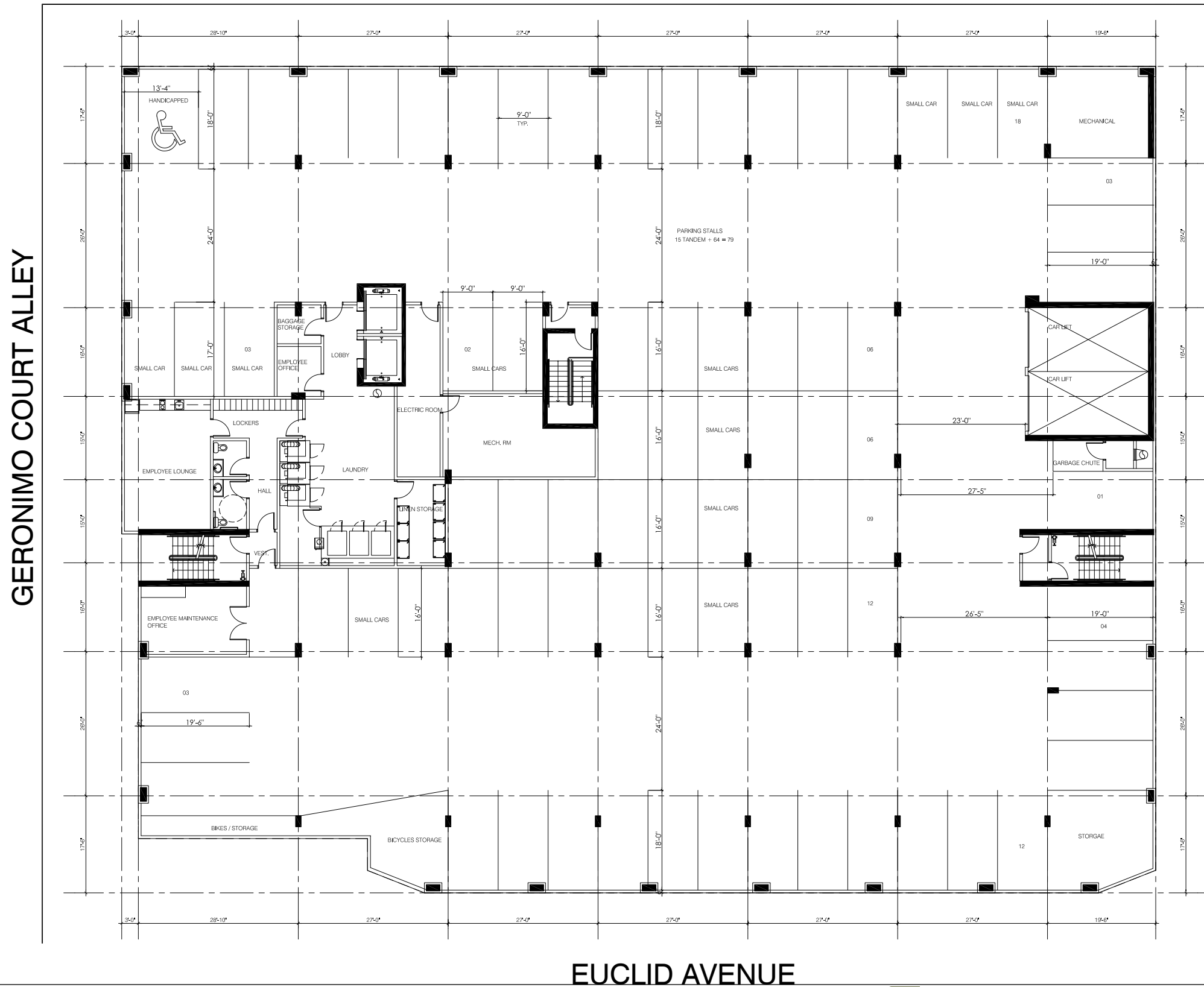
N 
SITE PLAN 2018
 Scale: 1" = 20'
 (14+2 ADA PKG. SPACES ON GRADE)

TYNDALL AVE PARKING GARAGE ALLEY



PARKING MEZZANINE
2016
scale: 1"=20'
Originally designed for
Robotic Parking with car
lifts and tracks
97 spaces

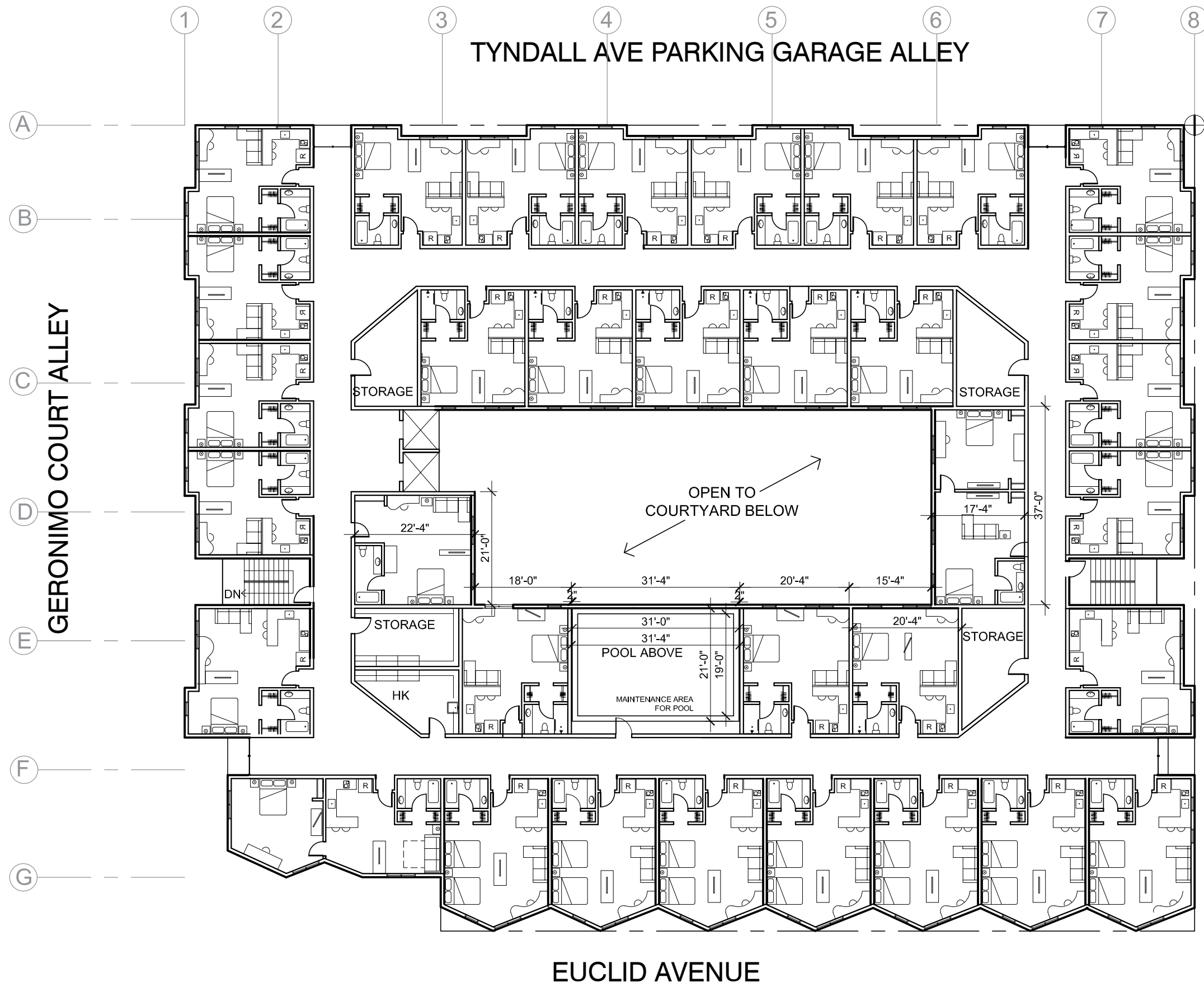
TYNDALL AVE PARKING GARAGE ALLEY



PARKING MEZZANINE 2018
scale: 1" = 20'

Redesigned for valet parking
using car lifts after Robotic
Parking proved to need more
development - 76 spaces

Total parking 76+16 (ground
floor) and off site valet parking
102. (Requirement 100)



4TH STREET

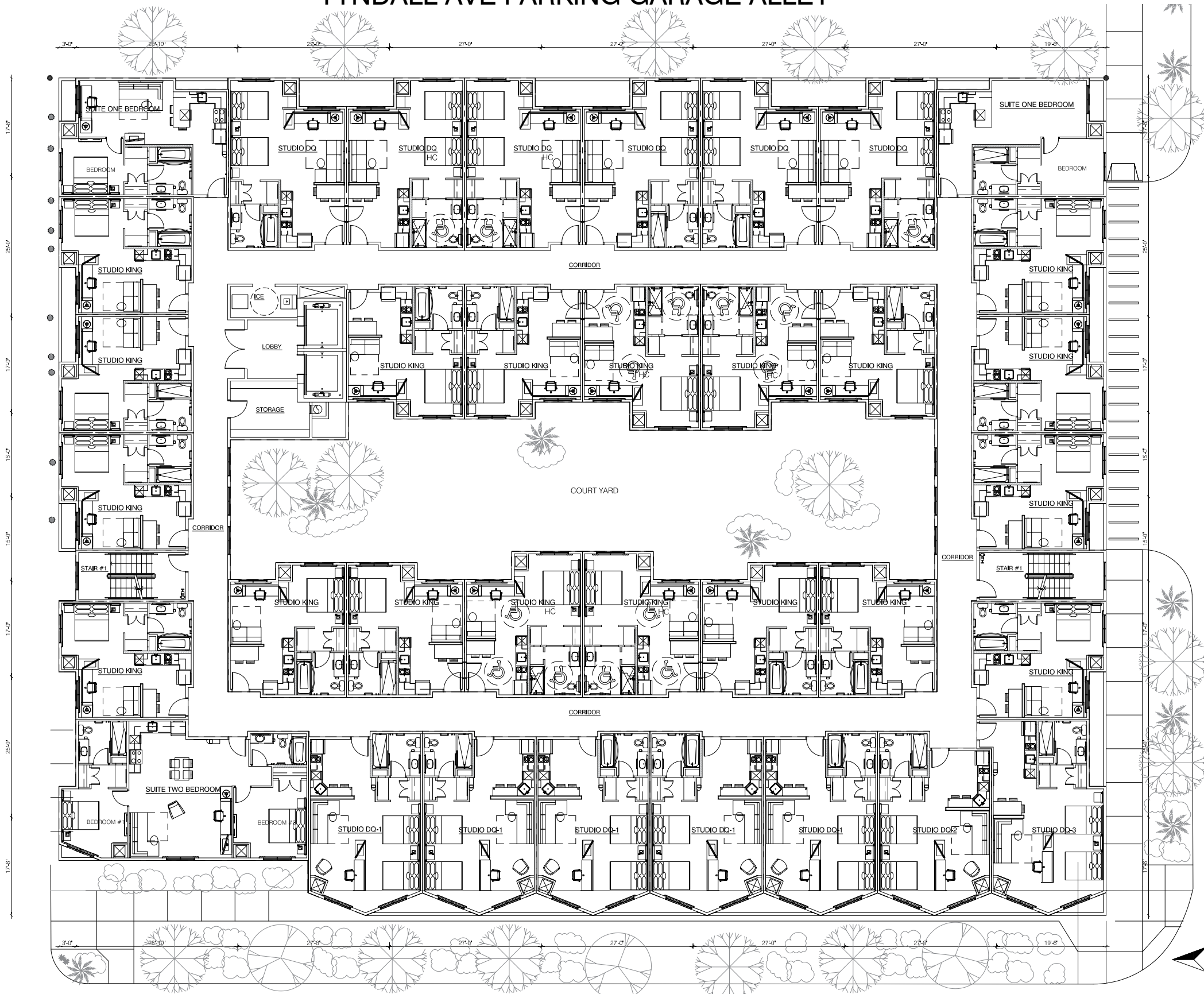
TYPICAL FLOOR PLAN
2016
scale: 1"=20'

EUCLID AVENUE

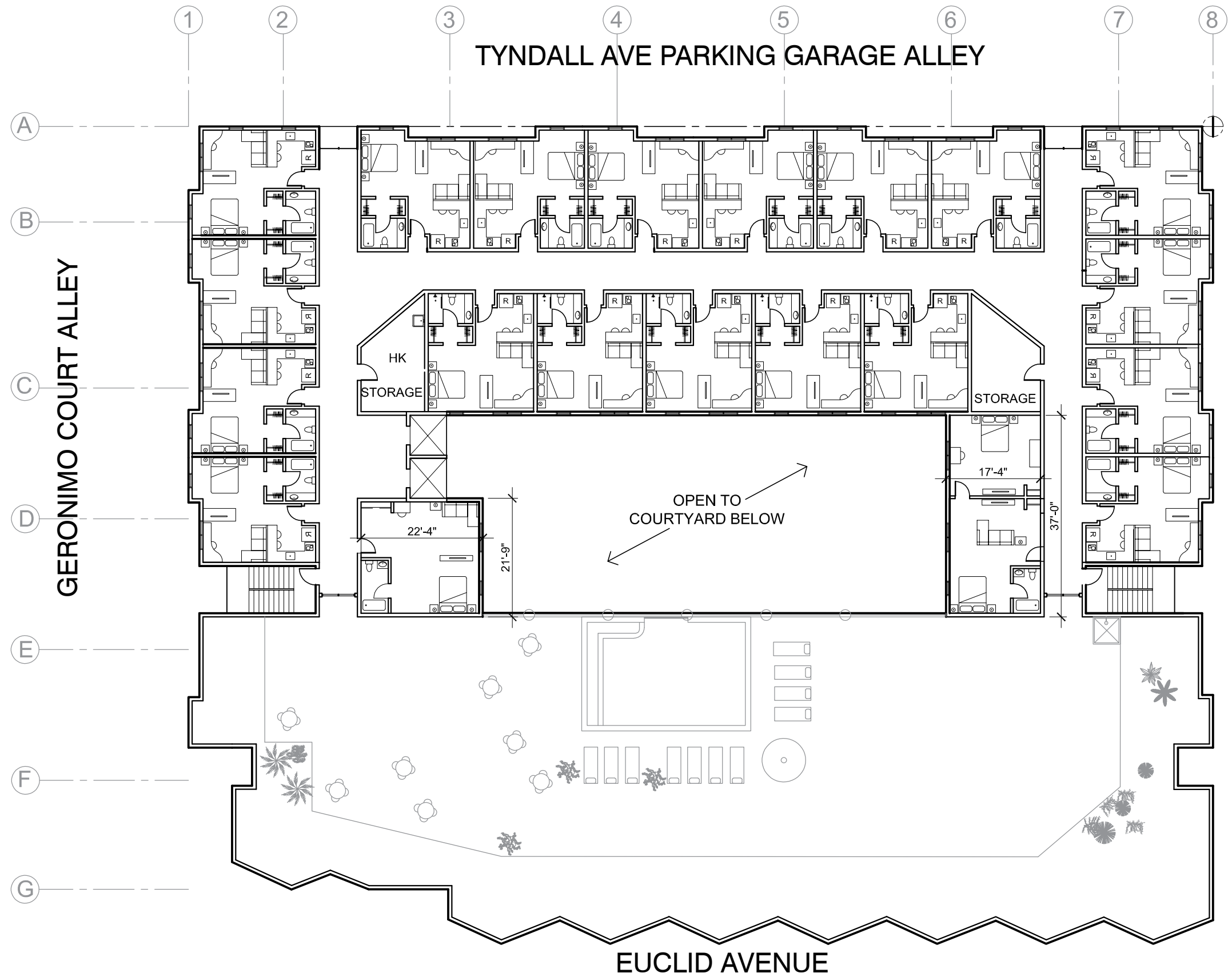
TYNDALL AVE PARKING GARAGE ALLEY

GERONIMO COURT ALLEY

4TH STREET



TYPICAL FLOOR PLAN
2018
scale: 1"=20'

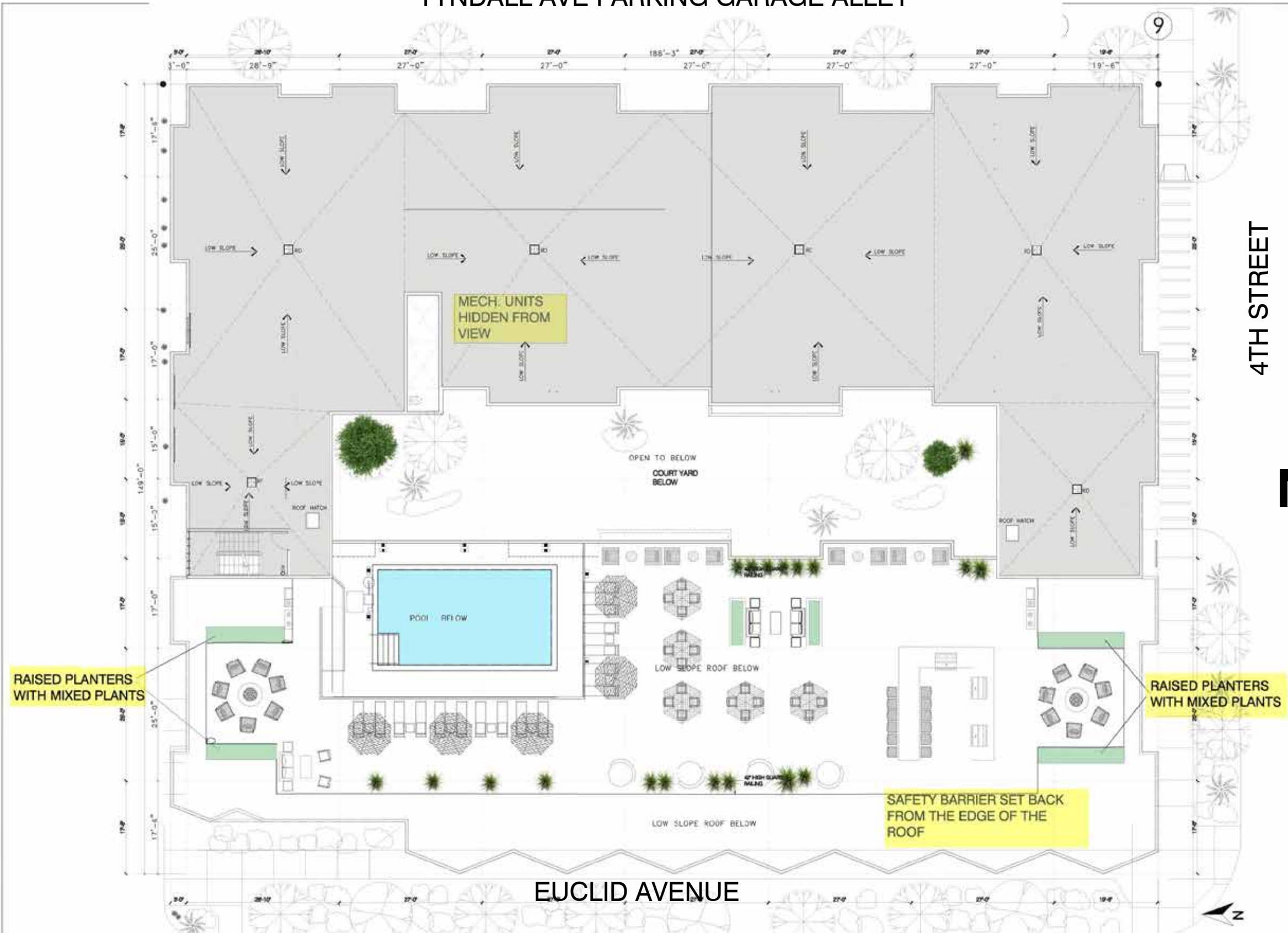


ROOF PLAN
2016
scale: 1"=20'

TYNDALL AVE PARKING GARAGE ALLEY

GERONIMO COURT ALLEY

4TH STREET



ROOF PLAN
2018
scale: 1"=20'

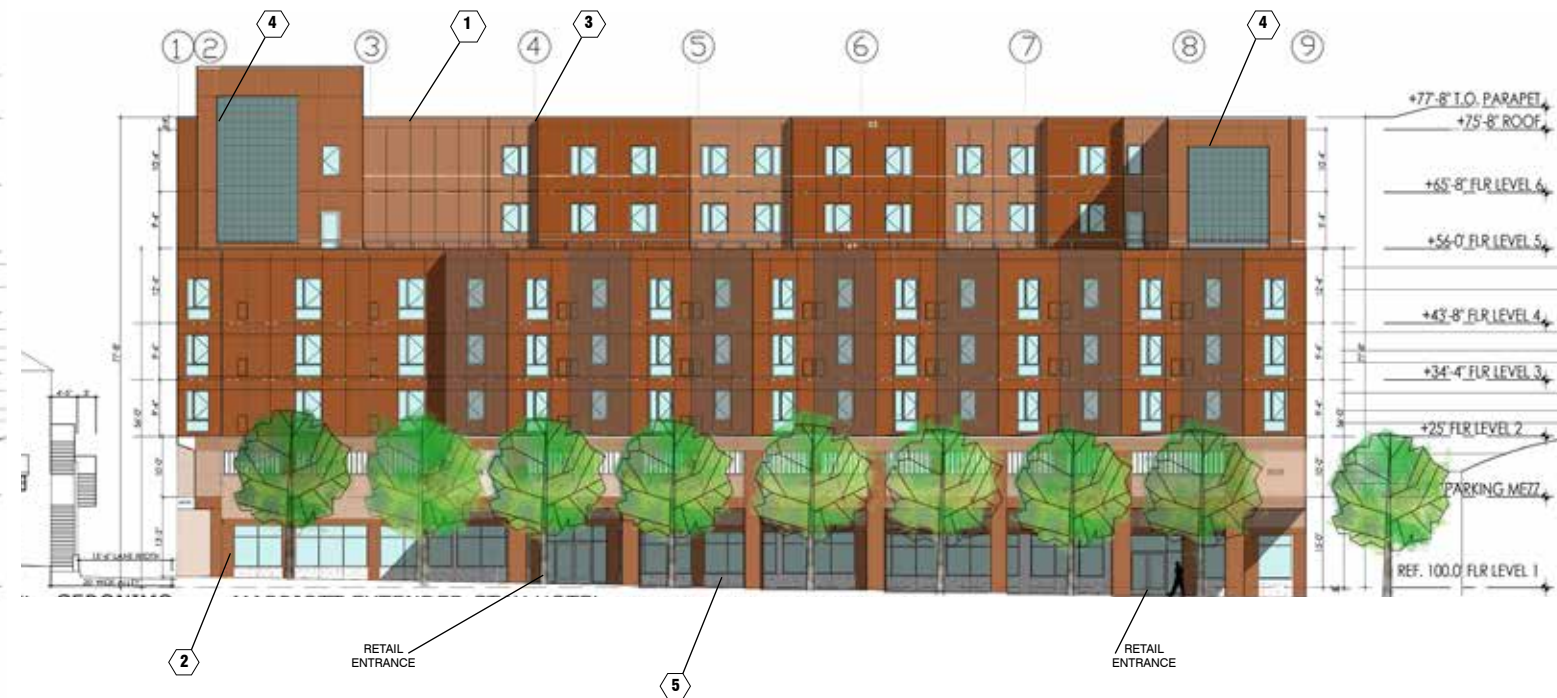
EUCLID AVENUE



WEST ELEVATION 2016- N. Euclid Ave
scale 1/16" = 1'

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM



WEST ELEVATION 2018- N. Euclid Ave

KEYNOTES - CHANGES FROM 2016 SUBMISSION

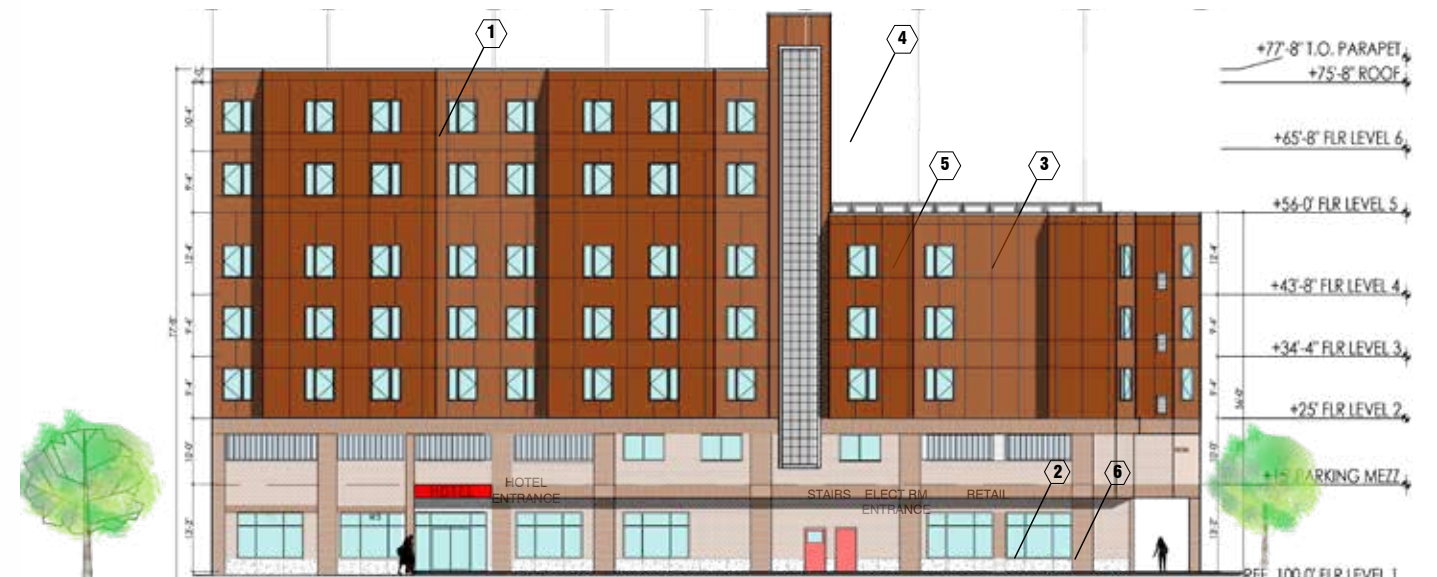
1. REDUCE HEIGHT OF SIX STORY MASS FROM 84' TO 77'-8" AFG
2. EXTEND RETAIL ALONG THE LENGTH OF EUCLID AVENUE SIDE AND ADD WINDOWS AT N.W. CORNER
3. HARDI REVEAL FIBRE CEMENT PANEL SYSTEM IN LIEU OF METAL PANELS
4. OPEN METAL GRID AT STAIRWELLS (UNCONDITIONED SPACE)
5. CONCRETE WAINSCOTT BASE-DESIGN REFINEMENT, CLEANER APPEARANCE AND ADDS TEXTURE



NORTH ELEVATION 2016 -
Alley - Hotel Entrance

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM



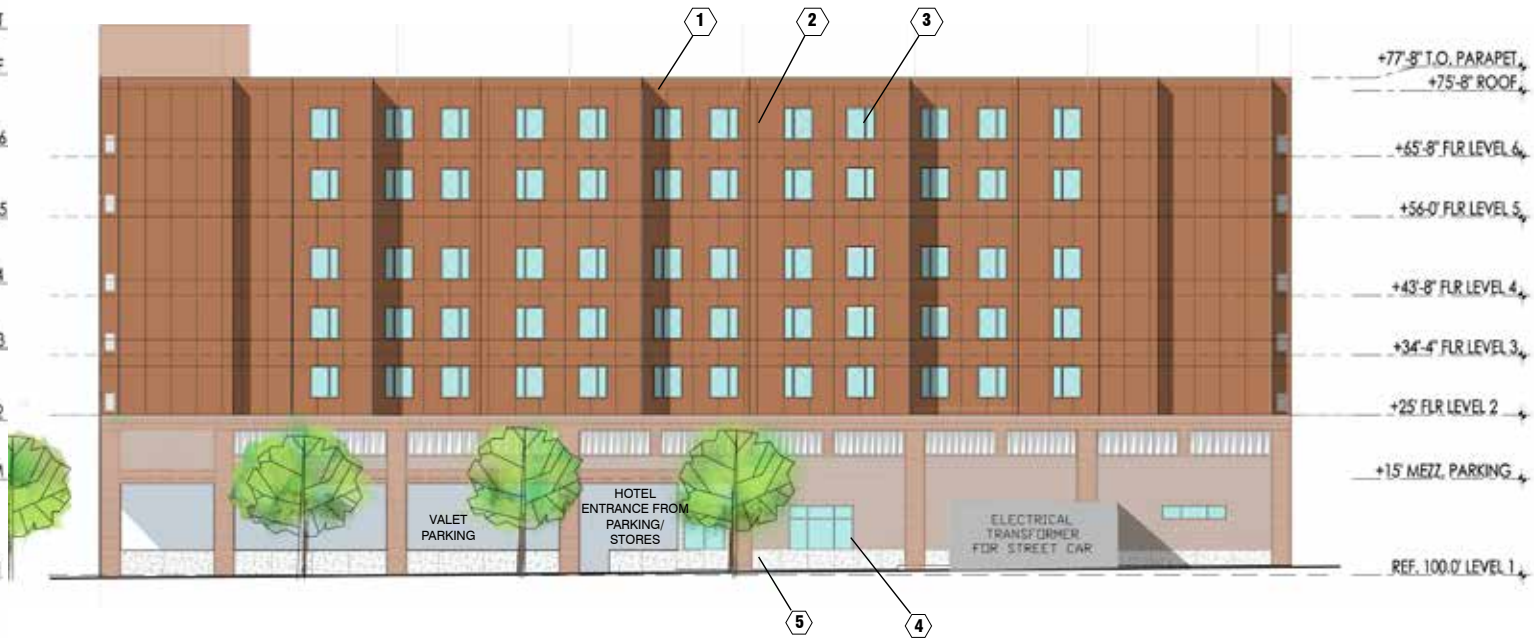
NORTH ELEVATION 2018
-Geronimo Court Alley
Hotel Entrance

KEYNOTES - CHANGES FROM 2016 SUBMISSION

1. REDUCE HEIGHT OF SIX STORY MASS FROM 84' TO 77'-8" AFG
2. MOVED LOADING & TRASH PICK UP TO 4TH STREET, CREATING AN ATTRACTIVE PEDESTRIAN PASSAGE WAY.
3. HARDI REVEAL FIBRE CEMENT PANEL SYSTEM IN LIEU OF METAL PANELS
4. OPEN METAL GRID AT STAIRWELLS
5. WINDOWS-WINDOW SILL RAISED TO MEET MARRIOTT DESIGN REQUIREMENTS; TO ALLOW FURNITURE TO BE PLACED UNDER WINDOW
6. CONCRETE WAINSCOTT-ESTABLISHES THE BASE & CLEANER APPEARANCE.



EAST ELEVATION 2016- Tyndale Alley



EAST ELEVATION 2018 - Tyndale Garage Alley

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM

KEYNOTES - CHANGES FROM 2016 SUBMISSION

1. REDUCE HEIGHT OF SIX STORY MASS FROM 84' TO 77'-8" AFG
2. HARDI REVEAL FIBRE CEMENT PANEL SYSTEM IN LIEU OF METAL PANELS
3. WINDOWS-WINDOW SILL RAISED TO MEET MARRIOTT DESIGN REQUIREMENTS; TO ALLOW FURNITURE TO BE PLACED UNDER WINDOW - TYNDALL GARAGE VIEW
4. MEETING ROOM WINDOWS
5. CONCRETE WAINSCOTT-ESTABLISH THE BUILDING BASE AND GIVES A CLEANER APPEARANCE-DESIGN REFINEMENT



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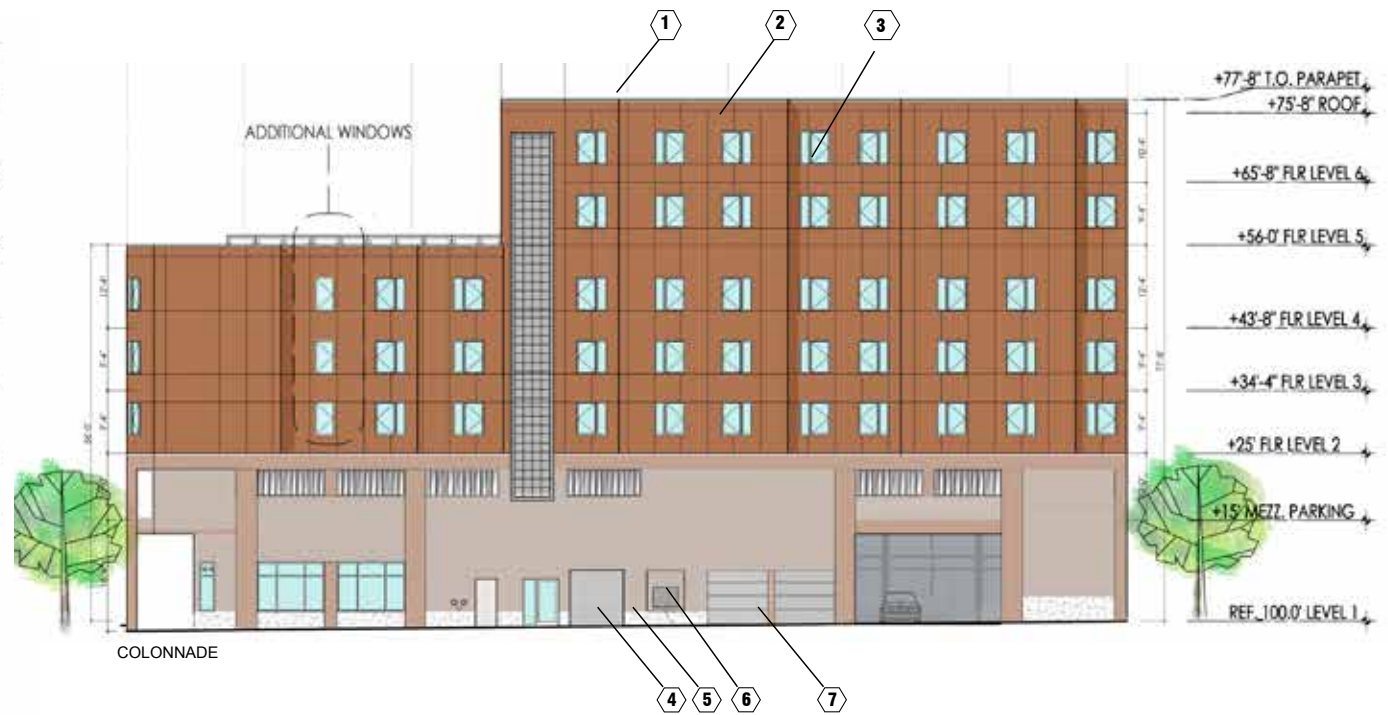
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SOUTH ELEVATION 2016 - 4TH STREET

KEYNOTES

1. FACE BRICK ON CONCRETE FRAME
2. PRE-FIN. INSULATING METAL PANEL ON STEEL FRAMING
3. INSULATING GLASS
4. PRE-FIN. METAL SUNSCREEN/ LOUVRE
5. COMPATIBLE SIGNAGE SYSTEM



SOUTH ELEVATION 2018 - 4th Street

KEYNOTES - CHANGES FROM 2016 SUBMISSION

1. REDUCE HEIGHT OF SIX STORY MASS FROM 84' TO 77'-8" AFG
2. HARDI REVEAL FIBRE CEMENT PANEL SYSTEM IN LIEU OF METAL PANELS
3. WINDOWS-WINDOW SILL RAISED TO MEET MARRIOTT DESIGN REQUIREMENTS; TO ALLOW FURNITURE TO BE PLACED UNDER WINDOW -
4. LOADING & TRASH CONSOLIDATED INTO ONE EXIT
5. CONCRETE WAINSCOTT-ESTABLISH THE BUILDING BASE AND GIVES A CLEANER APPEARANCE-DESIGN REFINEMENT
6. GAS METER (RECESSED)
7. CAR ELEVATOR DOORS



WEST ELEVATION 2018- N. Euclid Ave
scale 1/16" = 1'



NORTH ELEVATION 2018- ALLEY
 scale 1/16" = 1'

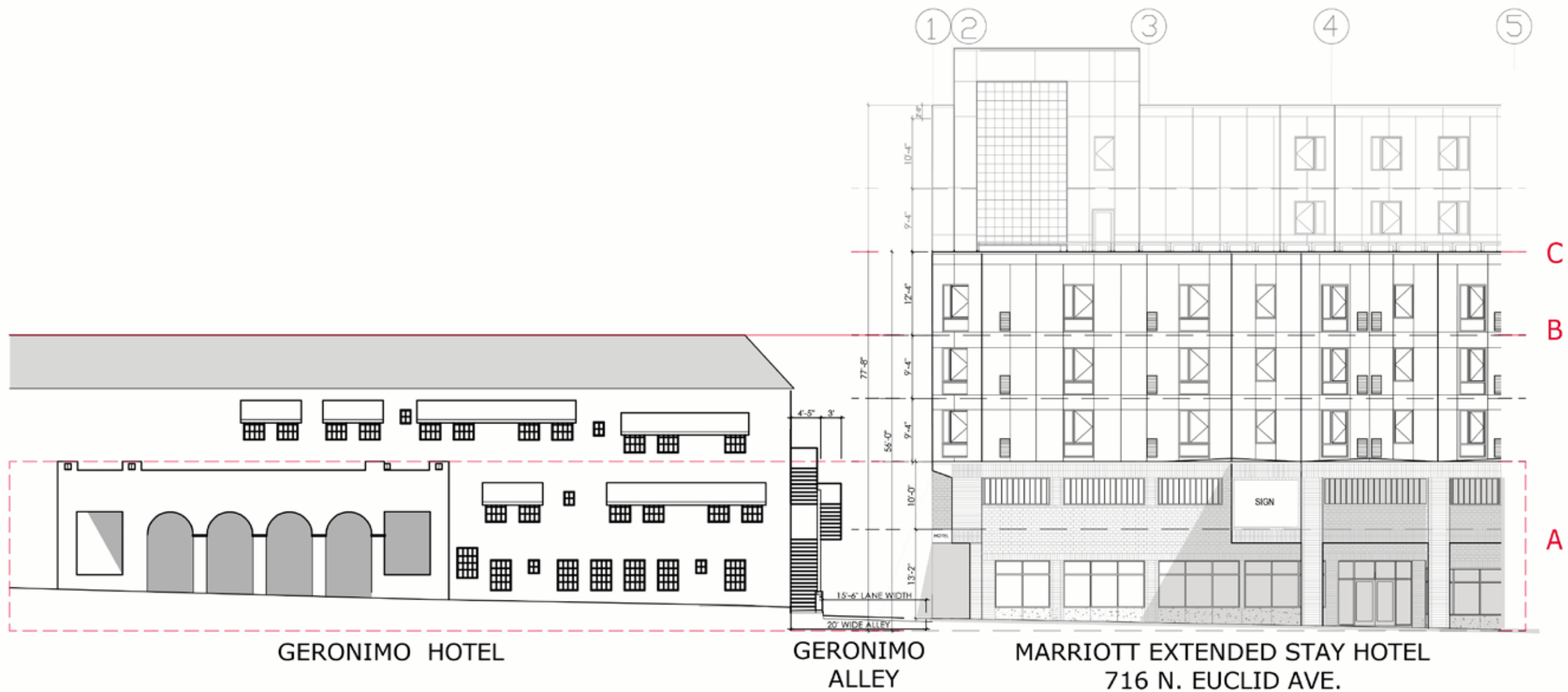


EAST ELEVATION 2018-TYNDALE ALLEY
 scale 1/16" = 1'



SOUTH

SOUTH ELEVATION 2018-4TH STREET
scale 1/16" = 1'



RELATIONSHIP BETWEEN NEIGHBORHOOD AND MARRIOTT EXTENDED STAY HOTEL

- ☒ Continues the theme of the covered colonade shown on the Geronimo Hotel (A)
- ☒ Aligns the top of the brick facade with the top of the Geronimo Hotel Colonade (B)
- ☒ The hotel setback and outdoor terrace floor level match height of the Tyndall Garage (C)
- ☒ The brick facade relates to the University/Main Gate other historic buildings

CHANGES FROM 2016 PRESENTATION

SITE: 27,750 SF .64 ACRES

2016

2018

GROUND FLOOR	26,250 SF
PARKING PLENUM	26,440 SF
2ND FLOOR	26,745 SF
3RD FLOOR	23,560 SF
4TH FLOOR	23,560 SF
5TH FLOOR	13,365 SF
6TH FLOOR	13,365 SF
TOTAL	153,287 SF
BASEMENT	16,941 SF

GROUND FLOOR	27,082 SF
PARKING PLENUM	27,124 SF
2ND FLOOR	22,991 SF
3RD FLOOR	22,891 SF
4TH FLOOR	22,891 SF
5TH FLOOR	12,621 SF
6TH FLOOR	12,621 SF
TOTAL	148,221 SF
BASEMENT	3,180 SF

F.A.R. 5.52

F.A.R. 5.34

153,287 SF
27,750 SF

148,221 SF
27,750 SF

ROOM COUNTS

ROOM COUNTS

112 ONE BED SUITES
21 TWO BED SUITES
7 DOUBLE SUITES (2 BEDROOM)

10 ONE BED SUITES
3 TWO BED SUITES
75 STUDIO KING
51 STUDIO QUEEN

140 ROOMS TOTAL

139 ROOMS TOTAL

PARKING

PARKING

PARKING REQUIRED
SUITES 140 X 1.0 = 140.00
STAFF = 03.00
TOTAL REQUIRED = 143.00 X 0.7 = 101 REQ'D.
PARKING PROVIDED = 104 (2 HC included)

PARKING REQUIRED
SUITES 139 X 1.0 = 139.00
STAFF = 03.00
TOTAL REQUIRED = 142.00 X 0.7 = 100 REQ'D.
PARKING PROVIDED = 92 ON SITE (2 HANDICAP INCL.)
+ 8 ADD'L. OFF-SITE VALET PARKING = 100



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View of hotel from University Blvd -Geronimo Plaza

MATERIALS



Fashion geometric dimensions defined by pronounced channels

REVEAL® RECESS TRIM

This trim creates a clean, streamlined look that features deep channel lines. Available primed.



REVEAL™ COUNTERSUNK FASTENERS

Emphasize the beauty of the smooth, flat Reveal Panel with concealed fasteners. Reveal™ Countersunk Fasteners are compatible with primed Reveal Panel.



REVEAL PANEL SYSTEM BY HARDIE

- Sharp express joint look with deep shadow lines
- Two different trim profiles
- Exposed or countersunk fasteners
- Engineered for Climate® to stand up to the demands of your project's specific climate
- Proven performance with James Hardie fiber cement panels coupled with durable aluminum trims



STEEL GRATING AND LOUVERS

- Unconditioned, open stairwells will be shaded by steel grating
- Parking Plenum is surrounded by steel louvers which shades parking and allows air to flow freely.
- Hard wearing and low maintenance solutions
- Maintains its appearance over time

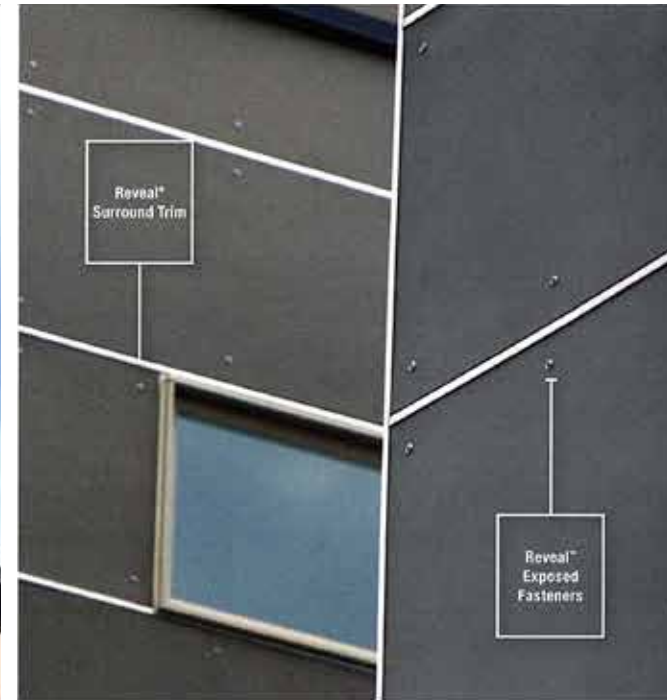


BRICK WAINSCOTT

- Relates to the University of Arizona and University Blvd use of brick.
- Hard wearing and low maintenance
- Maintains its appearance over time

REVEAL
Panel System

Our fully integrated
panel system expands
MODERN MULTI-FAMILY DESIGN OPTIONS



Beauty meets brilliance

- Select from up to 24 ColorPlus Technology finishes ranging from deep hues to earth tones to classic shades of gray
- Multi-coat, baked-on finish delivers exceptional color consistency, color retention and UV resistance
- ColorPlus panels arrive on your job site ready for year-round installation
- 15-year ColorPlus limited finish warranty from a single, trusted manufacturer

Make a dramatic statement framed
by raised, aluminum trim

REVEAL® SURROUND TRIM

This exposed trim frames the Reveal Panel to add dimension to your design. Available primed or with a clear anodized finish.



REVEAL™ EXPOSED FASTENERS

Create visual interest with texture and patterns. These durable, stainless steel fasteners add an industrial touch.



Rock-solid reliability

- Proven performance you've come to expect from James Hardie® fiber cement products
- Engineered for Climate® to help protect the beauty of your buildings despite what nature brings
- Complete panel system helps ensure you get the right products in the right quantity at the right time
- Detailed installation guides and support from James Hardie Installation Specialists to maximize efficiency
- 30-year non-prorated, limited siding warranty

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Visit jameshardiepros.com

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REVEAL
Panel System

