



### SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application  Application   
Permit Activity Number: T20SA00343 Case Number: MGD-20-02 Date Accepted: 12/1/2020

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): **Hub V at Tucson**

Property Address: **1001 Park Avenue**

Pima County Tax Parcel Number/s: **115-04-495A**

Current Zoning: **C-1**

Applicable Overlay/  Infill Incentive District  Rio Nuevo Area  
Special Districts:  Main Gate Overlay District  Grant Road Overlay District  
 Neighborhood Preservation Zone  Historic Preservation Zone

Neighborhood Association (if any):

PROJECT TYPE (check all that apply): Change of use to existing building   
New building on vacant land  New building on developed land   
New addition to existing building  Other

Description of Proposed Use: **10 Story Group Dwelling/Multifamily building with 1 story of subterr. parking**

Number of Buildings and Stories/Height of Proposed Structure(s): **10 Stories**

Site Area (sq ft): Area of Proposed Building (sq ft): **274,283 Gross Square Feet**

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List:  
National Register District Please List:  
Site is/includes:  A contributing structure  Non-contributing structure  
 Is adjacent to a contributing structure  Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: **Core Tucson CU, LLC - Chat Matesi, Authorized Agent**

ROLE:  Property owner  Architect  Engineer  Attorney  Developer  
Other: \_\_\_\_\_

EMAIL: **jonathank@corespaces.com** PHONE: **312-593-3895**

ADDRESS: **1643 N. Milwaukee, 5th Floor, Chicago, IL 60647**

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): **Core Tucson CU, LLC**

PHONE: **312-593-3895**

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT\* *Chat Matesi* **11/19/20**

\*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

**DRC CONCEPT: PART 02**  
**DESIGN PACKAGE**



**CORE**



**HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE**

**PERMITTING NOTES**

- SUBJECT PROPERTY A.P.N.: 115-04-4954
- EXISTING ZONING IS C-1. THE PROPOSED ZONING IS UC-1. MAIN GATE DISTRICT ZONING OPTION #09-12-01. REFERENCE PA-11-01 WEST UNIVERSITY NEIGHBORHOOD PLAN AND UNIVERSITY AREA PLAN AMENDMENTS - WEST UNIVERSITY TRANSITION AREA, TRANSIT-ORIENTED DEVELOPMENT.
- EXISTING USE OF THE PROPERTY IS COMMERCIAL-FINANCIAL SERVICES. PROPOSED USE OF THE PROPERTY IS RESIDENTIAL-GROUP DWELLING.
- THE GROSS AREA OF THE SITE IS 26,088 S.F., 0.60 ACRES & THE TOTAL AREA OF DISTURBANCE FOR THIS PROJECT IS 33,951 S.F., 0.78 ACRES.
- TOTAL NUMBER OF LOTS IS 1.
- THIS PROJECT IS SUBJECT TO MEETING THE MAIN GATE DISTRICT OPTIONAL URBAN OVERLAY ZONE #09-12-01. THIS PROJECT MEETS THE CRITERIA/CONDITIONS OF THE OVERLAY AND IS SUBJECT TO APPROVAL MGD-19-02 (119SAD0139) AND ALL ASSOCIATED CONDITIONS. THIS APPROVAL APPLIES TO ALL PARCELS CONTAINED IN THIS DEVELOPMENT PACKAGE.
- 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 DEVELOPMENT 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 DEVELOPMENT PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CITY OF TUCSON TECHNICAL STANDARDS MANUAL SECTION 10-01.5.0.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- THE OWNER SHALL BE SOLELY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY FOR DRAINAGE STRUCTURES.
- THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITAL OF PLUMBING OR BUILDING PLANS.
- MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF PROPERTY OWNER.
- ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
- ALL PROPOSED WORK IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY EXCAVATION PERMIT OR A PRIVATE IMPROVEMENT AGREEMENT. CONTACT RICHARD LEIGHT OF THE TRANSPORTATION DEPARTMENT PERMIT CODES AT 791-4259 FOR ADDITIONAL INFORMATION.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTE WATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- THE BUILDING WILL BE DESIGNED PER HIGH RISE REQUIREMENTS AS DESCRIBED IN SECTION 403 OF THE IBC.
- THE PAVING IN THE ALLEY SHALL BE RECONSTRUCTED, AS SHOWN ON THE PIA PLAN, AT EXISTING GRADES AFTER BUILDING CONSTRUCTION IS COMPLETE.

**SOLID WASTE / RECYCLING**

WASTE STREAM CALCULATIONS (BUILDING B):  
 A. USE: MULTI FAMILY (0.0057 TONS/SF, TOTAL SF = 246,888 SF)  
 0.0057 TONS/SF X 246,888 SF = 1,407.26 TONS/YEAR  
 B. SIZE & COLLECTION FREQUENCY  
 1,407.26 TONS/YEAR / 52 WKS/YEAR = 27.06 TONS/WK  
 27.06 TONS/WK X 2000 LBS/TON = 54,125 LBS/WK  
 54,125 LBS/WK / 3 LBS/GAL = 18,042 GAL/WK (TOTAL WASTE)  
 18,042 GAL/WK / 201.97 GAL/CUBIC YARD = 89.33 CUBIC YARDS/WK (TOTAL WASTE)  
 C. REFUSE = 50% OF TOTAL WASTE = 44.67 CUBIC YARDS/WK  
 D. RECYCLE = 50% OF TOTAL WASTE = 44.67 CUBIC YARDS/WK

COLLECTION: 3-4 CUBIC YARD WASTE & 3-4 CUBIC YARD RECYCLING ROLLING METAL CONTAINERS SHALL BE COLLECTED A MINIMUM OF FOUR TIMES PER WEEK.

ON THE DAYS OF SOLID WASTE AND RECYCLE SERVICE COLLECTION, THE BUILDING OWNERS FACILITY MAINTENANCE PERSONNEL SHALL BE RESPONSIBLE FOR POSITIONING THE SOLID WASTE AND RECYCLE CONTAINERS ADJACENT TO THE PUBLIC ALLEY TRASH STAGING AREA, FOR SERVICE VEHICLES TO SEE THE CONTAINERS TO BE SERVICED. FACILITY MAINTENANCE PERSONNEL SHALL ROLL THE CONTAINERS OUT INTO THE ALLEY FOR SERVICING WHEN THE TRUCK ARRIVES, AND SHALL ROLL THE CONTAINERS BACK IN THE BUILDING AFTER SERVICING.

**VEHICULAR PARKING CALCULATIONS**

	REQUIRED	PROVIDED
RESIDENTIAL	81 (0.5/DU) MIN.	80
ACCESSIBLE SPACES	4	4
VAN ACCESSIBLE SPACES	1	1
COMPACT SPACES	--	25
TOTAL PARKING	81	80
LOADING ZONE		
ALLEY ACCESS	1	1 (12X24 MIN.)

**LEGEND**

FEATURE	NEW	EXISTING
SURVEY MONUMENT		□
BOUNDARY LINE		---
EASEMENT LINE	---	---
MONUMENT LINE		---
A.C. PAVEMENT	■	■
PAVERS	■	■
CONCRETE CURB	▬	▬
CONCRETE CURB & GUTTER	▬	▬
CONCRETE SIDEWALK/PAD	▬	▬
BUILDING EXTERIOR WALL	▬	▬
WALL	▬	▬
ELECTRICAL TRANSFORMER	⊕	⊕
ELECTRICAL BOX	⊕	⊕
COMMUNICATIONS PEDESTAL	⊕	⊕
LIGHT POLE	⊕	⊕
STREET LIGHT	⊕	⊕
TRAFFIC SIGNAL, NO MAST ARM	⊕	⊕
TRAFFIC SIGNAL W/MAST ARM	⊕	⊕
ELECTRICAL MANHOLE	⊕	⊕
GAS LINE	—G—	---G---
GAS METER	■G	□G
GAS VALVE	⊕	⊕
SANITARY SEWER LINE	—S—	---S---
SANITARY SEWER MANHOLE	⊕	⊕
SANITARY SEWER CLEANOUT	⊕	⊕
FIRE LINE	—F—	---F---
FIRE HYDRANT	⊕	⊕
FIRE DEPARTMENT CONNECTION	⊕	⊕
WATER LINE	—W—	---W---
WATER METER	■W	□W
BACKFLOW PREVENTOR	⊕	⊕
WATER VALVE	⊕	⊕
IRRIGATION BOX	⊕	⊕
SIGN	⊕	⊕

**BICYCLE PARKING CALCULATIONS**

	REQUIRED	PROVIDED
SHORT TERM		
RESIDENTIAL	49 (.3/DU)	49
LONG TERM		
RESIDENTIAL	49 (0.3/DU)	49

LONG TERM SPACES LOCATED WITHIN SECURE BIKE ROOMS IN LOWER LEVEL.

**BUILDING SETBACKS**

	REQUIRED	PROVIDED
REAR (NORTH)	0	0.65'-14.25'
SIDE (PUBLIC ALLEY)	0	5.30'-9.65'
FRONT (PARK AVE.)	15' MAX.	1.45'-9.45'
FRONT (FIRST ST.)	15' MAX.	1.01'-1.25'

**OPEN SPACE CALCULATIONS**

	REQUIRED	PROVIDED
OPEN SPACE		
RESIDENTIAL	4,025 S.F. (25 S.F./DU)	8,553 S.F.
NON-RESIDENTIAL	0 (15% OF SITE AREA)	

**BUILDING DATA**

BUILDING DESCRIPTION  
 NEW CONSTRUCTION, 10-STORY MIXED USE PROJECT.

BUILDING AREA  
 GROSS FLOOR AREA 277,365 S.F.  
 FOOTPRINT AREA 24,127 S.F.

BUILDING HEIGHT  
 ALLOWABLE HEIGHT 120'-0" (+10' ROOFTOP MECH.)  
 PROPOSED HEIGHT 120'-0" TOP OF ROOF

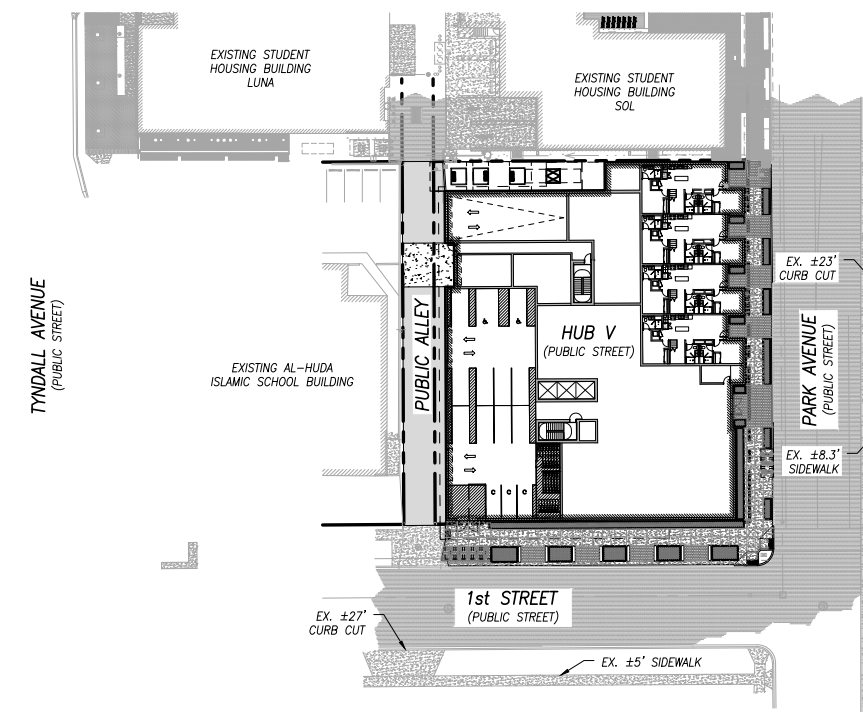
CODES/CONSTRUCTION  
 CONSTRUCTION TYPE TYPE 1A W/SPRINKLER SYSTEM  
 FIRE PROTECTION 2018 IFC  
 BUILDING CODES 2018 IBC, 2018 IMC, 2018 IPC, 2017 NEC, AS AMENDED BY THE CITY OF TUCSON

GROUP B: BUSINESS, ACCESSORY ASSEMBLY LESS THAN 750 S.F.  
 GROUP R-2: APARTMENT HOUSES  
 GROUP S-2: ENCLOSED PARKING/STORAGE/MECH EQUIP  
 GROUP A-3: EXERCISE ROOMS, UNCONCENTRATED ASSEMBLY, POOL, POOL DECK

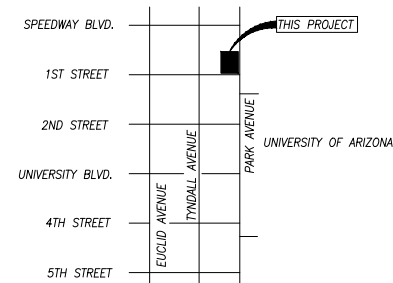
OCCUPANCY CLASSIFICATIONS/USE DESCRIPTION

RESIDENTIAL MIXED USE	S.F.	% OF TOTAL BUILDING
R-2 APARTMENT HOUSE	188,897	68.10%
S-2 ENCLOSED PARKING	30,477	10.99%
B COMMON/AMENITIES	48,801	17.59%
A-3 TERRACE/POOL DECK	9,190	3.31%
TOTAL BUILDING AREA	277,365 S.F.	
TOTAL DWELLING UNITS	161	
TOTAL BEDROOMS	623	

**SITE PLAN FOR HUB V TUCSON AT FIRST ST. & PARK AVE.**



**REFERENCE SITE PLAN**



**MAIN GATE DISTRICT MAP**

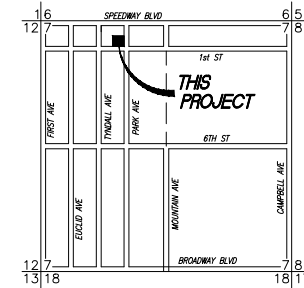
SCALE: 1" = 800'

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF TYNDALL AVENUE, FROM SPEEDWAY BOULEVARD TO FIRST STREET. SAID BEARING BEING NORTH 00°22'50" WEST, PER SEQUENCE NO. 2012-1940103, RECORDS OF SURVEY

**BASIS OF ELEVATIONS**

THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE CITY OF TUCSON (COT) BENCHMARK NO. 128, BEING A CHISELED "X" ON THE SOUTHEAST CORNER OF THE CONCRETE SIGNAL LIGHT BASE AT THE NORTHEAST CORNER OF SPEEDWAY BOULEVARD AND DENIZIA AVENUE. SAID ELEVATION BEING 2430.34 (NAVD-88) PER COT FIELD BOOK 1989-X, PAGE 9.



**LOCATION MAP**

SCALE: 3" = 1 MILE  
 A PORTION OF THE SECTION 7, T-14-S, R-14-E GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

**SHEET INDEX**

- 1 - C1.0 COVER SHEET, NOTES, & LEGEND
- 2 - C2.0 SITE PLAN - 1ST LEVEL
- 3 - C2.1 SITE PLAN - LOWER LEVEL
- 4 - C2.2 ROOF DECK & MEZZ. OPEN SPACE
- 5 - C3.0 DETAILS

**ARCHITECT**

ANTUNOVICH ASSOCIATES  
 CONTACT : JEFF ZELSKO  
 ADDRESS : 224 W. HURON STREET, CHICAGO, IL 60654  
 PHONE : (312) 266-1126  
 EMAIL : jzelsko@antunovich.com

**CIVIL ENGINEER**

GRENIER ENGINEERING, INC.  
 CONTACT : JASON MORSE, P.E.  
 ADDRESS : 6300 E. EL DORADO PLAZA SUITE A120, TUCSON, AZ 85715  
 PHONE : (520) 326-7082  
 FAX : (520) 326-7508  
 EMAIL : jmorse@greniereng.com

**DEVELOPER**

CORE-UP MASTER JV, LLC  
 CONTACT : ERIC GRIMM & STEVE BUS  
 ADDRESS : 1634 N. MILWAUKEE AVENUE CHICAGO, IL 60647  
 PHONE : (773) 969-5740  
 EMAIL : ericg@corespaces.com

**OWNER**

MARSHALL FOUNDATION  
 CONTACT : JANE MCCOLLUM  
 ADDRESS : 814 E. UNIVERSITY BLVD. TUCSON, AZ 85719-5047  
 PHONE : (520) 622-8613  
 EMAIL : jane@marshallfoundation.com

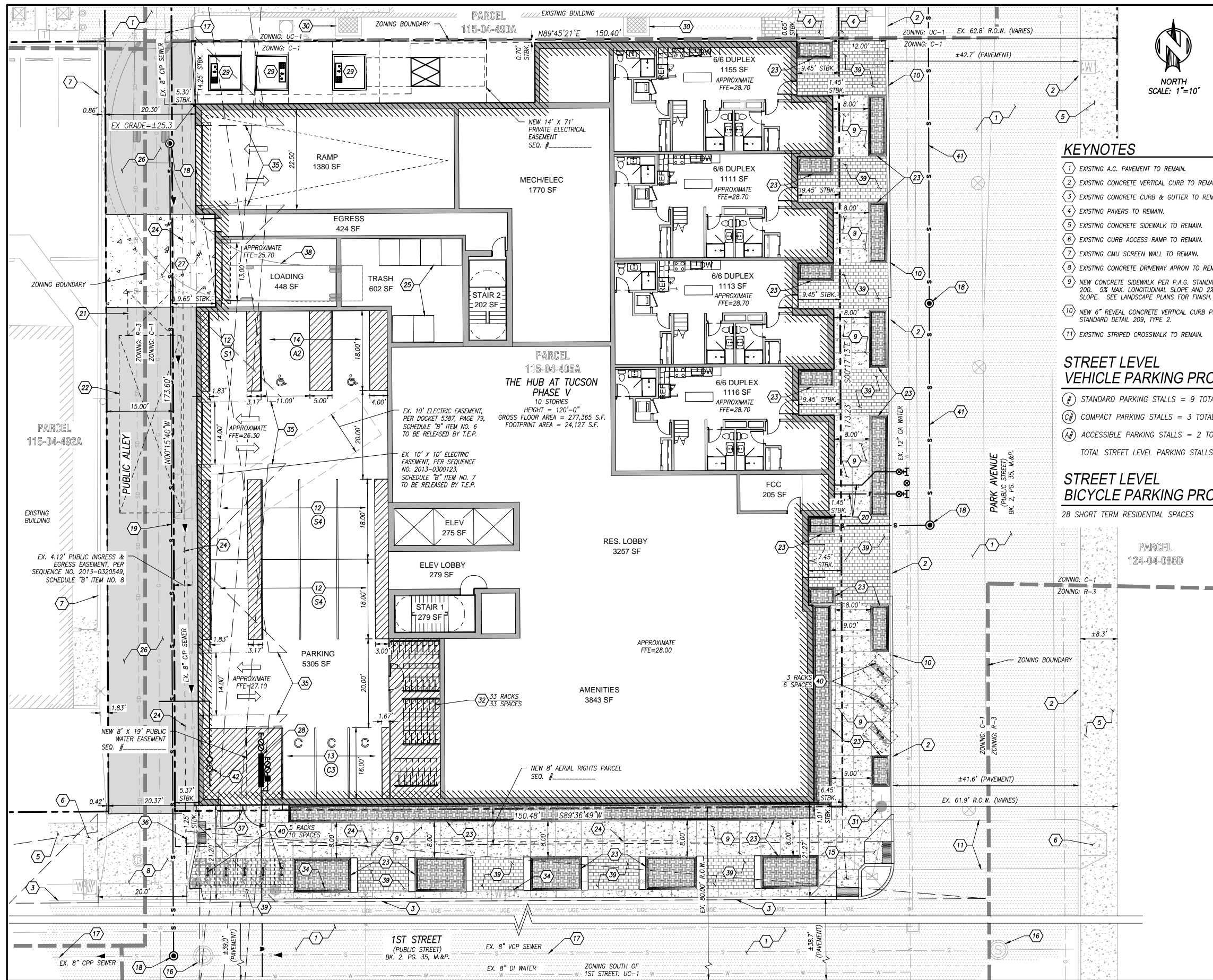


**DP20-0152**

COT ADMINISTRATIVE ADDRESS:  
 929 E. 1st STREET  
 TUCSON, AZ 85719  
 REF NO'S.:C-\_\_\_\_\_



Rev #	Date	Description	
			PRELIMINARY NOT FOR CONSTRUCTION
GRENIER ENGINEERING, INC. Structural & Civil Engineering Consultants 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508			Job Number: 20040 Designed By: JM/AR Drawn By: AR Checked By: JM Date: 11/17/2020 Scale: N/A (AS NOTED)
SHEET NAME <b>COVER SHEET, NOTES &amp; LEGEND</b>			Sheet Number: <b>C1.0</b>
PROJECT DEVELOPMENT PACKAGE UNDER MAIN GATE DISTRICT ZONING OPTION FOR THE HUB AT TUCSON - PHASE V A PORTION OF BLOCK 28 OF "FELDMAN'S ADDITION", BOOK 1, PAGE 21, MAPS & PLATS, & BOOK 2, PAGE 35, MAPS & PLATS SECTION 7, T14S, R14E, G&SRM, PIMA COUNTY, AZ			Sheet 1 of 5



**KEYNOTES - CONTINUED**

- 12 NEW 8.5' X 18' STANDARD PARKING SPACE, TYPICAL UNLESS NOTED OTHERWISE, SEE DETAIL 1.
- 13 NEW 7.5' X 16' COMPACT PARKING SPACE, TYPICAL UNLESS NOTED OTHERWISE, SEE DETAIL 1.
- 14 NEW 8.5' X 18' ACCESSIBLE PARKING SPACE, TYPICAL UNLESS NOTED OTHERWISE, SEE DETAIL 1.
- 15 NEW CURB ACCESS RAMP.
- 16 EXISTING PUBLIC SEWER MANHOLE TO REMAIN.
- 17 EXISTING PUBLIC SEWER MAIN TO REMAIN.
- 18 NEW PUBLIC SEWER MANHOLE PER PUBLIC SEWER PLANS.
- 19 RELOCATED PUBLIC SEWER MAIN PER PUBLIC SEWER PLANS.
- 20 NEW FIRE SERVICE LINES.
- 21 10' X 10' CLEAR STAGING AREA FOR TRASH CONTAINER.
- 22 14' X 40' CLEAR AREA FOR TRASH.
- 23 NEW PLANTER, SEE LANDSCAPE PLANS.
- 24 NEW BUILDING OVERHANG.
- 25 TRASH & RECYCLE CONTAINERS TO BE ROLLED OUT & PICKED UP IN THE PUBLIC ALLEY.
- 26 NEW A.C. PAVEMENT IN THE PUBLIC ALLEY PER PIA PLANS.
- 27 NEW CONCRETE PAVEMENT IN THE PUBLIC ALLEY PER PIA PLANS.
- 28 NEW WATER METER & WATER SERVICE LINE.
- 29 NEW TRANSFORMER.
- 30 EXISTING BUILDING VENT TO REMAIN.
- 31 EXISTING FIRE HYDRANT TO REMAIN.
- 32 NEW BICYCLE RACK (SHORT TERM RESIDENTIAL PARKING SPACES).
- 34 EXISTING PARKING METER TO REMAIN.
- 35 SIGHT VISIBILITY TRIANGLES - DRIVE TO LOCAL:  
NEAR SIDE: 185' X 16' (VEHICULAR), 20' X 20' (PEDESTRIAN)  
FAR SIDE: 110' X 16' (VEHICULAR), 20' X 20' (PEDESTRIAN).
- 36 SIGHT VISIBILITY TRIANGLES - LOCAL TO LOCAL:  
NEAR SIDE: 180' X 16' (VEHICULAR), 20' X 20' (PEDESTRIAN)  
FAR SIDE: 110' X 16' (VEHICULAR), 20' X 20' (PEDESTRIAN).
- 37 NEW DETECTABLE WARNING STRIP PER P.A.G. STANDARD DETAIL 207.
- 38 LOADING ZONE VEHICLE MANEUVERING, SEE DETAIL 3.
- 39 NEW SIDEWALK PAVERS, SEE LANDSCAPE PLANS.
- 40 NEW BICYCLE RACK (SHORT TERM RESIDENTIAL PARKING SPACES) PER DETAIL 3.
- 41 NEW PUBLIC SEWER LINE PER PUBLIC SEWER PLANS.
- 42 NEW GAS METER AND GAS SERVICE LINE.

**KEYNOTES**

- 1 EXISTING A.C. PAVEMENT TO REMAIN.
- 2 EXISTING CONCRETE VERTICAL CURB TO REMAIN.
- 3 EXISTING CONCRETE CURB & GUTTER TO REMAIN.
- 4 EXISTING PAVERS TO REMAIN.
- 5 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 6 EXISTING CURB ACCESS RAMP TO REMAIN.
- 7 EXISTING CMU SCREEN WALL TO REMAIN.
- 8 EXISTING CONCRETE DRIVEWAY APRON TO REMAIN.
- 9 NEW CONCRETE SIDEWALK PER P.A.G. STANDARD DETAIL 200. 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE. SEE LANDSCAPE PLANS FOR FINISH.
- 10 NEW 6" REVEAL CONCRETE VERTICAL CURB PER P.A.G. STANDARD DETAIL 209, TYPE 2.
- 11 EXISTING STRIPED CROSSWALK TO REMAIN.

**STREET LEVEL VEHICLE PARKING PROVIDED**

- # STANDARD PARKING STALLS = 9 TOTAL
  - # COMPACT PARKING STALLS = 3 TOTAL
  - # ACCESSIBLE PARKING STALLS = 2 TOTAL
- TOTAL STREET LEVEL PARKING STALLS = 14

**STREET LEVEL BICYCLE PARKING PROVIDED**

28 SHORT TERM RESIDENTIAL SPACES

**C.O.T. APPROVAL STAMP**



**DP20-0152**



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TUCSON, AZ 85719  
REF NO'S.: C-\_\_\_\_\_

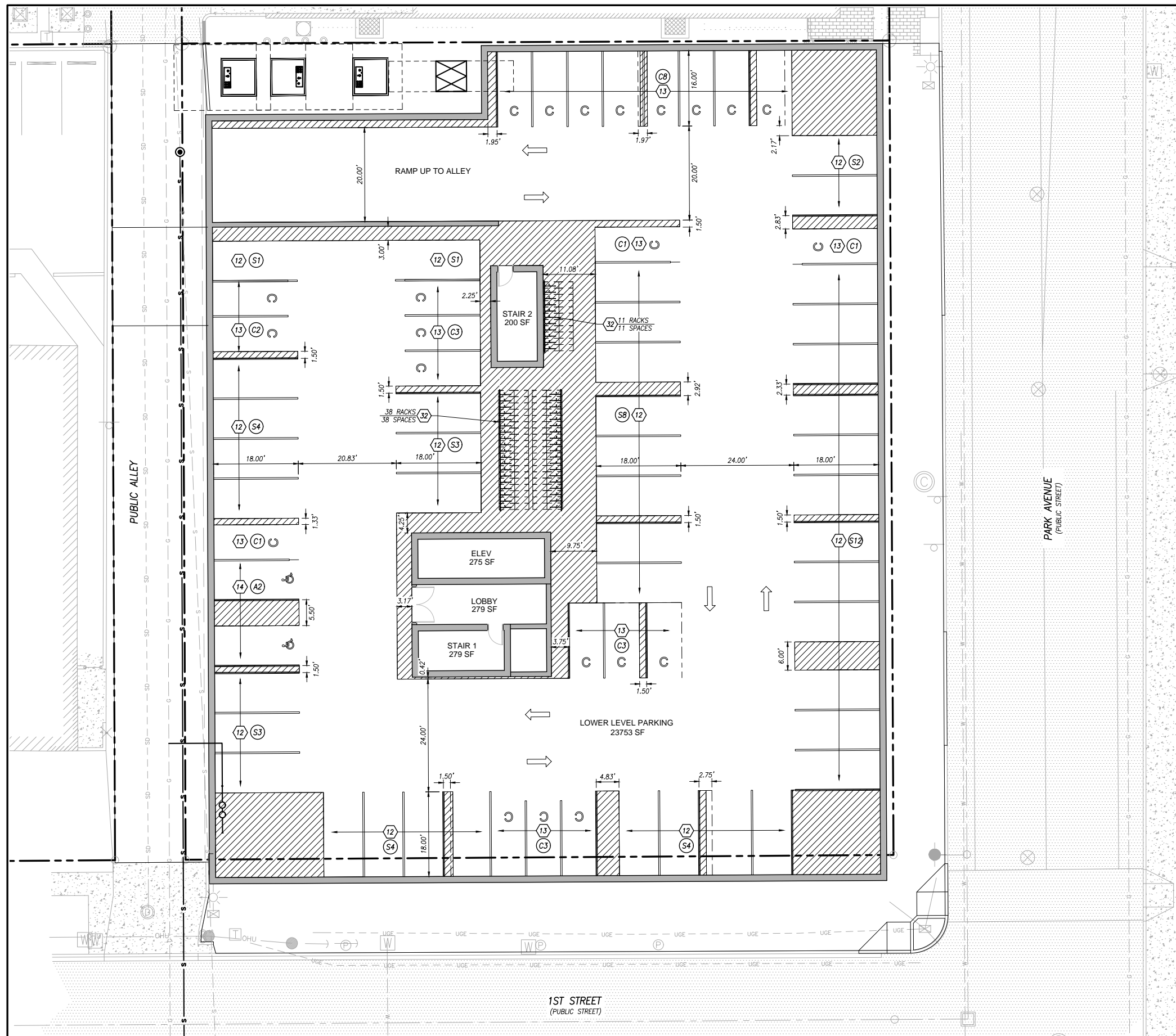
Rev #	Date	Description	Job Number:
			20040
			Designed By: JM/AR
			Drawn By: AR
			Checked By: JM
			Date: 11/18/2020
			Scale: N/A H&AS NOTE
			Sheet Number:
			<b>C2.0</b>
			Sheet 2 of 5

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**HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE**

UP Campus - Core Spaces - Antunovich Associates Architecture, Planning, Interior Design

Tucson, Arizona | November 25, 2020



**KEYNOTES**

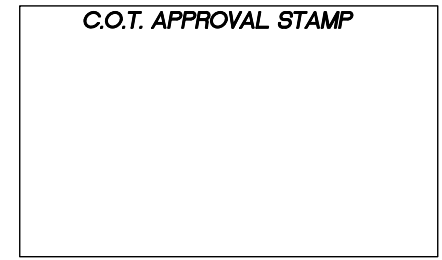
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- 32 NEW BICYCLE RACK (SHORT TERM RESIDENTIAL PARKING SPACES).
- 33 NEW BICYCLE RACK (LONG TERM RESIDENTIAL PARKING SPACES).

**LOWER LEVEL VEHICLE PARKING PROVIDED**

- # STANDARD PARKING STALLS = 42 TOTAL
  - C# COMPACT PARKING STALLS = 22 TOTAL
  - A# ACCESSIBLE PARKING STALLS = 2 TOTAL
- TOTAL LOWER LEVEL PARKING STALLS = 66

**LOWER LEVEL BICYCLE PARKING PROVIDED**

- 0 SHORT TERM RESIDENTIAL SPACES
- 49 LONG TERM RESIDENTIAL SPACES

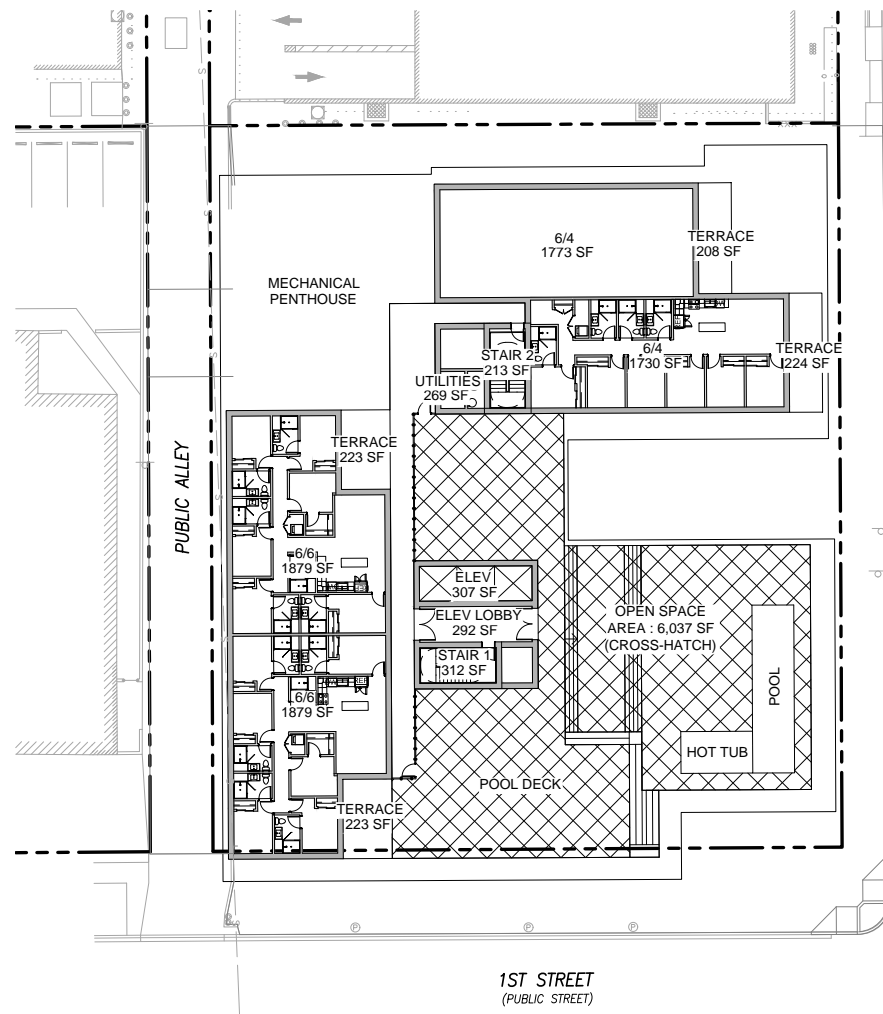


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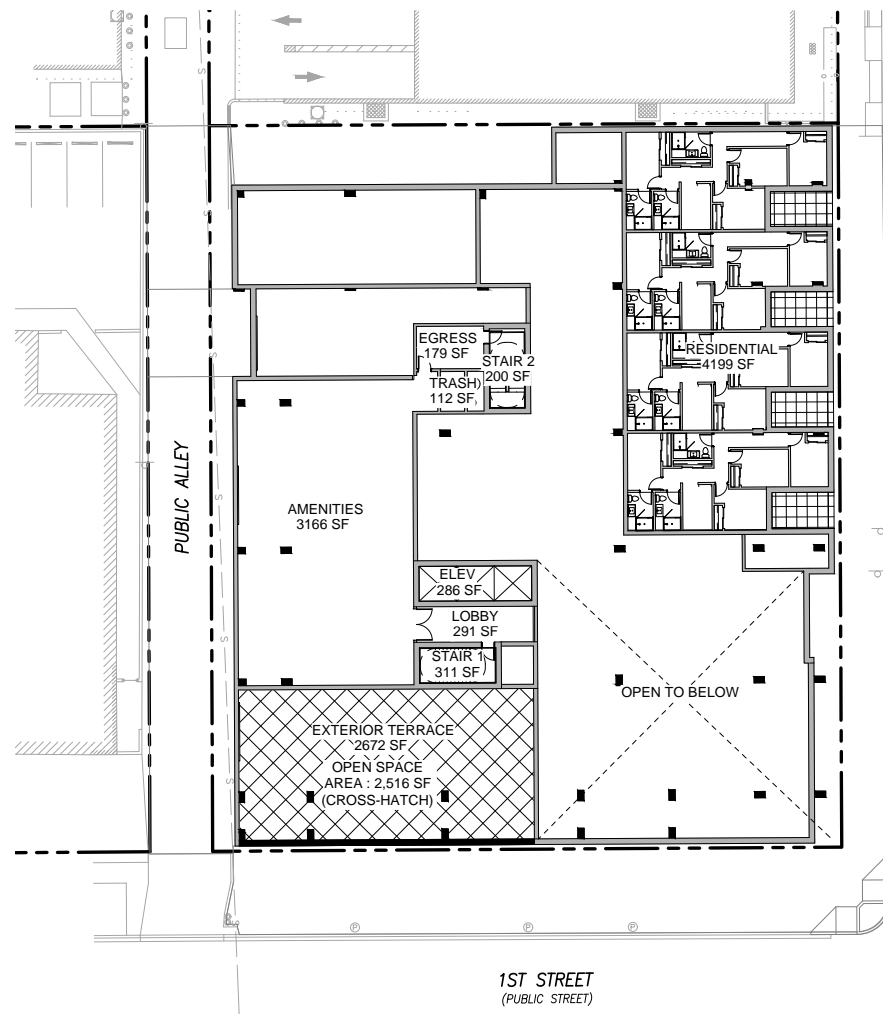
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<p>Rev #    Date    Description</p>		<p>PRELIMINARY NOT FOR CONSTRUCTION</p>
<p><b>GRENIER ENGINEERING, INC.</b> Structural &amp; Civil Engineering Consultants 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508</p>		
<p>Job Number: 20040 Designed By: JM/AR Drawn By: AR</p>		<p>Sheet Number: <b>C2.1</b></p>
<p>Checked By: JM Date: 11/17/2020 Scale: N/A H&amp;AS NOTE</p>		
<p>Project: DEVELOPMENT PACKAGE UNDER MAINGATE DISTRICT ZONING OPTION FOR <b>THE HUB AT TUCSON - PHASE V</b> A PORTION OF BLOCK 28 OF "FELDMAN'S ADDITION", BOOK 1, PAGE 21, MAPS &amp; PLATS, &amp; BOOK 2, PAGE 35, MAPS &amp; PLATS SECTION 7, T14S, R14E, G&amp;SRM, PIMA COUNTY, AZ</p>		<p>Sheet 3 of 5</p>



ROOF DECK OPEN SPACE



MEZZ. OPEN SPACE

C.O.T. APPROVAL STAMP



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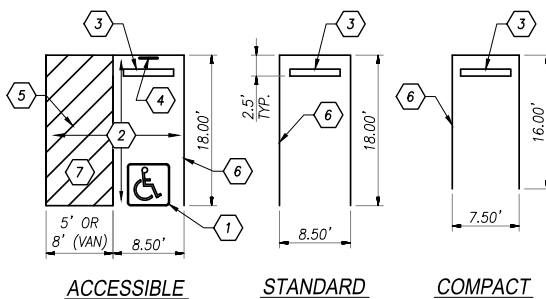
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Job Number: 20040 Designed By: JM/AR Drawn By: AR	Checked By: JM Date: 11/17/2020 Scale: N/A (REAS. NOTES)	Sheet Number: <b>C2.2</b>
Project: DEVELOPMENT PACKAGE UNDER MAINGATE DISTRICT ZONING OPTION FOR THE HUB AT TUCSON - PHASE V A PORTION OF BLOCK 28 OF "FELDMAN'S ADDITION", BOOK 1, PAGE 21, MAPS & PLATS, & BOOK 2, PAGE 35, MAPS & PLATS SECTION 7, T14S, R14E, G&SRM, PIMA COUNTY, AZ		Sheet 4 of 5

**KEYNOTES**

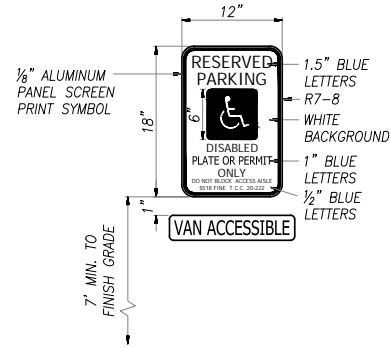
- 1 INTERNATIONAL ADA PAVEMENT MARKING.
- 2 SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 3 PRECAST CONCRETE WHEEL STOP, AS REQUIRED.
- 4 NEW ACCESSIBLE PARKING SIGN PER DETAIL 2 MOUNTED TO BUILDING WALL.
- 5 6" WIDE SOLID WHITE PAINTED STRIPE.
- 6 4" WIDE SOLID WHITE PAINTED STRIPE.
- 7 ACCESS ISLE.

NOTE: ALL PARKING STALL DIMENSIONS ARE AS SHOWN UNLESS NOTED OTHERWISE.



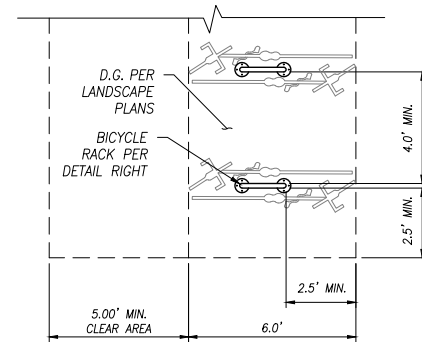
1 TYPICAL PARKING STALLS

N.T.S.



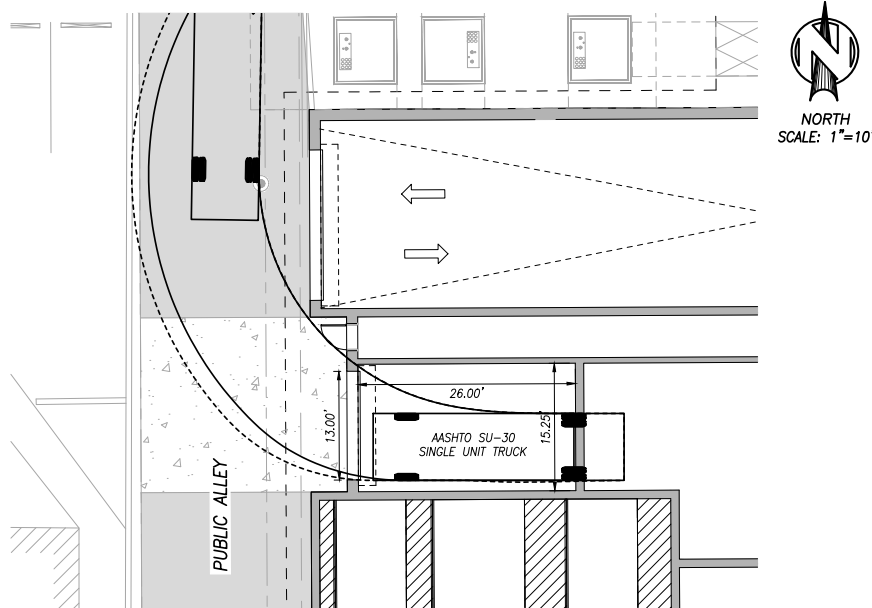
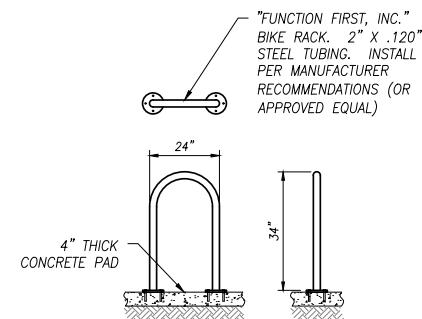
2 ACCESSIBLE PARKING SIGN

N.T.S.



3 BICYCLE RACK

N.T.S.



4 LOADING ZONE VEHICLE MANEUVERING

N.T.S.

C.O.T. APPROVAL STAMP



**DP20-0152**

COT ADMINISTRATIVE ADDRESS:  
929 E. 1st STREET  
TUCSON, AZ 85719  
REF NO'S.:C-\_\_\_\_\_

<p><b>GRENIER ENGINEERING, INC.</b> Structural &amp; Civil Engineering Consultants 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508</p>		<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>Job Number: 20040 Designed By: JM/AR Drawn By: AR Checked By: JM Date: 11/17/2020 Scale: N/A H&amp;AS NOTE</p>
<p>Sheet Name: <b>DETAILS</b></p> <p>Project: DEVELOPMENT PACKAGE UNDER MAINGATE DISTRICT ZONING OPTION FOR THE HUB AT TUCSON - PHASE V A PORTION OF BLOCK 28 OF "FELDMAN'S ADDITION", BOOK 1, PAGE 21, MAPS &amp; PLATS, &amp; BOOK 2, PAGE 35, MAPS &amp; PLATS SECTION 7, T14S, R14E, G&amp;SRM, PIMA COUNTY, AZ</p>		<p>Sheet Number: <b>C3.0</b></p> <p>Sheet 5 of 5</p>



**HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE**

UP Campus - Core Spaces - Antunovich Associates Architecture, Planning, Interior Design ©

**RENDERING**

**5**

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**RENDERING**

**6**

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**RENDERING**

**7**

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**RENDERING**

**8**

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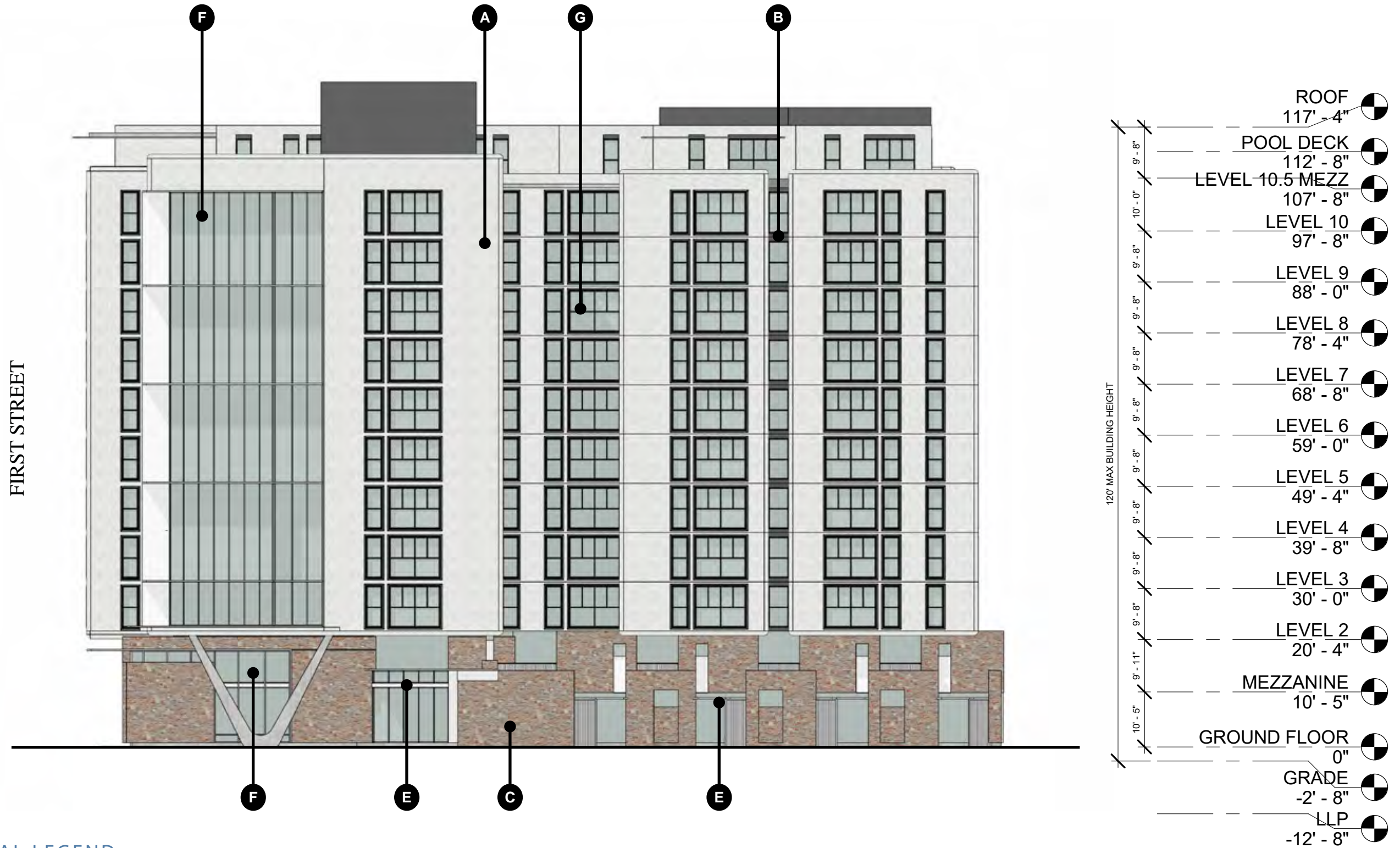
## HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE

UP Campus - Core Spaces - Antunovich Associates Architecture, Planning, Interior Design ©

**RENDERING**

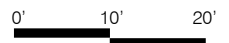
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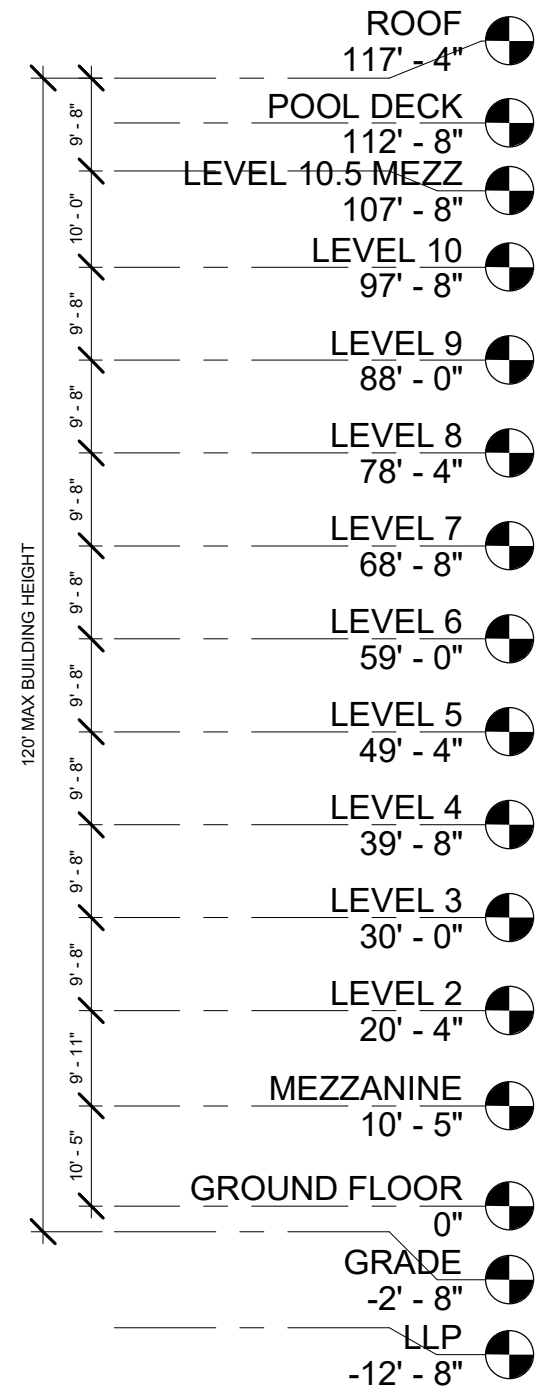
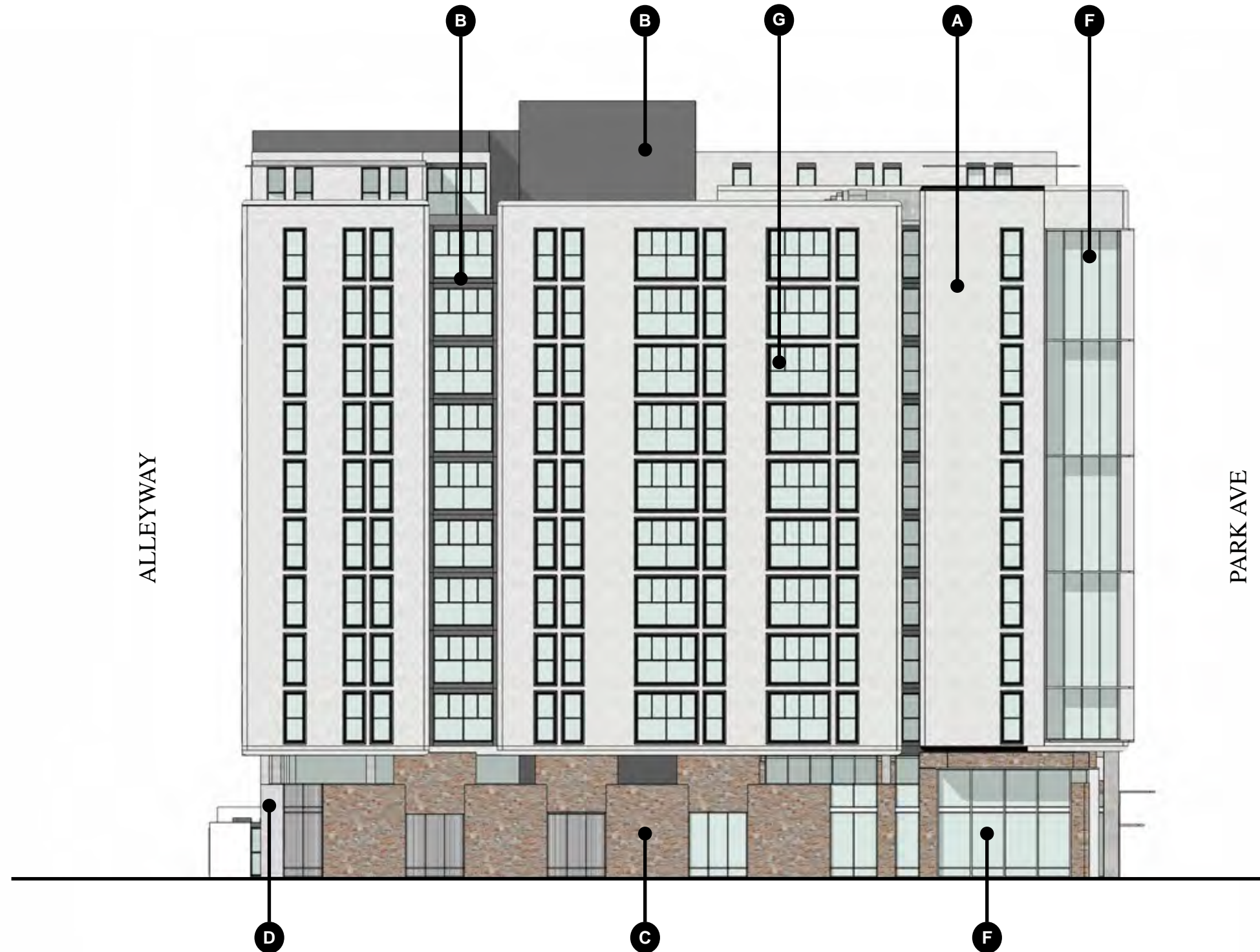
Tucson, Arizona | November 25, 2020



**EXTERIOR MATERIAL LEGEND**

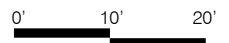
- A. EIFS - DRYVIT TIBOR FINISH - GREY TAUPE
- B. EIFS - DRYVIT TIBOR FINISH - GREY
- C. STONE - STONE VENEER CLADDING - TAUPE COLOR VARIATION
- D. SCORED FACE CMU - INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.
- E. RESIDENTIAL CANOPY - PAINTED STEEL FRAME - GUNMETAL GREY
- F. STORE FRONT - POWDER COATED ALUMINUM STORE FRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME
- G. RESIDENTIAL WINDOWS - ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME

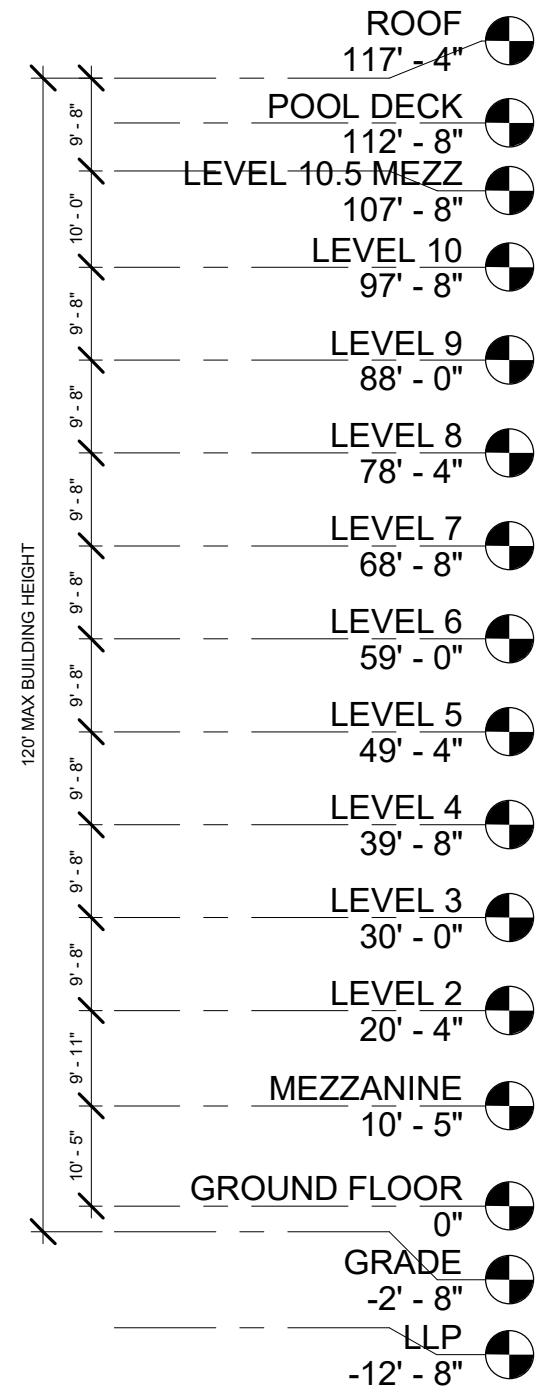
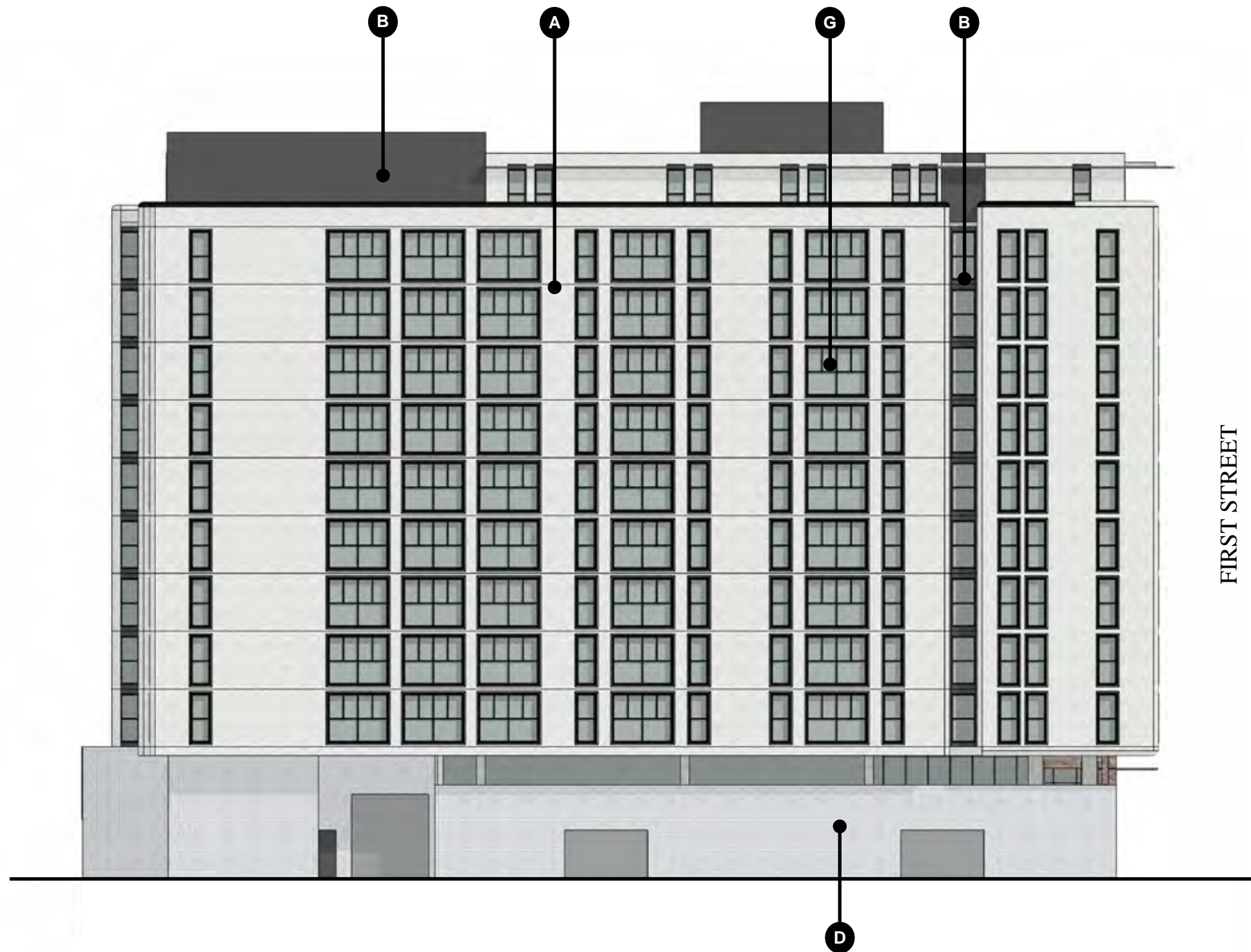




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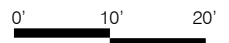
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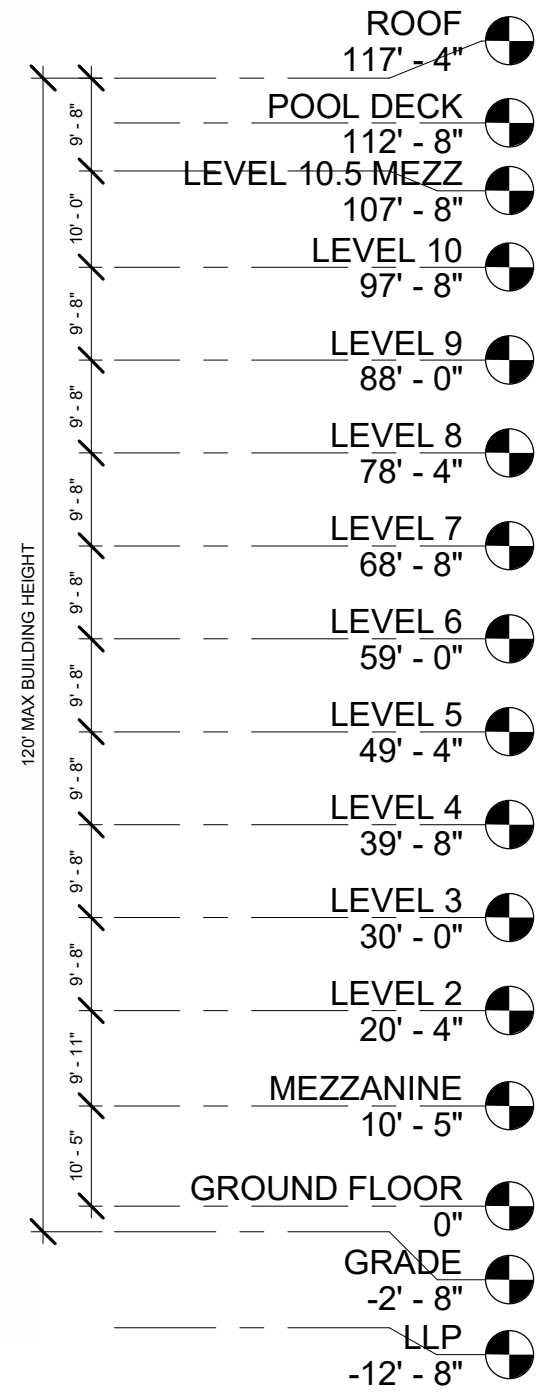
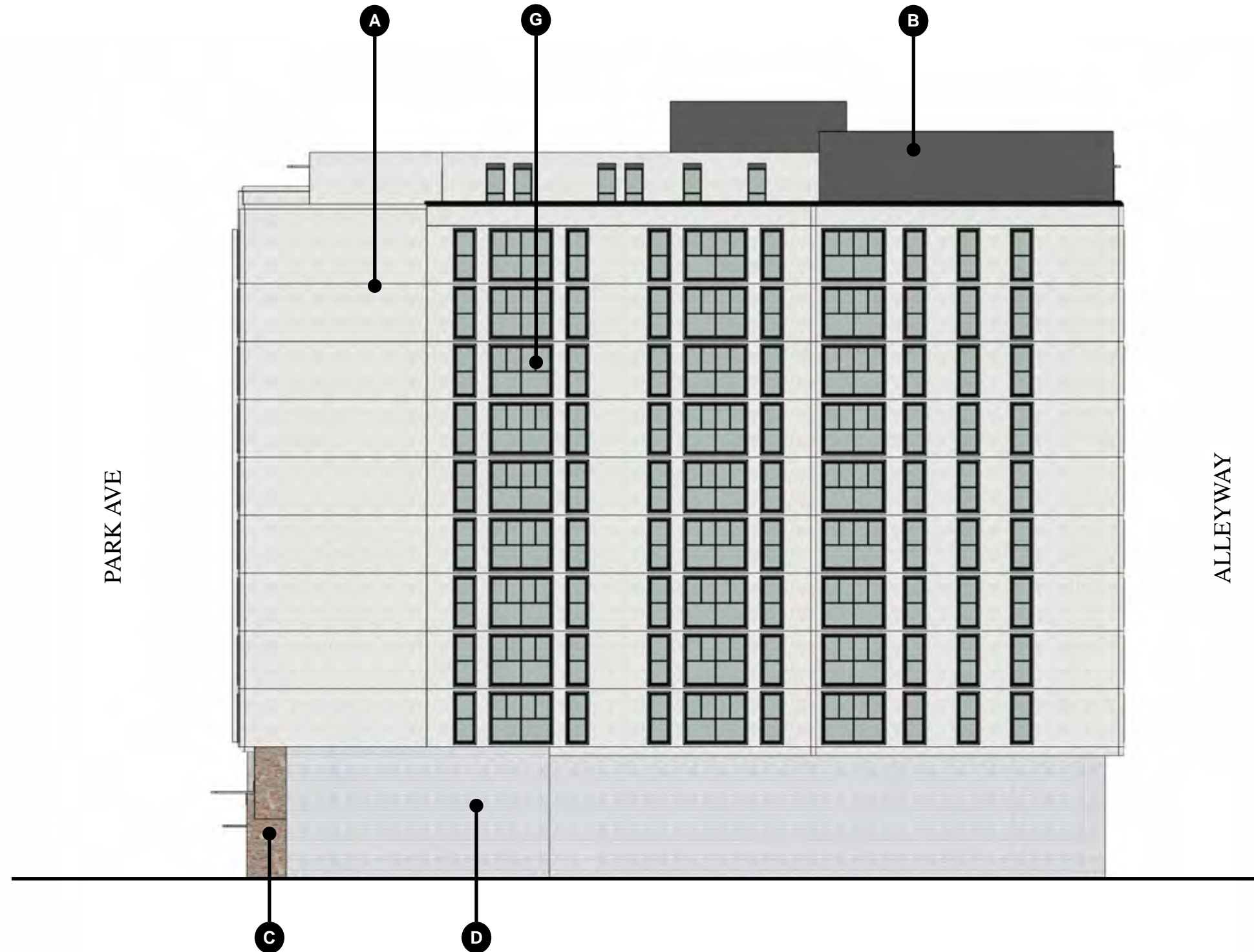




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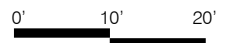
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**EXTERIOR MATERIAL LEGEND**

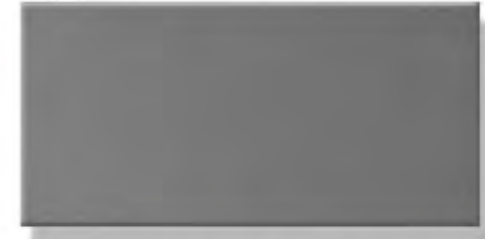
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WINDOW: INSULATED LOW E GLASS



WINDOW FRAME - CHARCOAL



EIFS - DRYVIT TIBOR FINISH (GREY COLOR)



EIFS - DRYVIT TIBOR FINISH (GREY TAUPE COLOR)



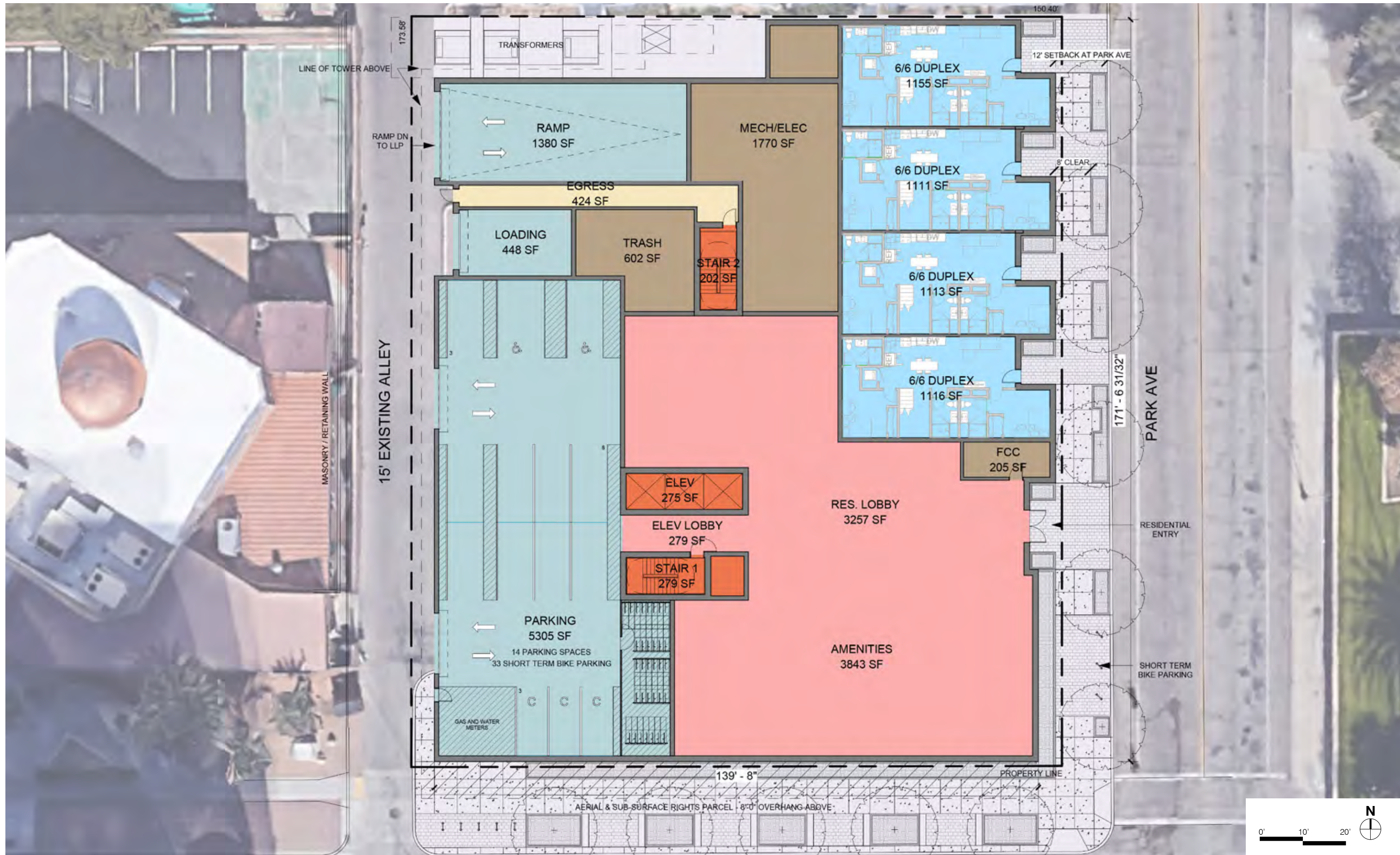
STONE TAUPE FINISH



GUNMETAL GREY - CANOPY



SCORED FACE INTEGRAL COLOR CMU

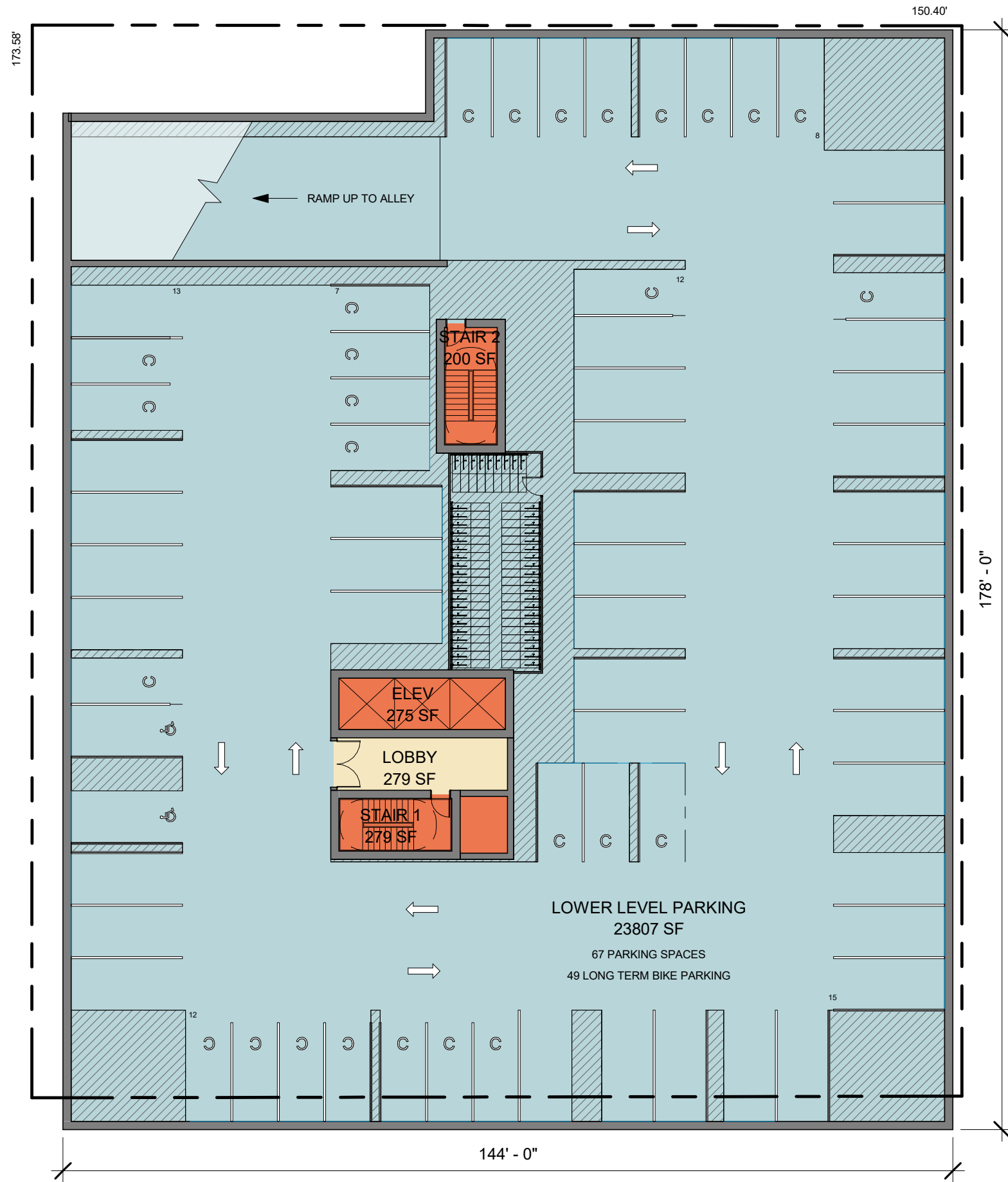


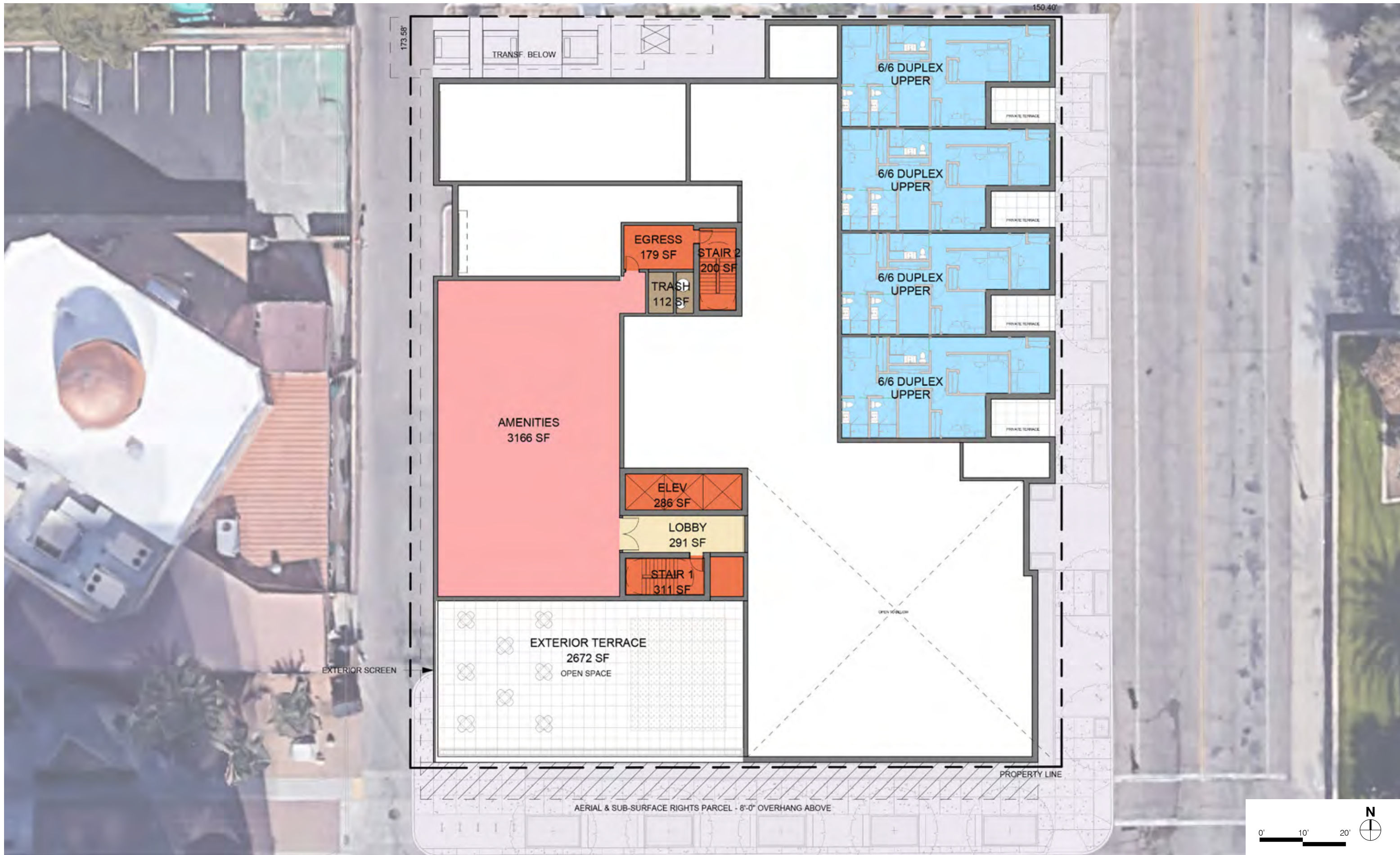
**HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE**

FIRST STREET

**GROUND FLOOR / SITE PLAN**







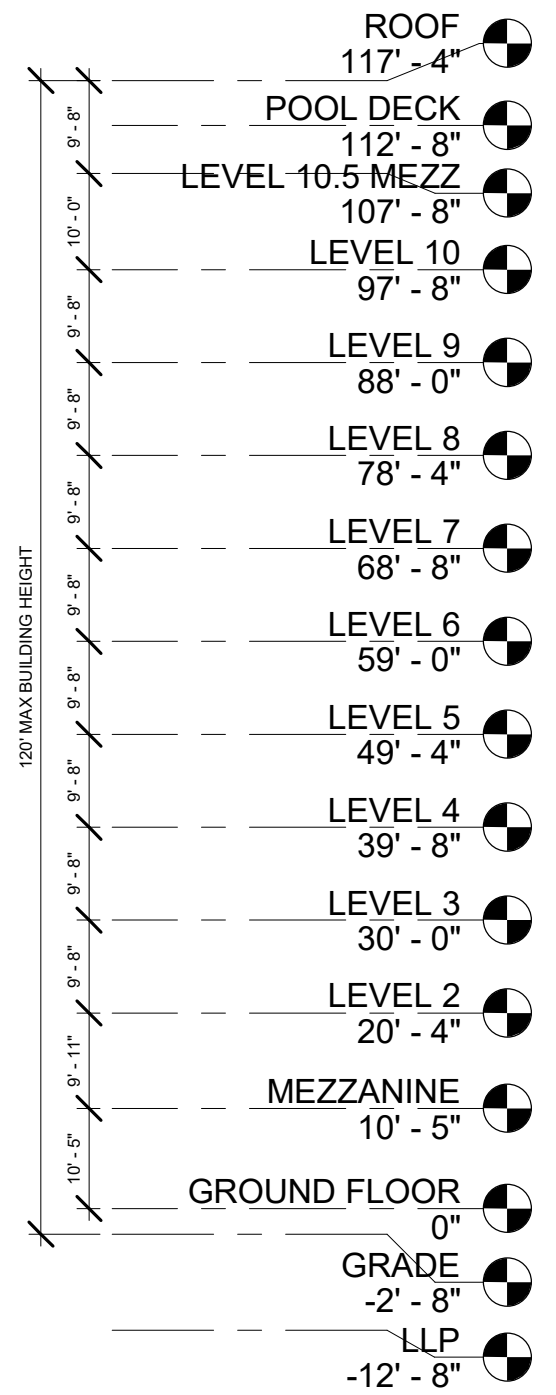
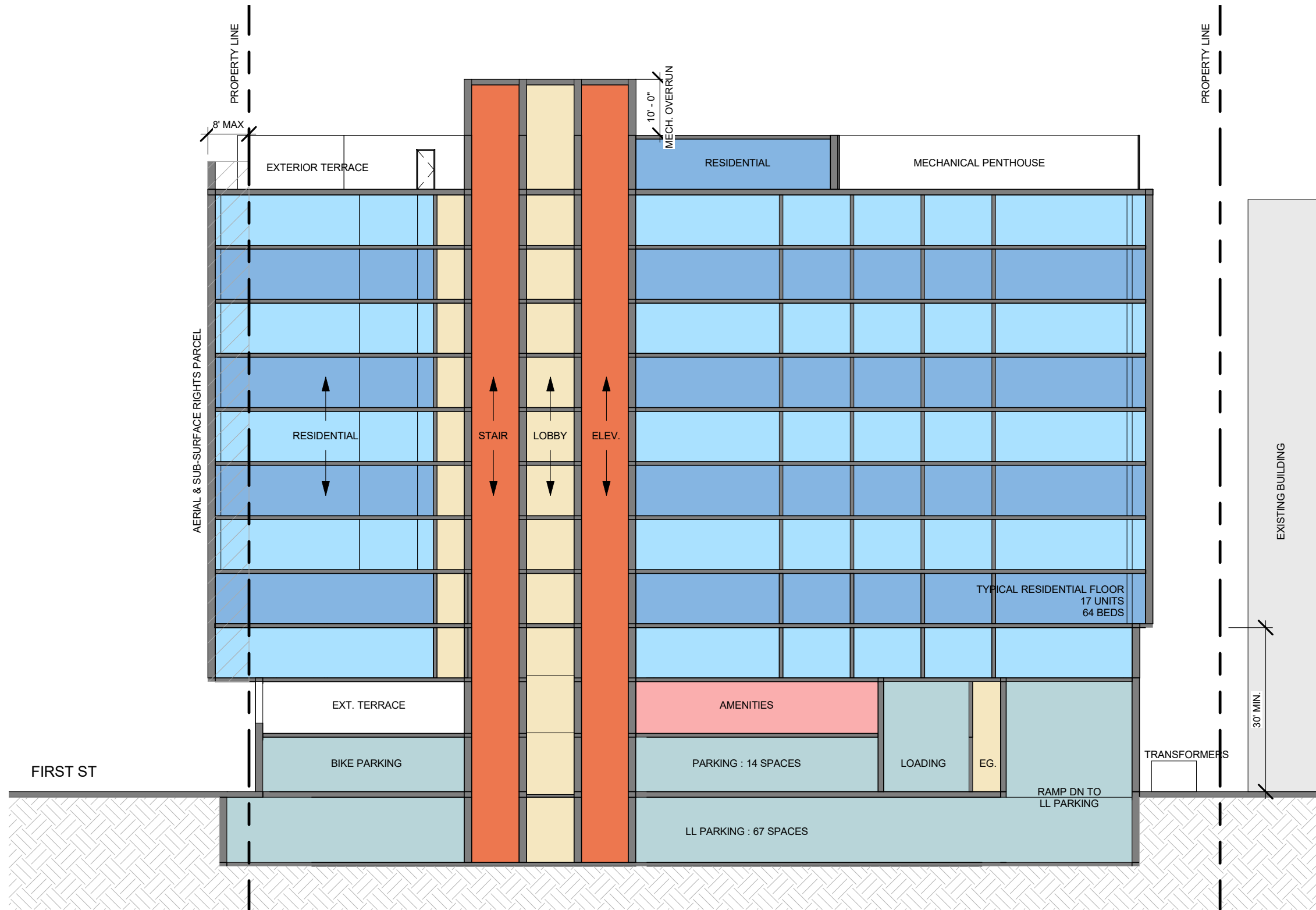


**HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE**

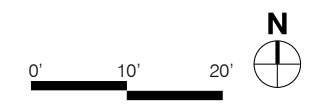
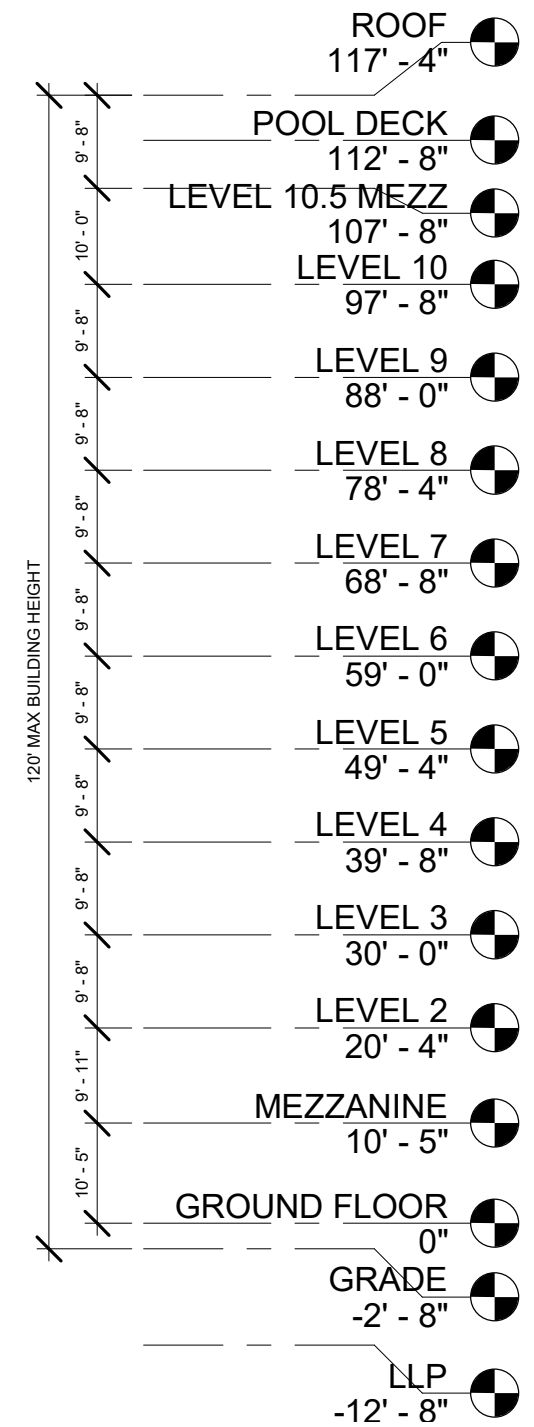
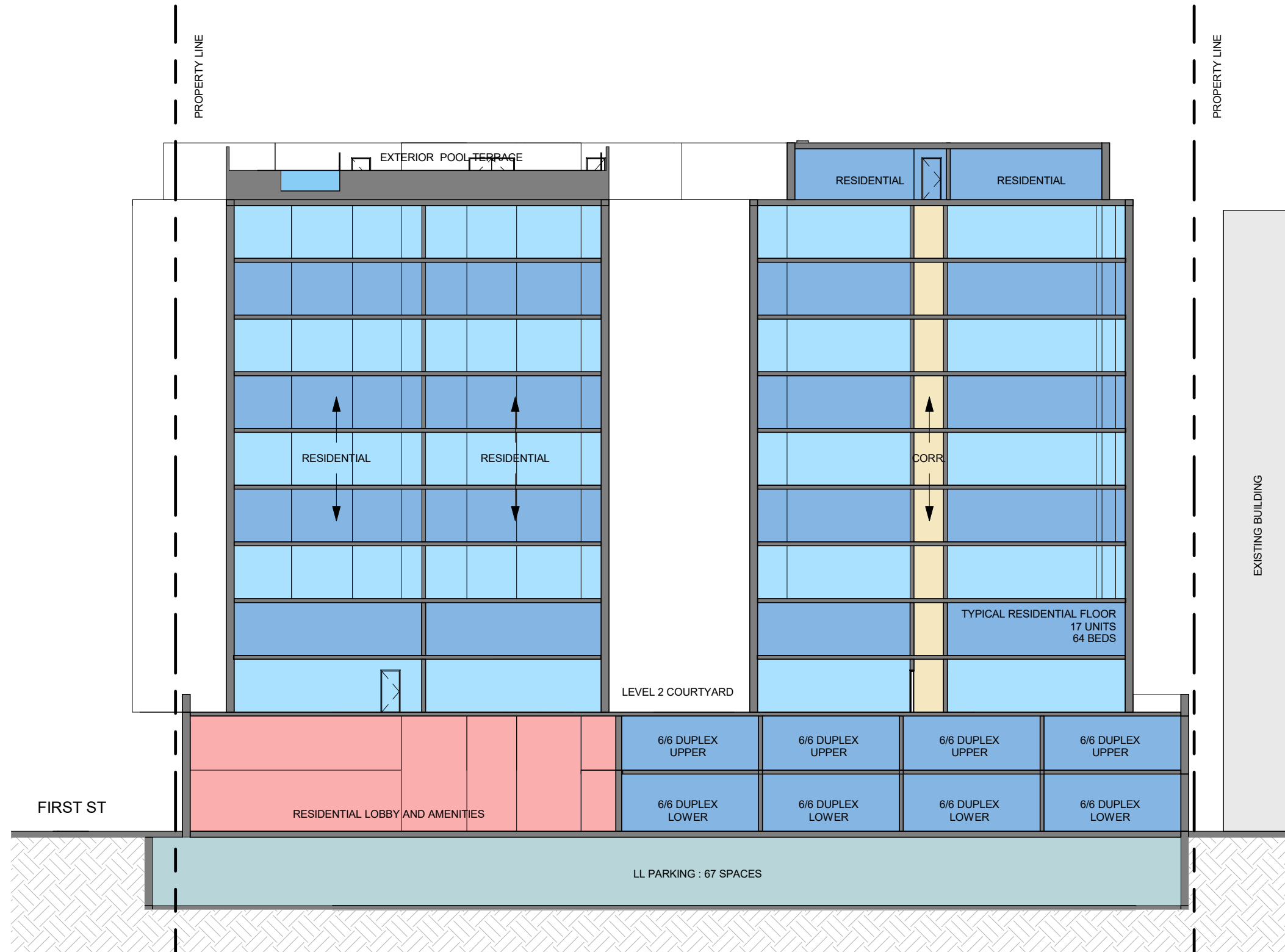
**FLOOR 2 PLAN**

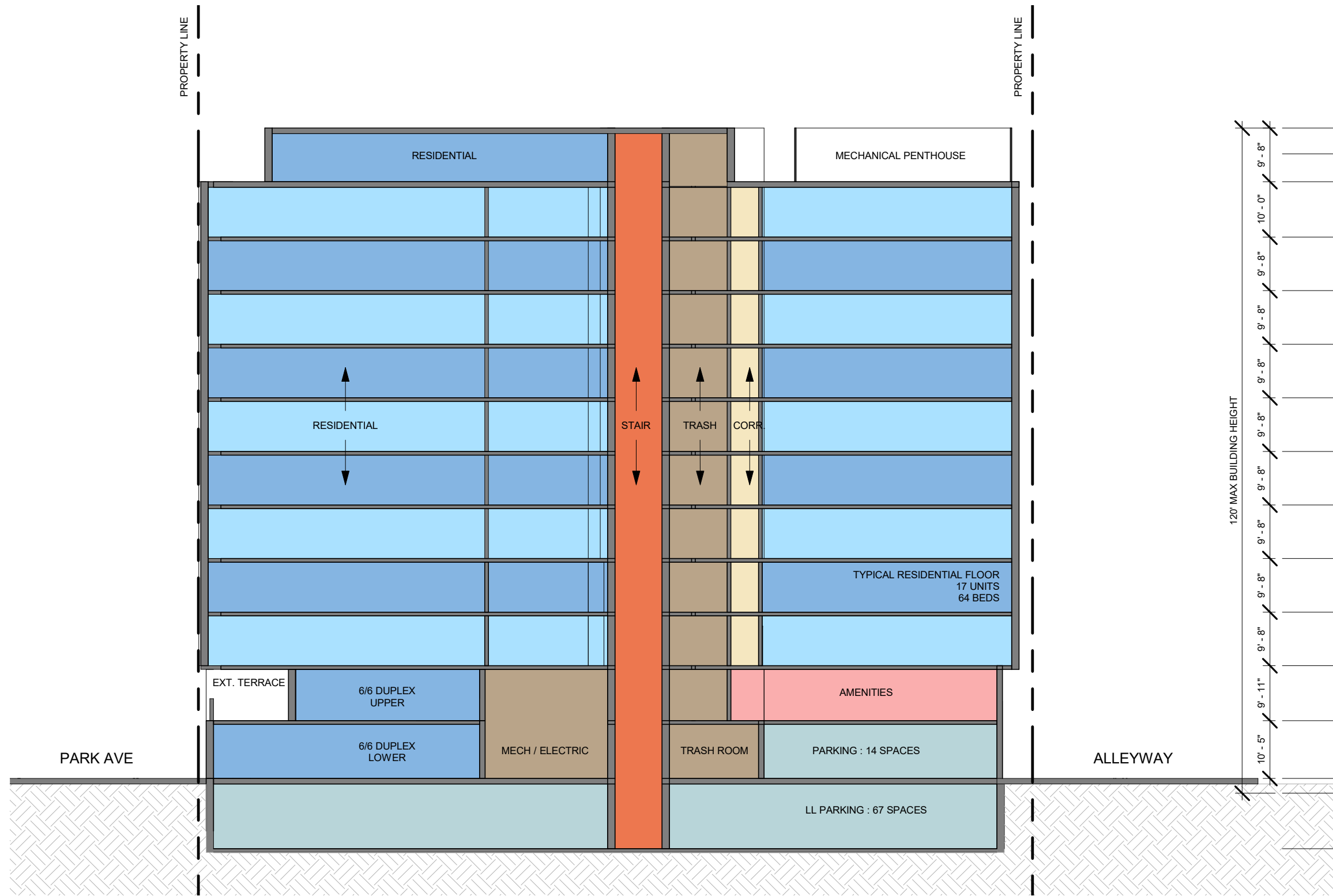








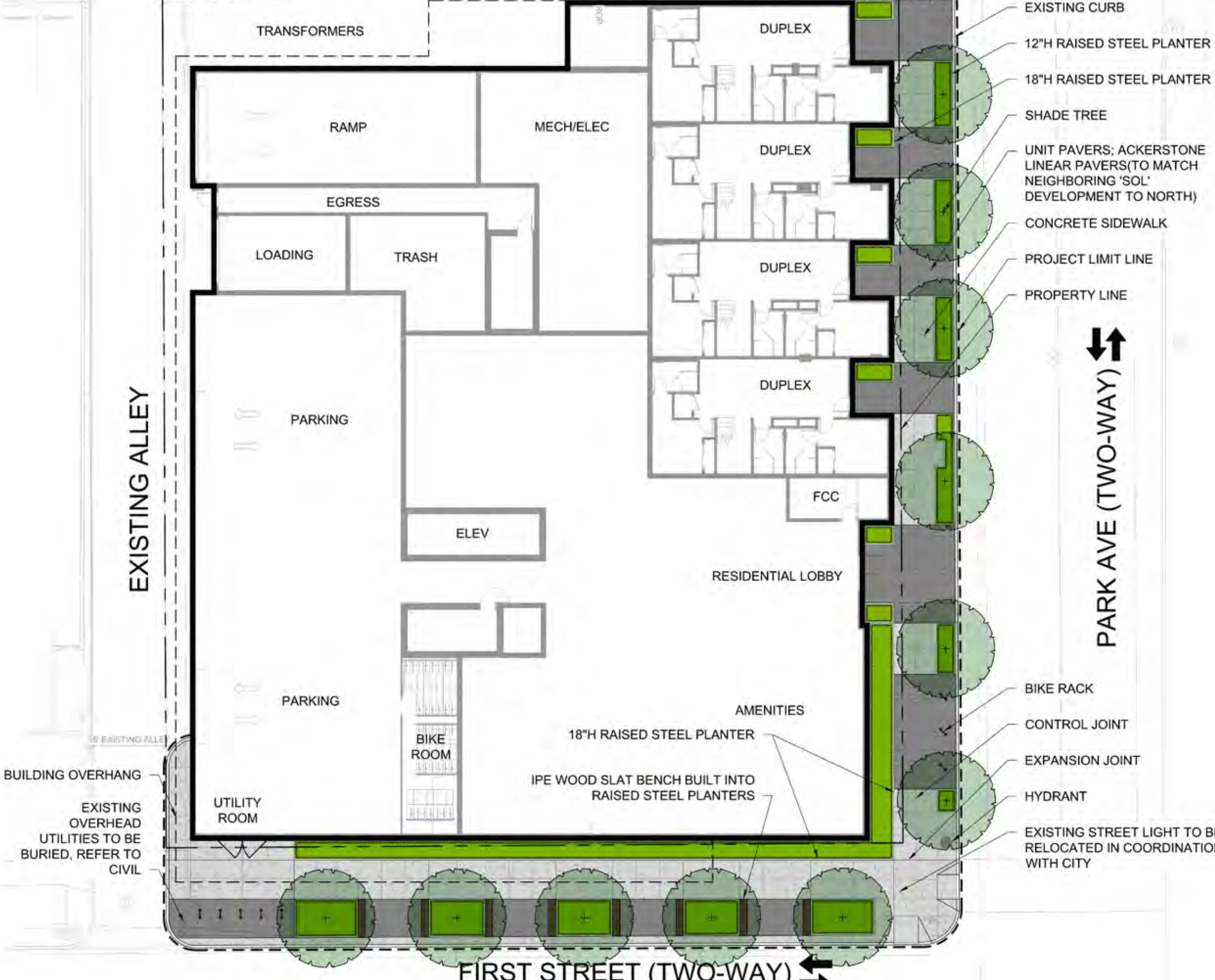




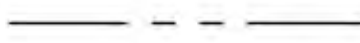
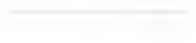




ROOF	117' - 4"
POOL DECK	112' - 8"
LEVEL 10.5 MEZZ	107' - 8"
LEVEL 10	97' - 8"
LEVEL 9	88' - 0"
LEVEL 8	78' - 4"
LEVEL 7	68' - 8"
LEVEL 6	59' - 0"
LEVEL 5	49' - 4"
LEVEL 4	39' - 8"
LEVEL 3	30' - 0"
LEVEL 2	20' - 4"
MEZZANINE	10' - 5"
GROUND FLOOR	0"
GRADE	-2' - 8"
LLP	-12' - 8"

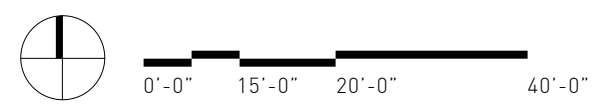
120' MAX BUILDING HEIGHT





# LEGEND

-  PROPERTY LINE
-  PROJECT LIMIT LINE
-  CONCRETE SIDEWALK
-  UNIT PAVERS
-  SEATWALL
-  CONTROL JOINT
-  EXPANSION JOINT
-  RAISED STEEL PLANTER
-  BIKE RACK
-  SHADE TREE
-  PERENNIALS/GROUND COVER



## HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE








## LANDSCAPE - GROUND FLOOR 24

173.58'

TRANSF. BELOW



### LEGEND

-  2'X2' PEDESTAL PAVERS
-  ARTIFICIAL TURF
-  48"H RAISED PLANTER
-  MOVEABLE TABLE AND CHAIRS
-  48"H GLASS RAILING
-  PERFORATED SCREEN
-  PERENNIALS/GROUND COVER

48" H GLASS RAILINGS

PRIVATE TERRACE

PRIVATE TERRACE

RESIDENTIAL  
4329 SF

PRIVATE TERRACE

PRIVATE TERRACE

AMENITIES  
3204 SF

STAIR 2  
200 SF

ELEV  
286 SF

LOBBY  
291 SF

STAIR 1  
311 SF

ARTIFICIAL TURF

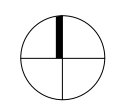
UP TO BELOW

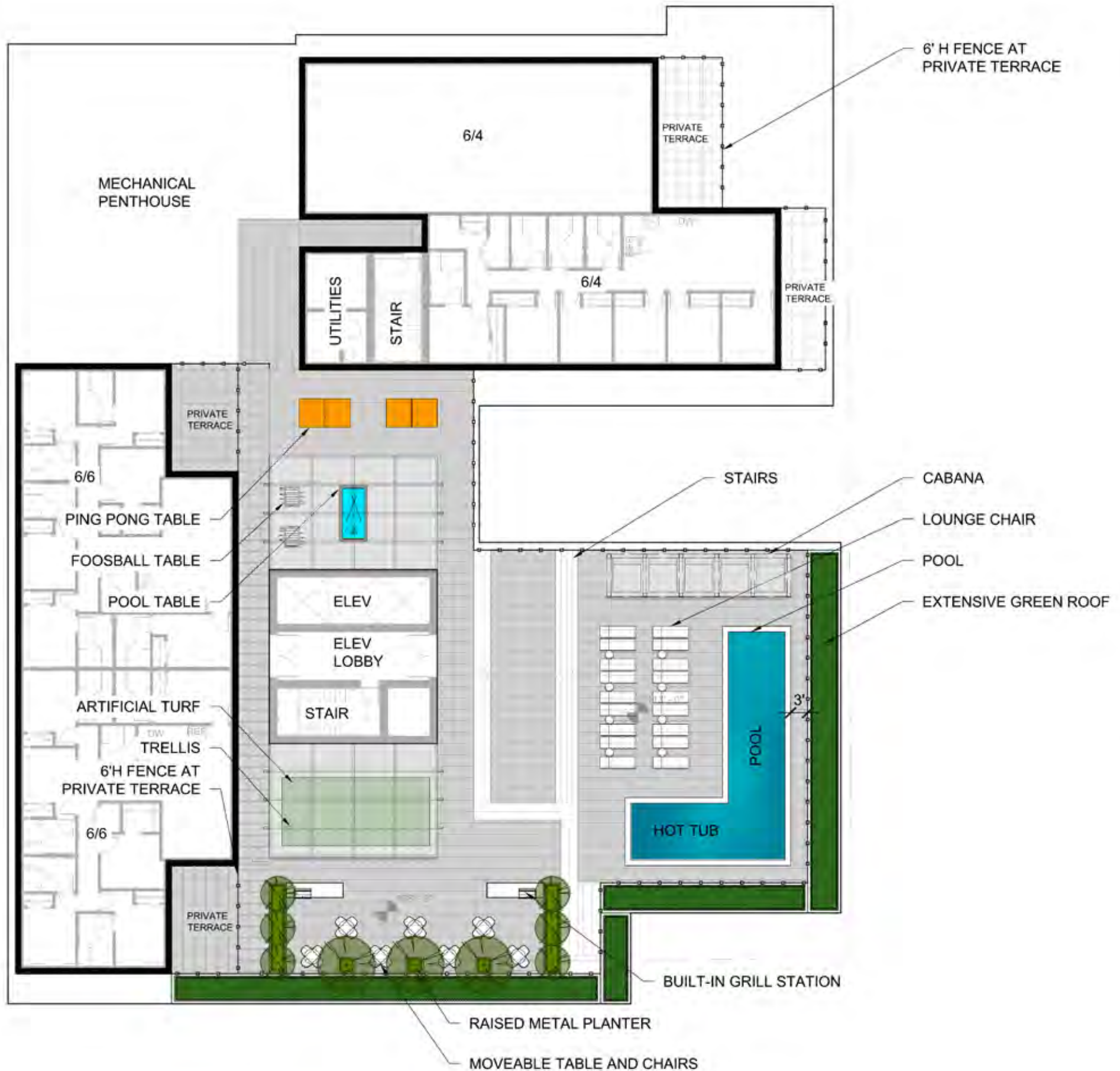
PERFORATED SCREEN  
ALONG ALLEY SIDE

M MOVEABLE TABLE AND  
CHAIRS

48" H GLASS RAILING

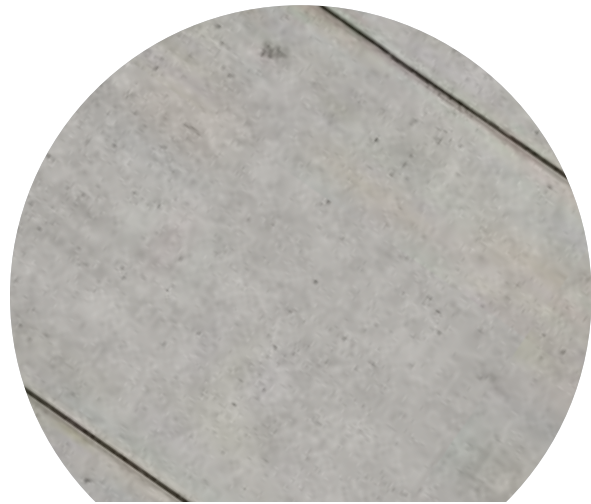
RAISED 48"H PLANTER OUTSIDE RAILING





# LEGEND

-  2'x2' PEDESTAL PAVERS
-  ARTIFICIAL TURF
-  RAISED METAL PLANTER
-  BUILT-IN GRILL STATION
-  MOVEABLE TABLE AND CHAIRS
-  LOUNGE CHAIR
-  CABANA
-  TRELLIS
-  PING PONG TABLE
-  FOOSBALL TABLE
-  POOL TABLE
-  6'H FENCE
-  SHADE TREE
-  PERENNIALS/GROUND COVER
-  EXTENSIVE GREEN ROOF



CONCRETE SIDEWALK  
GRAY CONCRETE  
SMOOTH FINISH



UNIT PAVERS  
(TO MATCH NEIGHBORING 'SOL'  
DEVELOPMENT TO THE NORTH)  
ACKER-STONE LINEAR PAVER



BIKE RACK  
FORMS + SURFACES  
TRIO



LITTER/RECYCLING RECEPTACLE  
FORMS + SURFACES  
DISPATCH



RAISED STEEL PLANTER  
(TO MATCH NEIGHBORING 'SOL'  
DEVELOPMENT TO THE NORTH)  
12" & 18" HEIGHTS



RAISED STEEL PLANTER WITH  
INTEGRAL WOOD SLAT BENCH



TREES



EUCALYPTUS PAPUANA  
GHOST GUM



PISTACIA CHINENSIS  
CHINESE PISTACHE



PROSOPIS VELUTINA  
NATIVE MESQUITE



QUERCUS FUSIFORMIS  
ESCARPMENT LIVE OAK



QUERCUS VIRGINIANA  
LIVE OAK



SHRUBS



CAESALPINIA MEXICANA  
MEXICAN BIRD  
OF PARADISE



CALLIANDRA ERIOPHYLLA  
FAIRY DUSTER



CHRYSACTINA MEXICANA  
DAMIANTA DAISY



DALEA FRUTESCENS  
BLACK DALEA



JUSTICIA SPICIGERA  
FIRECRACKER BUSH



SALVIA GREGGII  
AUTUMN SAGE

SELECTED PLANT SPECIES ARE 100% DESERT-ADAPTED AND ADHERE TO THE AZ DEPT OF WATER RESOURCES TUCSON AMA DROUGHT TOLERANT/LOW WATER USE PLANT LIST.



ALOE STRIATA  
CORAL ALOE



HESPERALOE PARVIFLORA  
'BRAKELIGHT'  
BRAKE LIGHT RED YUCCA



MUHLENBERGIA CAPIL-  
LARIS 'REGAL MIST'  
PURPLE MUHLY GRASS



MUHLENBERGIA RIGENS  
'NASHVILLE'  
PURPLE MUHLY



NASSELLA TENUISIMA  
MEXICAN FEATHER GRASS



ROSEMARINUS OFFICIALIS  
ROSEMARY



LOPHOCEREUS SCHOTTII  
MONSTROSUS  
TOTEM POLE CACTUS



BERLANDIERA LYRATA  
CHOCOLATE DAISY



PENSTEMON PARRYI  
PARRY'S PENSTEMON



RUELLIA BRITTONIANA  
MEXICAN PETUNIA



PEDILANTHUS MACRO-  
CARPUS  
LADYSLIPPER PLANT



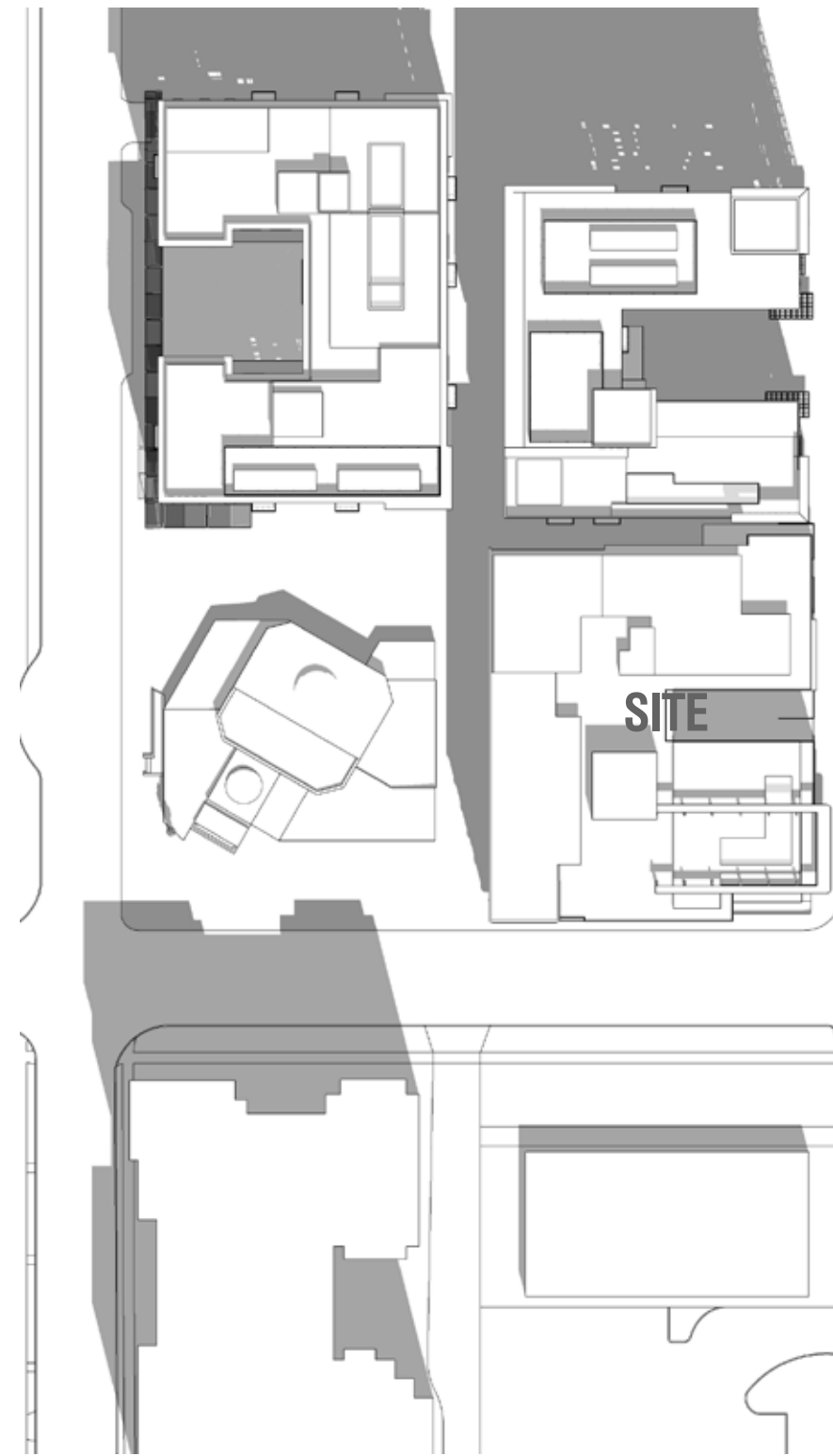
SETCREASEA PALLIDA  
PURPLE HEART

SELECTED PLANT SPECIES ARE 100% DESERT-ADAPTED AND ADHERE TO THE AZ DEPT OF WATER RESOURCES TUCSON AMA DROUGHT TOLERANT/LOW WATER USE PLANT LIST.

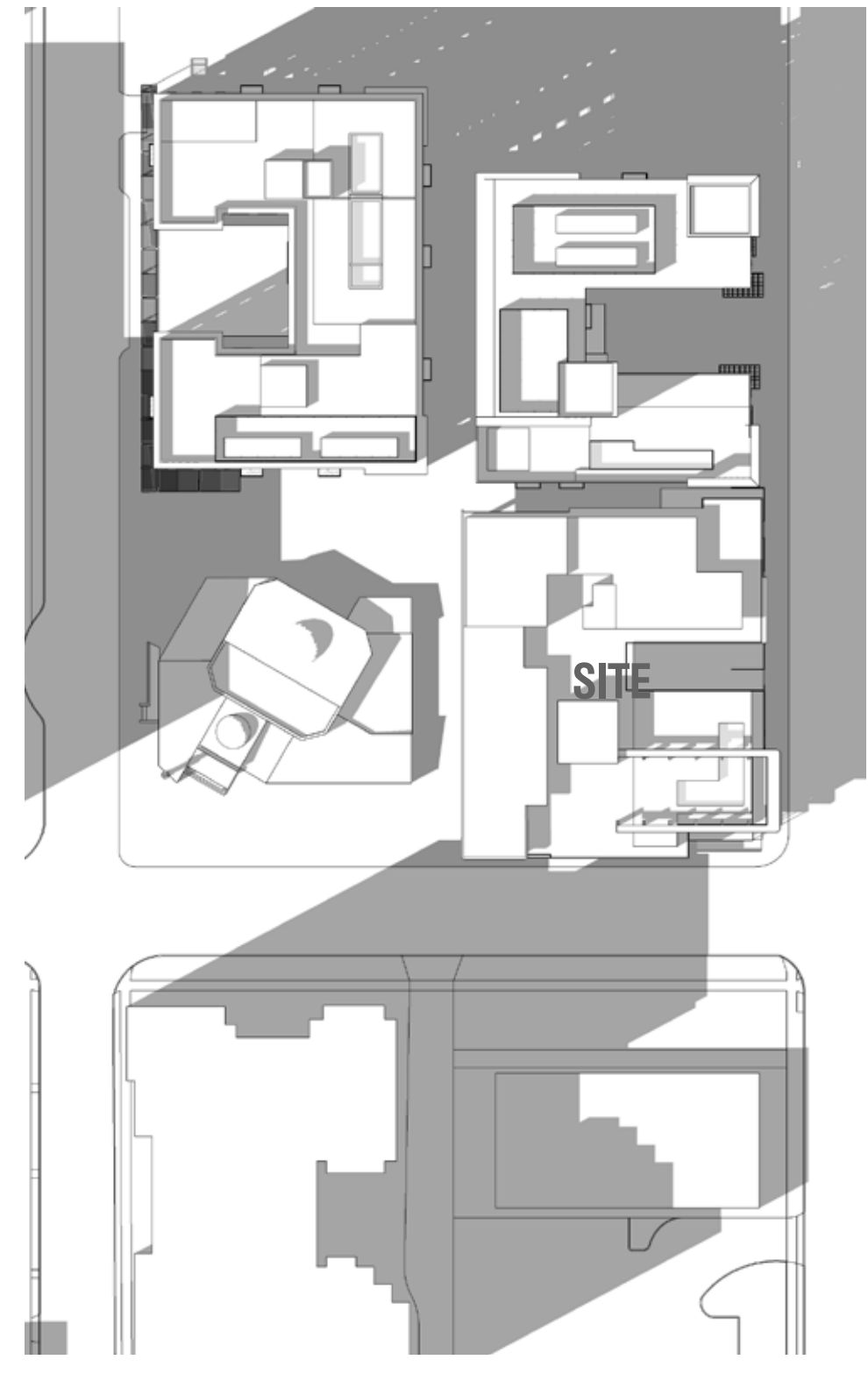




9:30 AM



12:00 PM



3:30 PM





9:30 AM



12:00 PM

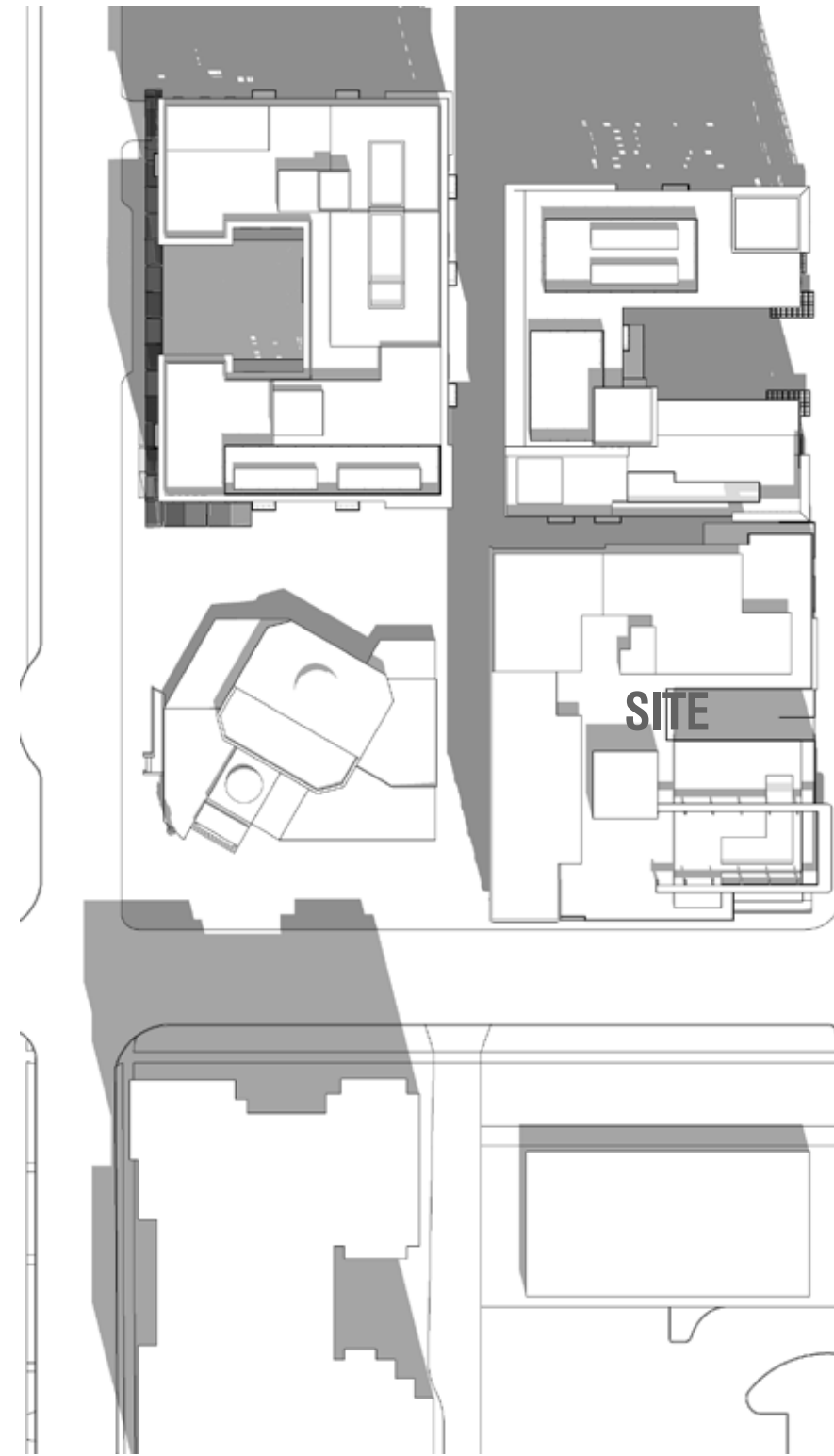


3:30 PM

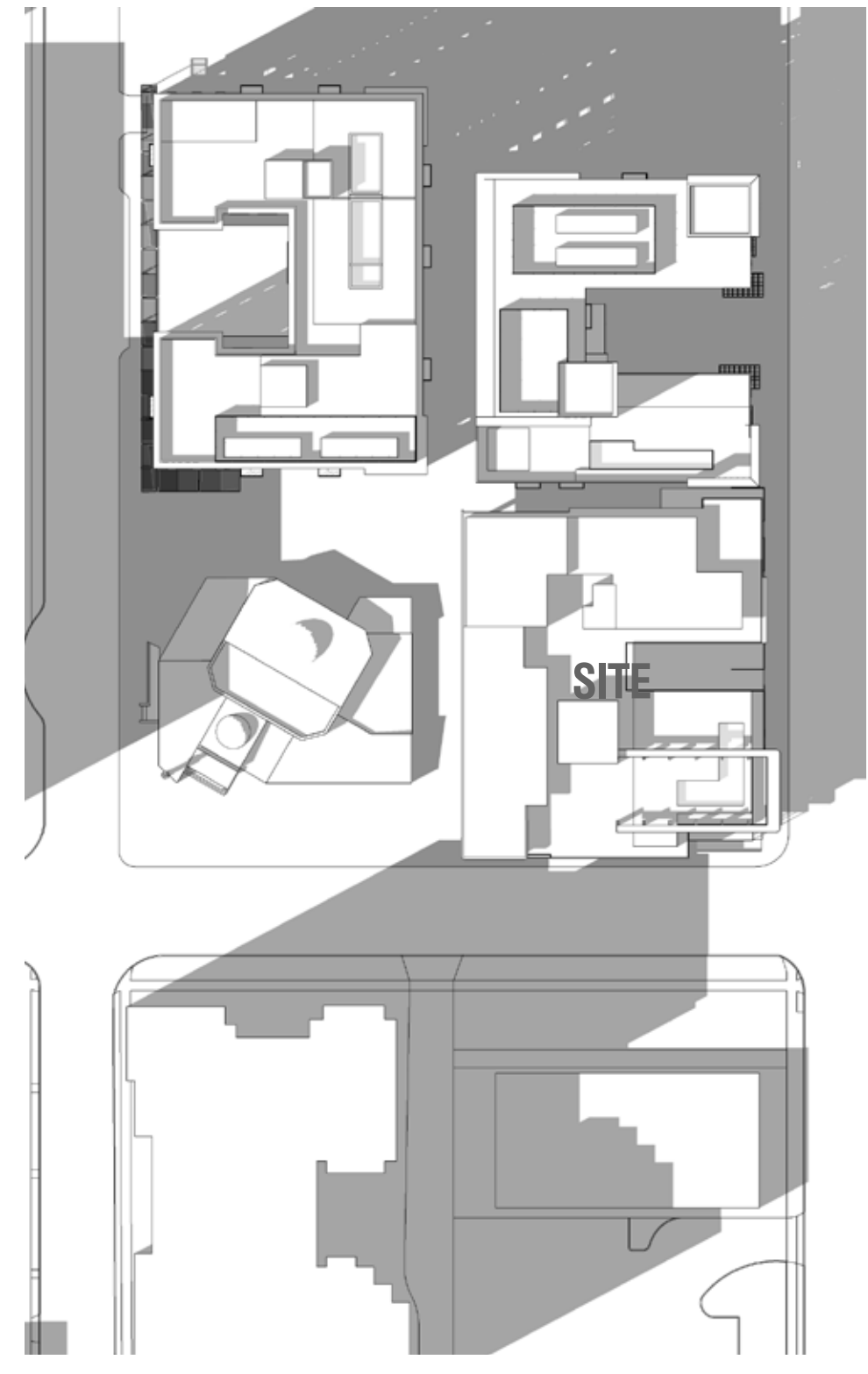




9:30 AM

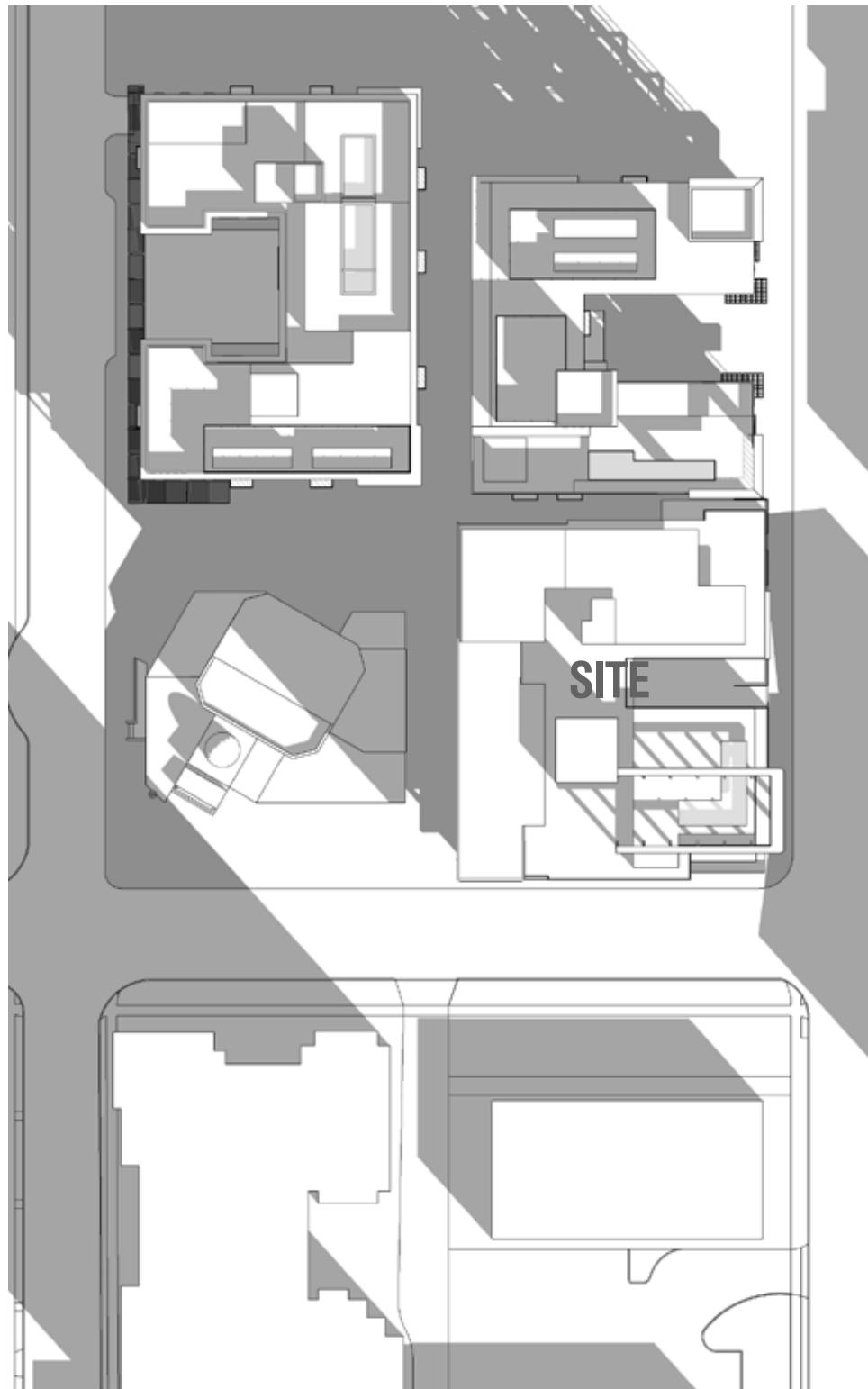


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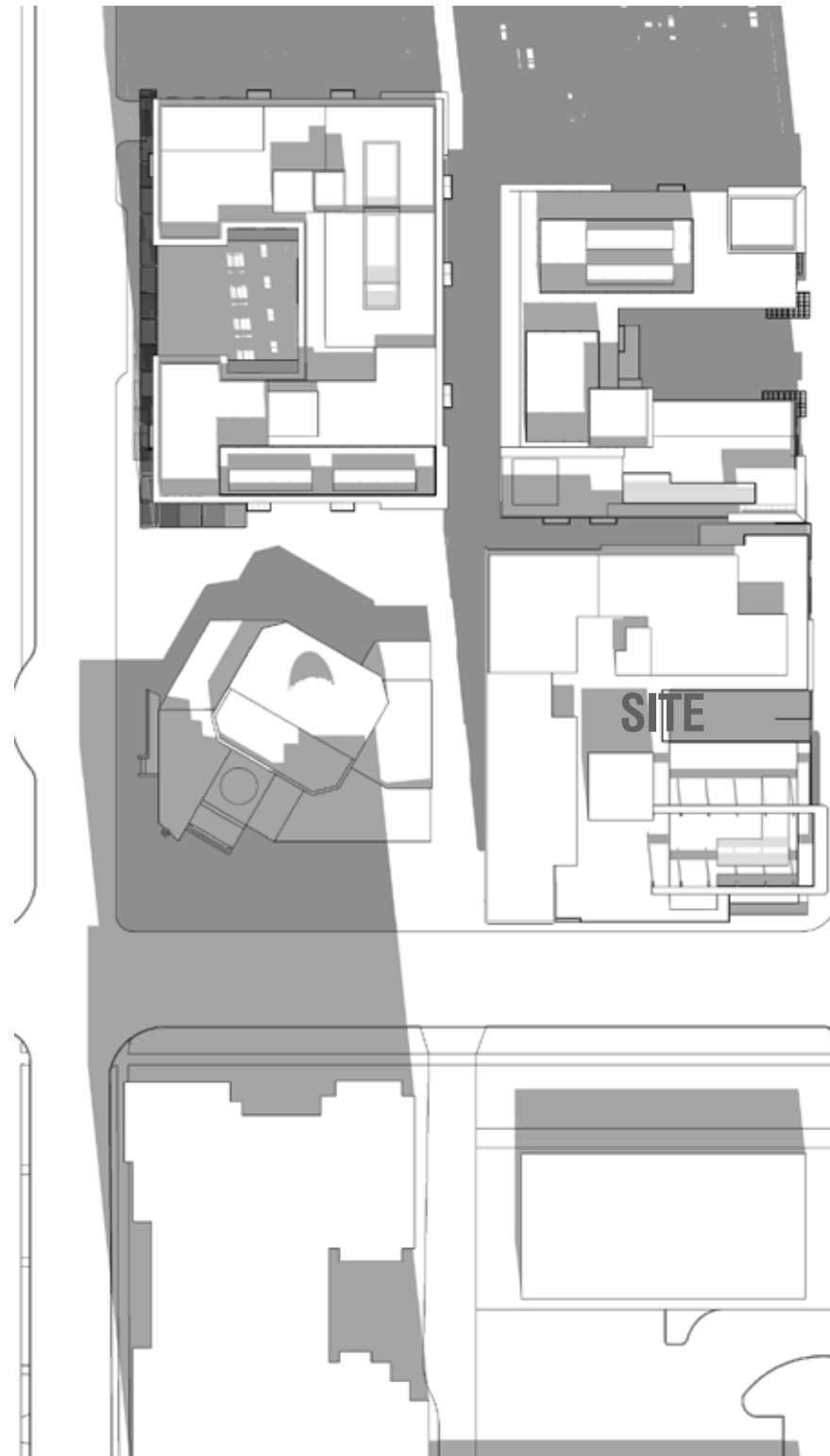


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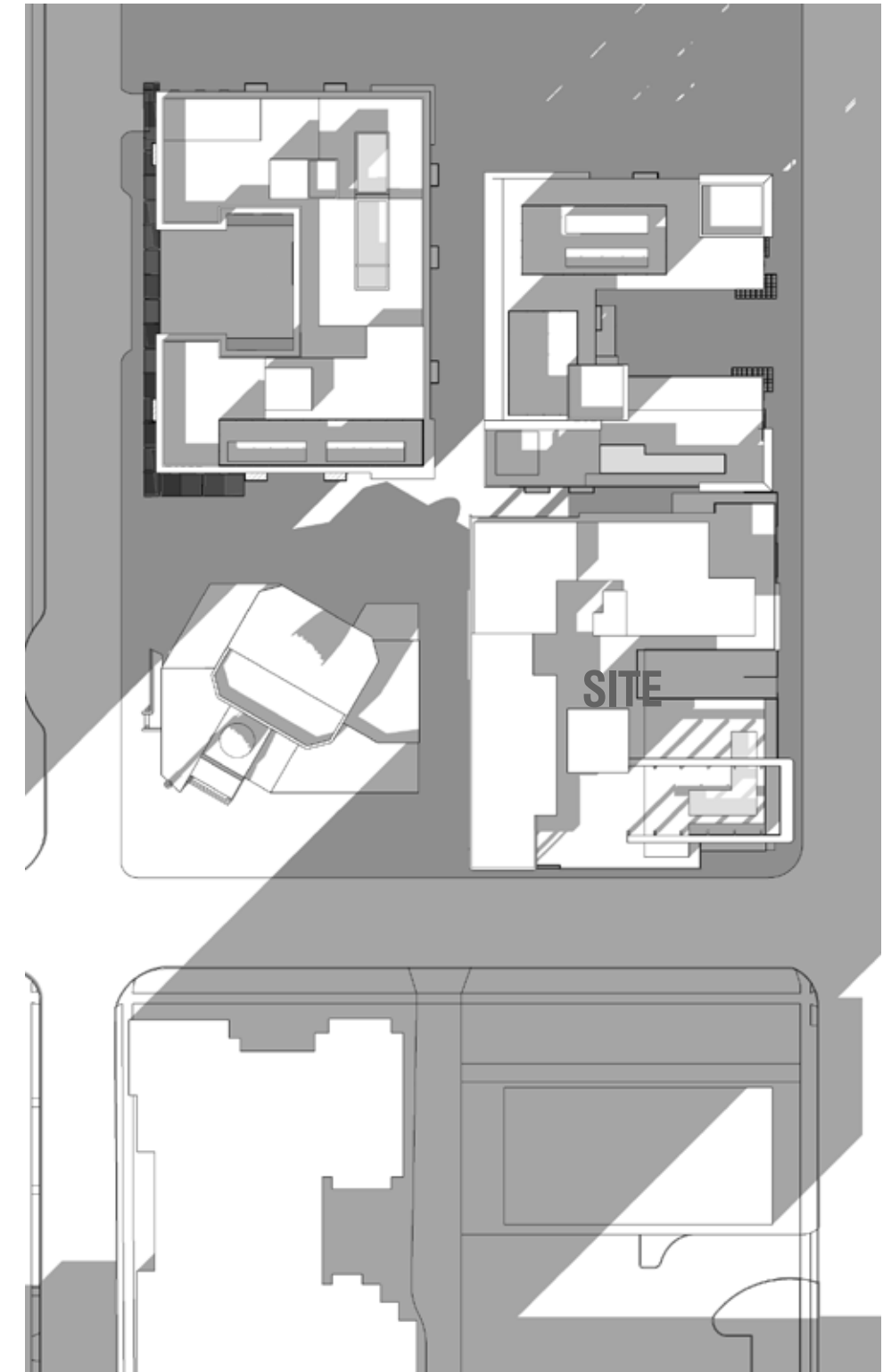




9:30 AM



12:00 PM



3:30 PM



**PROJECT AREA ANALYSIS**

LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL										PARKING / LOADING			GROSS BUILDABLE AREA	GROSS ENCLOSED AREA	F.A.R. AREA		
			UNITS	BEDS	RSF	COMMON	AMENITY	GSF	PR. TERRACE	TERRACE	GREEN ROOF	MECHANICAL AREA	AREA	BIKE SPACES	SPACES					
10 MEZZ & POOL	9'-8"	119'-12"	4	24	7,261	1,393				8,654	878	6,810						16,342	8,654	8,654
10	10'-0"	110'-4"	17	64	20,234	2,639				22,873								22,873	22,873	22,873
9	9'-8"	100'-4"	17	64	20,234	2,639				22,873								22,873	22,873	22,873
8	9'-8"	90'-8"	17	64	20,234	2,639				22,873								22,873	22,873	22,873
7	9'-8"	80'-12"	17	64	20,234	2,639				22,873								22,873	22,873	22,873
6	9'-8"	71'-4"	17	64	20,234	2,639				22,873								22,873	22,873	22,873
5	9'-8"	61'-8"	17	64	20,234	2,639				22,873								22,873	22,873	22,873
4	9'-8"	51'-12"	17	64	20,234	2,639				22,873								22,873	22,873	22,873
3	9'-8"	42'-4"	17	64	20,234	2,639				22,873								22,873	22,873	22,873
2	9'-8"	32'-8"	17	63	20,116	2,639				22,755	303							23,058	22,755	22,755
MEZZ	9'-11"	22'-12"	0	0	4,199	1,379	3,166			8,744	371	2,672						11,787	8,744	8,744
1	13'-1"	13'-1"	4	24	4,495	2,266	7,100			13,861			1,770	7,133	33	14		22,764	22,764	13,861
BP1		0'-0"	0	0		1,033				1,033				23,807	49	67		24,840	24,840	1,033
<b>TOTAL</b>			<b>161</b>	<b>623</b>	<b>197,943</b>	<b>29,822</b>	<b>10,266</b>			<b>238,031</b>	<b>1,552</b>	<b>9,482</b>	<b>0</b>	<b>1,770</b>	<b>30,940</b>	<b>82</b>	<b>81</b>	<b>281,775</b>	<b>270,741</b>	<b>238,031</b>
Average Unit Size																		1,229		
NSF Per Bed																		318		
Bed Per Unit																		3.9		

**UNIT MATRIX**

LEVEL	RESIDENTIAL															TOTAL UNITS	OCCUPANTS															TOTAL OCCUPANTS	LEVEL
	6/6 D (6 BR / 6 BA DUPLEX)	6/5 (6 BR / 5 BA)	5/4 (5 BR / 4 BA)	5/4B (5BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4B (4 BR / 4 BA)	4/2B (4 BR / 2 BA)	4/2 (4 BR / 2 BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 B (2 BR / 2 BA)	2/1 B (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	SUPER STUDIO	MICRO		6/6 D (6 BR / 6 BA DUPLEX)	6/5 (6 BR / 5 BA)	5/4 (5 BR / 4 BA)	5/4B (5BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4B (4 BR / 4 BA)	4/2B (4 BR / 2 BA)	4/2 (4 BR / 2 BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 B (2 BR / 2 BA)	2/1 B (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	SUPER STUDIO	MICRO		
10 MEZZ & POOL															4	6	6	5	5	5	4	4	4	3	4	2	2	1	2	1	24	10 MEZZ & POOL	
10															17	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	10
9															17	0	6	10	5	5	12	8	8	0	0	2	2	0	6	0	0	64	9
8															17	0	6	10	5	5	12	8	8	0	0	2	2	0	6	0	0	64	8
7															17	0	6	10	5	5	12	8	8	0	0	2	2	0	6	0	0	64	7
6															17	0	6	10	5	5	12	8	8	0	0	2	2	0	6	0	0	64	6
5															17	0	6	10	5	5	12	8	8	0	0	2	2	0	6	0	0	64	5
4															17	0	6	10	5	5	12	8	8	0	0	2	2	0	6	0	0	64	4
3															17	0	6	10	5	5	12	8	8	0	0	2	2	0	6	0	0	64	3
2															17	0	6	10	5	5	12	8	12	0	0	2	2	0	6	0	0	63	2
MEZZ															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	MEZZ
1															4	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	1
BP1															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	BP1
<b>Total:</b>	<b>4</b>	<b>13</b>	<b>17</b>	<b>9</b>	<b>9</b>	<b>27</b>	<b>18</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>161</b>	<b>24</b>	<b>36</b>	<b>55</b>	<b>30</b>	<b>30</b>	<b>72</b>	<b>48</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>623</b>	
	2.5%	8.1%	10.6%	5.6%	5.6%	16.8%	11.2%	11.8%	0.0%	0.0%	5.6%	5.6%	0.0%	16.8%	0.0%	100.0%	4%	6%	9%	5%	5%	12%	8%	8%	0%	0%	2%	2%	0%	6%	0%	65%	

**UNIT TYPE AND BATHROOM RATIO**

	6/6 D (6 BR / 6 BA DUPLEX)	6/5 (6 BR / 5 BA)	5/4 (5 BR / 4 BA)	5/4B (5BR / 4 BA)	5/3 (5 BR / 3 BA)	4/4B (4 BR / 4 BA)	4/2B (4 BR / 2 BA)	4/2 (4 BR / 2 BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 B (2 BR / 2 BA)	2/1 B (2 BR / 1 BA)	1/1 (1 BR / 1 BA)	SUPER STUDIO	MICRO	TOTAL BATHS
Bath Per Unit	6	5	4	4	3	4	2	2	2	2	2	1	1	1	1	
Unit Type Count	4	13	17	9	9	27	18	19	0	0	9	9	0	27	0	
<b>Total</b>	<b>24.0</b>	<b>65.0</b>	<b>68.0</b>	<b>36.0</b>	<b>27.0</b>	<b>108.0</b>	<b>36.0</b>	<b>38.0</b>	<b>0.0</b>	<b>0.0</b>	<b>18.0</b>	<b>9.0</b>	<b>0.0</b>	<b>27.0</b>	<b>0.0</b>	<b>456</b>



THANK YOU!

**HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE**

**DRC CONCEPT: PART 01**  
**APPLICATION MATERIALS**



**CORE**



**HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE**

**Hub 5 @ 1001 N Park Avenue – Tucson, AZ**  
**Project Statement for Main Gate Overlay Pre-App Meeting**  
**Zoning Administration Application**  
**March 31, 2020**

**Core Tucson CU, LLC**, an affiliate of the developers Core Spaces, LLC (“CORE”) and Up Campus Properties (“UP”) (collectively, the “Developer”), is proposing an exciting new student housing complex (the “Project”), located on the former Arizona Credit Union site located at the northwest corner of Park Avenue and 1<sup>st</sup> Street near the U of A campus -- one of the last “focal point” corner sites in the Main Gate District.

The Project is located on three parcels, stretching from Park Avenue the alley in back, and from 1<sup>st</sup> Street to the south line of the 1031 N Park (“Sol”) building.

The Project will include Pima County Assessor’s parcel No. 115-04-495A (the “Property”). The Property is zoned C-1, is within the Main Gate Overlay District (“MGO”) and is currently developed with a commercial use (AZ Credit Union). Developer will use the MGO zoning option, as it encourages the heights and density appropriate for student housing near the University.

This **Pre-Application** MGO Design Package details the design of the Project to comply with the MGO’s design and development standards. Below is additional background on the Developer and its initial design for the Project.

**A. Developers**

Core’s and Up’s experience in the Main Gate District in Tucson is unparalleled and their experience nationwide is outlined in the firm bio attached to this Pre-application package.

Core has constructed three other projects (Hub 1, 2, 3) and Up principals spearheaded two other projects (now called Sol y Luna) within the Main Gate. Core-Up has nearly completed the “Main Gate V” project (Graduate Hotel & oLiV Apartments) and has just broken ground on “Hub 4” at 934 E Speedway.

This Hub 5 development is using the same, highly experienced and locally sensitive team that designed the prior projects. The Project’s architect is Antunovich Associates, a Chicago-based architecture firm, with expert knowledge of the Main Gate requirements and local aesthetic. The remaining team includes Grenier Engineering, Tucson Expediting and Permitting, and Chicago-based landscape architect, Site Design Group, LTD.

**B. Design Package**

The enclosed DRC Design Package illustrates the Project’s exterior design. The Project is a 10 Story building with 2 mezzanine levels and complies with the MGO’s permitted height (120 feet maximum), which is appropriate for a mixed-use project in this area.

The Project is consistent with and serves to transition the heights and densities of the nearby, taller student housing complexes. The Project uses a variety of materials, colors, bulk reductions, and fenestrations for a design that compliments the adjacent buildings. This design will meet the environmentally conscious design requirements of the MGO. The Project will have approximately 150-155 dwelling units, up to 599 beds (max), 75+/- parking spaces, and a double-height Amenity space that faces and activates the corner of Park & 1<sup>st</sup>. Given the difficulty of retail in this current environment and the desire to place retail in better locations (either down on University or up on Speedway Ave), the Developer is not including retail in this Project.

The Project also encourages multi-modal transportation with its walking distance to the University, CatTran, two Modern Streetcar stops, and by meeting the MGO’s requirements for short- and long-term bike spaces. The building’s design stresses safety for both residents and those near the building. The Project has no private balconies, and the common-area terrace and roof pool design will restrict access to the building’s edge to create a safer environment for both residents and the pedestrians below.

The Project’s streetscape is enhanced along both Park Ave, with the required 8’ wide sidewalk, and along 1<sup>st</sup> Ave, which has an extremely wide parkway and allows for a healthy landscape and seating buffer for pedestrian niches. The spaces created by the step-backs and mezzanines in the building will be landscaped and provide terraced common areas to the building with no individual unit access to those common areas. In addition, the terrace areas have landscape planter barriers to prohibit access to the building’s edges.

**C. Project Communication**

The Developer understands the importance of communication and coordination with the surrounding buildings/neighbors, the Marshall Foundation, and the University of Arizona during the DRC, construction and annual move-in day processes. As such, the Developer has had a courtesy review with the DRC on this project to specifically discuss the Urban Design Best Practices approach for the Project, which was positive.

Developer will continue to work with DRC on this design package, as we are experienced in working with stakeholders relative to the construction coordination, notices and coordinating move-in days with surrounding buildings and the University. This Project is not directly adjacent to individual neighbors/neighborhoods, and affiliates of Developer owns or manages many of the surrounding buildings in the Main Gate. Core/Developer is committed to that ongoing communication and coordination. For communication moving forward, Developer will implement the following communication measures:

- Construction Notice – Prior to commencing construction, Developer will send a letter to all surrounding property owners within 300 ft. of the Property letting them know the date construction will begin. The letter will also provide contact information for the onsite Project superintendent (or other project manager) and the Project manager.
- Move-in Coordination – Developer will coordinate with the other nearby private and University student housing complexes to ensure that construction activity does not negatively impact Fall student move-in dates.
- Closure Notifications – Developer will work with other nearby projects to develop a protocol during construction to notify via email the surrounding neighbors, the University, and the Marshall Foundation of road closures necessary for these construction sites.
- Night Concrete Pours - In the event that the Project requires night concrete pours, Developer will follow the City’s required process for exceptions to the noise ordinance. This process includes notifying surrounding properties, which Developer will comply with.
- Operation Notice – Once the Project is complete, Developer will send a letter to all surrounding property owners within 300 ft. of the Property letting them know the date the Project will open. This notice will include the contact information for the Project’s onsite property manager.



# Main Gate District Design Standard Compliance Hub at Tucson V – Park & First

## 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 ENERGY STAR OR COOL ROOF RATED AT LEAST 0.65 REFLECTIVITY AND AT LEAST 85% EMISSIVITY. (Ref. C-16-4)
  - Will comply.
3. USE LED OUTDOOR LIGHTING OF LESS THAN OR EQUAL TO 3600 KELVIN TO COMPLY WITH CITY OF TUCSON OUTDOOR LIGHTING CODE.
  - 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 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.

## 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. 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)
  - To Comply; See renderings and plans
4. DOORS AT PRIMARY PEDESTRIAN ENTRANCES MUST BE SHADED OR PROTECTED FROM THE WEATHER. (Ref. C-19.y)
  - Complies; See renderings and plans.
5. GLAZING SHALL BE LOW-E AND SHALL ALLOW A VISUAL CONNECTION THROUGH EITHER SIDE OF THE WINDOW. (Ref. C-19.AF)
6. 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)
  - To Comply; 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.

Zoning Topic	Zoning / Existing	Proposed / Comments
Zoning District – Base	C-1 (Commercial)	--
Overlay District	Main Gate Overlay District (MGD)	Proposed Development will utilize MGD zoning
Design Review	Design Review Committee (DRC)	Project subject to DRC review and approval
Assessor's Parcel Nos.	115-04-495A	Multiple lots within Parcel
Lot Area: (per Survey)	26,088 sf (+/-) [0.6 ac.]	No Change
Site Dimensions (per Survey)	150.48 ft. x 173.23 ft.	No Change
Uses	Permitted Uses: -Group Dwelling -General Merchandise Sales -Personal Services -Food Services	Proposed Uses: -Group Dwelling, and -General Merchandise Sales, and/or -Personal Services, and/or -Food Services
Building Height:	10 Stories; not to exceed 120 ft.	Base Building Height: - 10 Stories + Mezzanines / 120'-0" to Roof - Pool Terrace Height: 112'-8"
<b>SETBACKS</b>		
Front Setback (Park):	None	Varies; less than 2'-0" typ.
Front Setback (First):	None	Varies; less than 2'-0" typ. at 1 <sup>st</sup> Flr and mezz. up to 20' elev. 8' overhang beyond property line above 20' elev.
Rear Setback (Alley):	None	Varies; 5' setback minimum at 1 <sup>st</sup> Flr and mezz. Up to 20' elev. At property line above 20' elev.
Side Setbacks:	None	Varies; less than 2'-0" typ.
<b>MASSING TRANSITION</b>		
Massing Transition (Park/First)	At least 25% of street façade above 2 stories/26 ft. to be stepped back at least 12 ft. from façade at grade	See Upper Level Plans -Complies along First (25%) -Complies along Park (25%)
<b>DWELLING UNITS</b>		
Dwelling Units	No Requirement	161 provided
Beds	No Requirement	623 provided
Balconies	No Balconies allowed for Group Dwelling Use	No Balconies
<b>DENSITY / LOT COVERAGE</b>		
Density	No Restrictions	268 DU / acre (161 DUs)
Lot Coverage	No Restrictions	22,764 sf or 87% (of 26,088 sf)
Floor Area Ratio (FAR)	No Restrictions	9.37
Open Space:	Requirement: -Residential: 25 sf per DU (161 DUs) -Non-Residential: 15% on Non-Res. Site Area (not provided)	Required: -Residential: 4,025 sf required -Non-Resid.: 0 sf required Total Req'd.: 4,025 sf required

	-A roof amenity can count towards open space area,	Provided / Complies Above Grade: 9,480 sf provided Ground Level: 0 sf provided Total 9,480 sf provided
Landscape Area:	At least 25% of open space at ground level must be landscaped.	Required: -0 sf open space at grade
<b>PARKING</b>		
Parking (Residential):	0.5 sp. per DU (Base) 0.25 sp. per DU (Alternate; Park St. 50% Reduction With Approved Parking Statement)	Base: -81 spaces required -81 spaces provided [complies]
Parking (Non-Residential)	1.0 spaces per 2,000 sf (GFA)	-0 space required -0 space provided
Total Parking		Base: -81 spaces required -81 spaces provided [complies]
Bike Parking (Residential): -Short Term -Long Term	-0.3 spaces per DU -0.3 spaces per DU	Will Comply; See Site Plan -49 ST spaces required -49 LT spaces required
Bike Parking (Non-Residential): -Short Term -Long Term	-1 space per 5,000 sf (GFA); 2 min. -1 space per 12,000 sf (GFA); 2 min.	N/A – Non-Residential not provided -0 ST spaces required -0 LT spaces required
Loading:	Off Street berth at 12 ft. x 24 ft.	Loading Berth Provided; Alley access

ASSESSOR'S RECORD MAP

LAYOUT

115-04

FELDMAN'S ADDITION  
BLOCKS 001-032

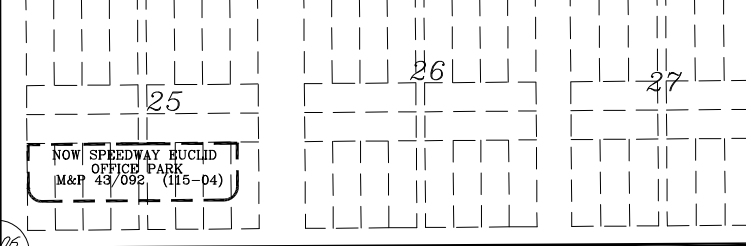
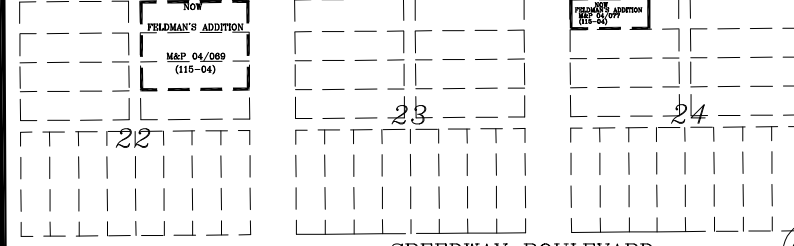
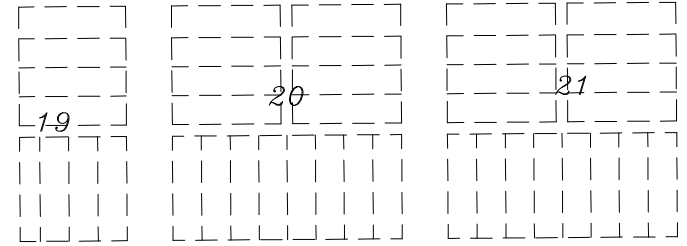
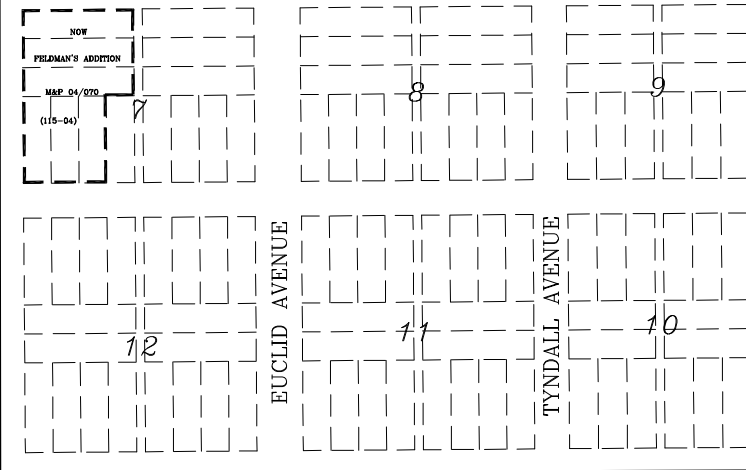
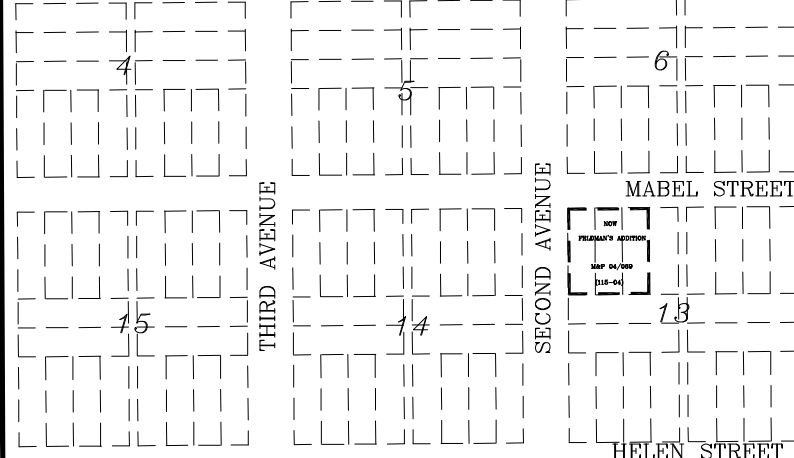
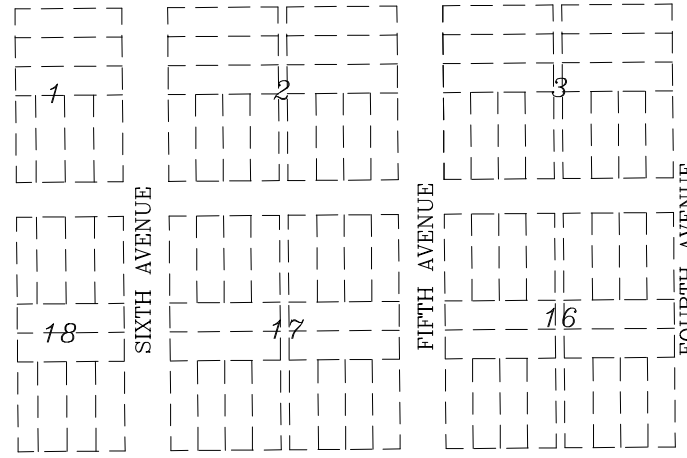
SEE DETAIL 1  
SCHUMACHER'S ADDITION  
BOOK 03 PAGE 004 M&P

SEE DETAIL 2  
TUCSON HEIGHTS ADDITION  
BOOK 02 PAGE 018 M&P

SEE DETAIL 3  
UNIVERSITY HOME ADDITION  
BOOK 01 PAGE 016 M&P

HIGHLAND PARK ADDITION  
BOOK 04 PAGE 45 M&P

BUENA VISTA ADDITION  
BOOK 01 PAGE 020 M&P

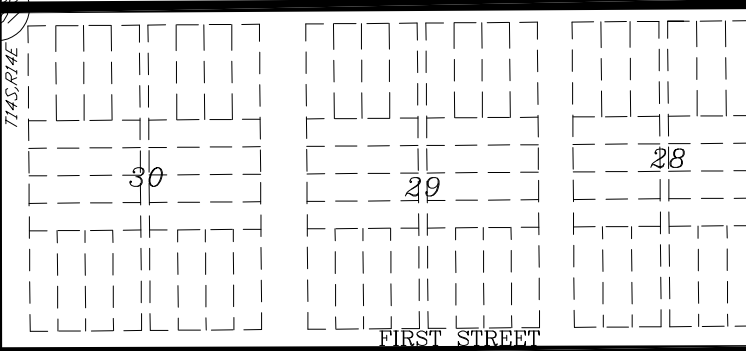


BUENA VISTA ADDITION  
BOOK 01 PAGE 020 M&P

CITY OF TUCSON  
SEE DETAIL 4

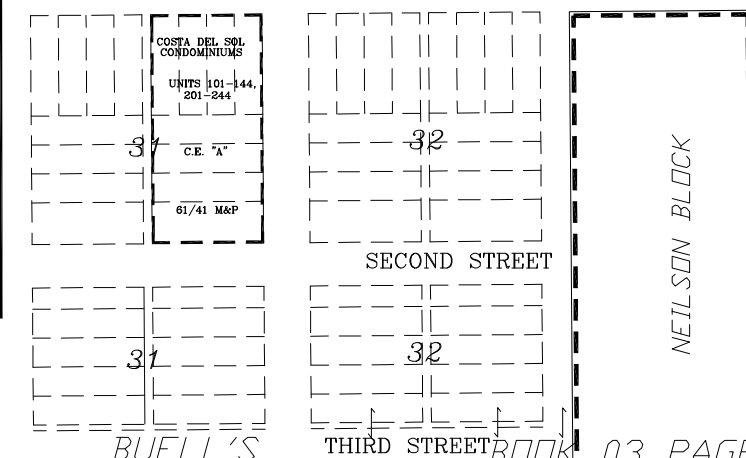
SEE DETAIL 5

SEE DETAIL 6



OLIVE HILL  
02/017 M&P

SEE DETAIL 7



SEE DETAIL 8

SEE BOOK 02 PAGE 035 M&P  
2019-3

S01,T14S,R13E  
S06,T14S,R14E  
S07,T14S,R14E

:\MP02\02035- 05/10/18 JLN DML



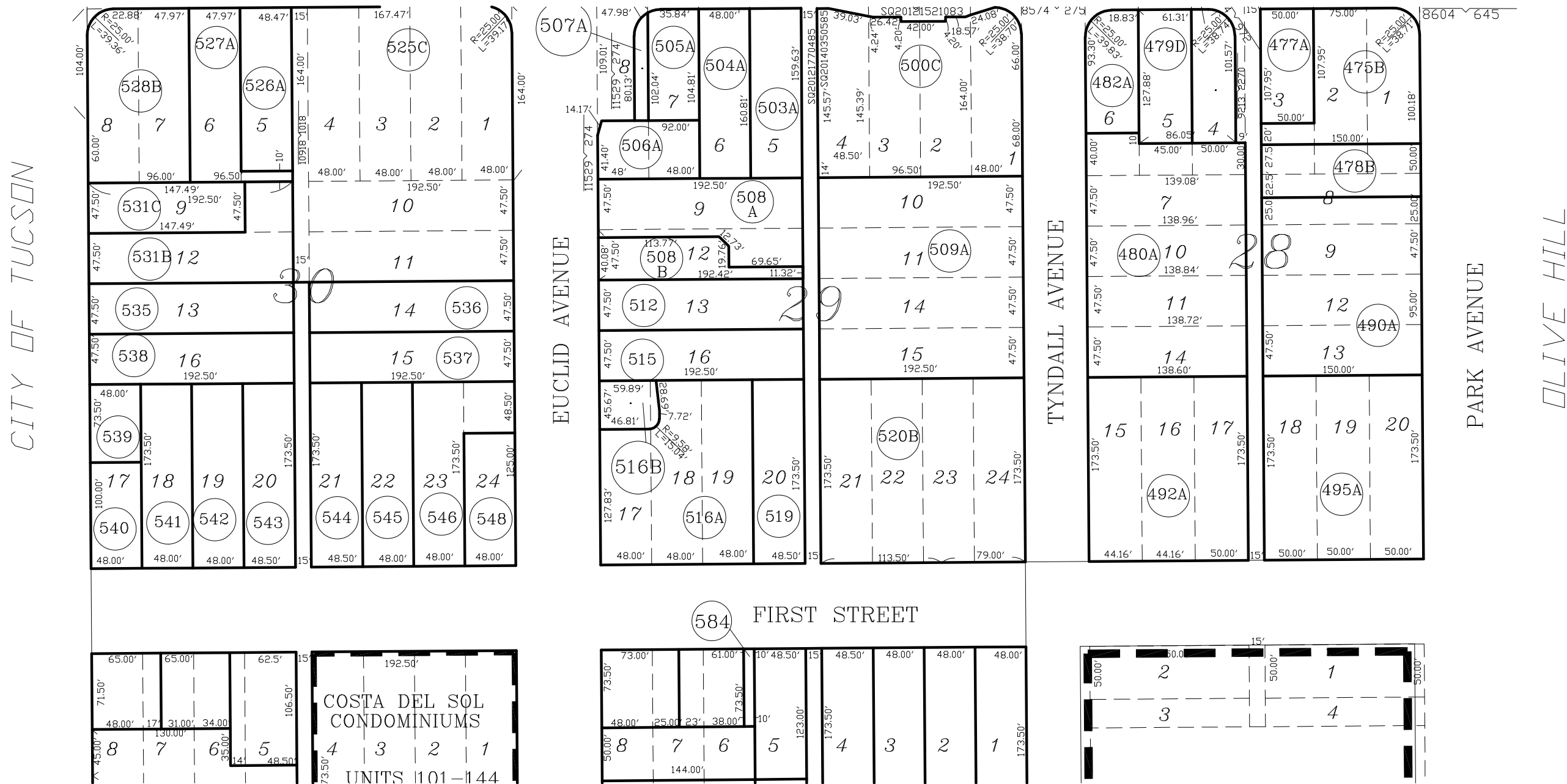
FEET  
ELECTRONIC DATA PROVIDED

pima  
county  
assessor

ASSESSOR'S RECORD MAP  
 115-04  
 FELDMAN'S ADDITION  
 BLOCKS 001-032

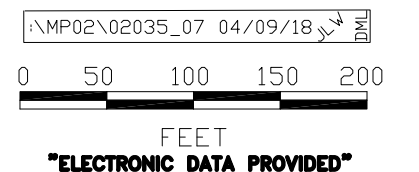
DETAIL 7

SEE DETAIL 6



SEE DETAIL 8

SEE BOOK 02 PAGE 035 M&P  
 2019-1  
 S01,T14S,R13E  
 S06,T14S,R14E  
 S07,T14S,R14E



Parcel Number: 115-04-495A

Property Address			
Street Number	Street Direction	Street Name	Location
929	E	1ST ST	Tucson
933	E	1ST ST	Tucson
1001	N	PARK AV	Tucson

Contact Information	
Property Owner Information:	Property Description:
MARSHALL CHARITABLE FOUNDATION 814 E UNIVERSITY BLVD TUCSON AZ 85719-5047	FELDMANS AMENDED LOTS 18 19 & 20 BLK 28

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	VACANT/AG/GOLF (2)	15.0	\$338,325	\$428,340	\$766,665	\$766,665	\$115,000
2021	VACANT/AG/GOLF (2)	15.0	\$338,325	\$419,055	\$757,380	\$757,380	\$113,607

Property Information					
Township:	Map:	Tract:	Census Tract:	Use Code:	Range:
14.0	2	500	500	1630 (CREDIT UNION)	14.0E
Section:	Plat:	Land Measure:	File Id:	Date of Last Change:	Block:
7	35	26,025.00F	1	5/7/2013	028
Lot:	Group Code:				
00018					

Valuation Area				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
6	1111044 DEL	01009301	02035 DEL	13

Recording Information (1)				
Sequence No.	Docket	Page	Date Recorded	Type
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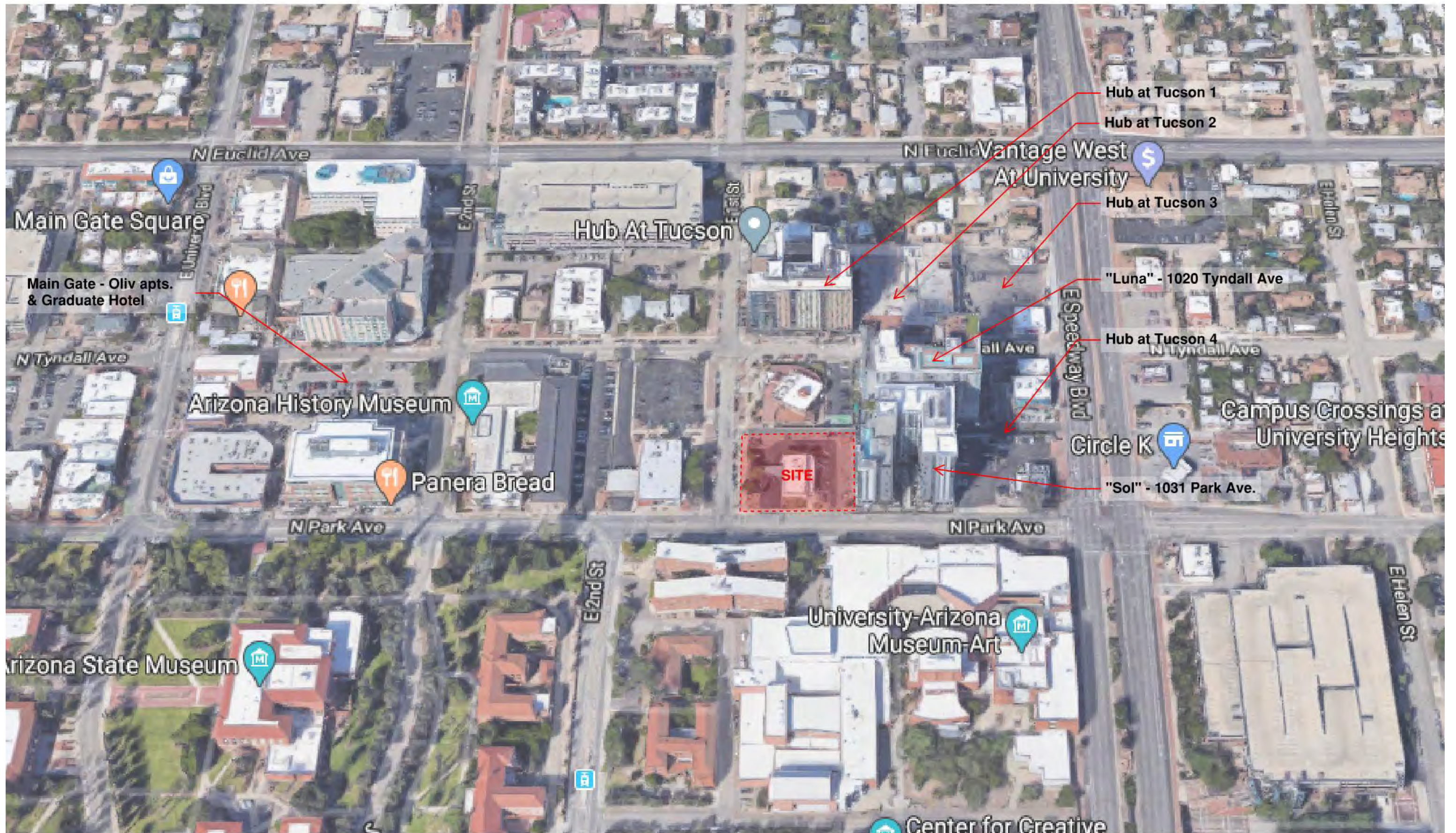
Commercial Characteristics				
Property Appraiser: Bill Boren Phone:				
Commercial Summary				
Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	3,599	\$419,055	\$0	\$0

Commercial Detail							
SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1990	162/3	0000000	3,599	\$532,814	\$396,414	BRANCH BANK
002-001	1976	101/3	0000000	0	\$5,067	\$2,007	COMMERCIAL YARD IMPROVEMENTS
003-001	1976	290/3	0000000	0	\$57,318	\$20,634	PARKING LOT

Petition Information (11)			
Tax Year	Owner's Estimate	Petition	Work Up
2018	\$194,250	pdf	pdf
2014	\$419,940		
2012	\$256,630		
2011	\$290,000		
2009	\$279,960		
2008	\$291,625		
2006	\$209,970		
2005	\$280,000		
2004	\$235,000		
2003	\$315,000		
2002	\$300,000		

Permits (4)											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T99EL01461	COTH ~ FINAL	06/25/1999	11/17/1999	TUC	\$0	0		07/31/2007			0
Description: SIGNS:CIRCUIT:9906086											
T99EL01462	COTH ~ FINAL	06/25/1999	09/22/1999	TUC	\$0	0		07/31/2007			0
Description: SIGNS:CIRCUIT:9906086											
CSPEC10989	SPEC ~	11/30/2011	12/21/2011	ASR							
Description: PLEASE CK IMPS AGAINST THE PRC, IT DOES NOT LOOK LIKE THE ADD HAS BEEN PICKED UP OR THAT THE IMPS ARE CORRECT.											
T04CM05620	CALT ~ FINAL	02/16/2005	09/29/2005	TUC	\$250,000	3,682	2/*				0
Description: TI:BANK											

Notes (9)	
Created: 8/8/2017 Modified: 8/9/2017	19 Notice: Change legal class from 100% Class 1 to 100% Class 2 (property is a credit union). No Rule B. Applied on 18 petition/SBOE recommendation.
Created: 8/8/2017 Modified: 8/8/2017	18 Petition: Current use is a credit union. Change legal class from 100% Class 1 to 100% Class 2. Rule B.
Created: 10/18/2013 Modified: 10/18/2013	PETITION 2014 B LEVEL RULE A
Created: 12/12/2011 Modified: 12/12/2011	PETITION 2012 B LEVEL
Created: 12/5/2011 Modified: 12/5/2011	2013N Updated BookMap photos&CCS,drew APEX based on 2005 permit. Change SF from 2333sf to 3523SF & Eff. Age to 1999. N/C UseCode, Class/Ratio.
Created: 11/4/2008 Modified: 11/4/2008	2009 SBOE LEVEL: REVIEWED & ADJUSTED .
Created: 12/2/2005 Modified: 12/2/2005	2006 B LEVEL OK
Created: 10/15/2004 Modified: 10/15/2004	B-LEVEL OK
Created: 11/18/2003 Modified: 11/18/2003	SBOE LEVEL OK





1ST AVENUE LOOKING NORTH-EAST



1ST AVENUE LOOKING NORTH-WEST



PARK AVENUE LOOKING WEST



PARK AVENUE LOOKING SOUTH-WEST



SPEEDWAY BOULEVARD AND PARK AVENUE NORTH ELEVATION



HUB AT TUCSON I



MAINGATE OLIV / GRADUATE RENDERING



HUB AT TUCSON II

# HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE





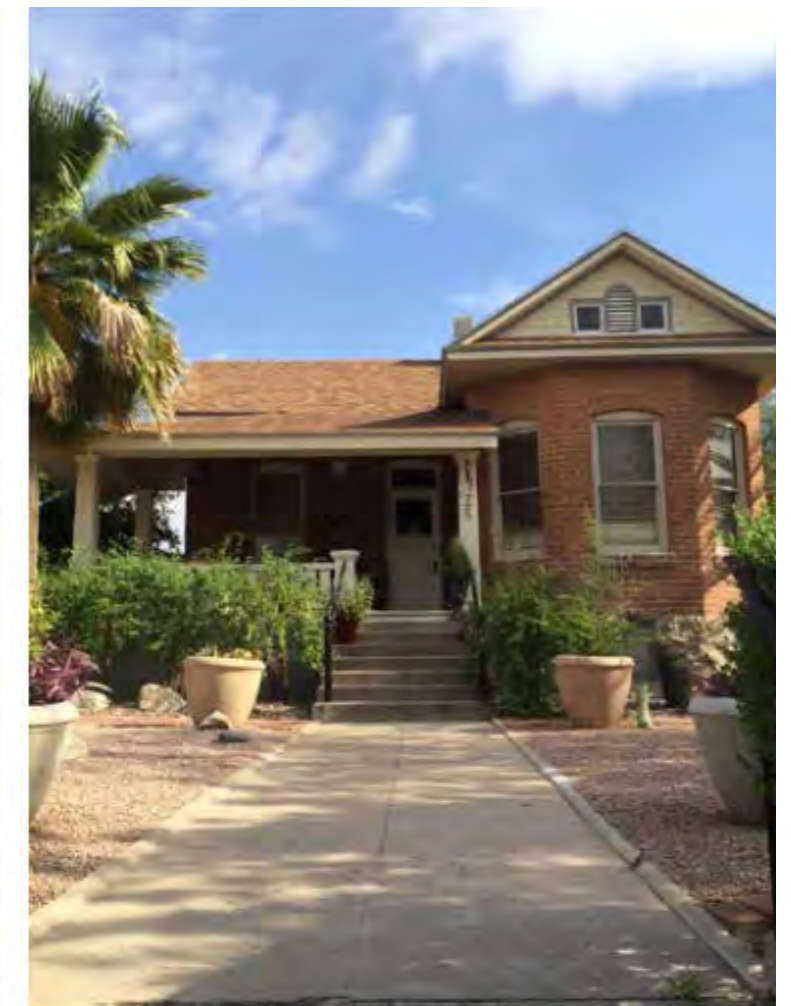
HUB AT TUCSON III AT SPEEDWAY AND TYNDALL AVENUE



HUB AT TUCSON IV AT SPEEDWAY AND PARK AVENUE RENDERING



## HUB V AT TUCSON - 1001 N. PARK AVE DRC DESIGN PACKAGE



**GENERAL NOTES:**

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE COMMITMENT FOR TITLE INSURANCE (TITLE REPORT) ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT AND ISSUING OFFICE FILE NO. 690828, COMMITMENT DATE MARCH 11, 2020, REVISION No. "1st". EASEMENTS AND ITEMS OF RECORD MAY BE LIMITED TO THOSE SHOWN ON THE NOTED TITLE REPORT. ANYONE HAVING AN INTEREST IN THE SUBJECT PROPERTY SHOULD OBTAIN A COPY OF THE NOTED TITLE REPORT AND REVIEW THE SCHEDULE B ITEMS.
- BASIS OF ELEVATIONS:** THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE CITY OF TUCSON (COT) BENCHMARK NO. 128, BEING A CHISELED "X" ON THE SOUTHEAST CORNER OF THE CONCRETE SIGNAL LIGHT BASE AT THE NORTHEAST CORNER OF SPEEDWAY BOULEVARD AND DENZA AVENUE. SAID ELEVATION BEING 2430.34 (NAD-83) PER COT FIELD BOOK 1989-X, PAGE 9.
- BASIS OF BEARINGS:** THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF TYNDALL AVENUE, FROM SPEEDWAY BOULEVARD TO FIRST STREET. SAID BEARING BEING NORTH 00°22'50" WEST, PER SEQUENCE NO. 2012-1940103, RECORDS OF SURVEY.
- REFERENCES USED FOR THIS SURVEY INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:  
BOOK 1, PAGE 21, MAPS & PLATS.  
BOOK 2, PAGE 35, MAPS & PLATS.  
SEQUENCE NO. 2011-3480148, RECORDS OF SURVEY.  
SEQUENCE NO. 2012-1940103, RECORDS OF SURVEY.
- ASSESSORS PARCEL NUMBERS (APN'S), STREET NAMES, OWNERS NAMES AND ADDRESSES, IF SHOWN HEREON, ARE FROM THE PINA COUNTY GIS WEBSITE, APRIL 20, 2020.  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 2 and No. 13)
- FLOODPLAIN:** THIS PROJECT IS LYING WITHIN F.E.M.A. FLOODPLAIN ZONE "X" (UNSHADED), SAID ZONE "X" (UNSHADED) BEING REFERRED TO AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODPLAIN MAP 04019C2277L, MAP REVISION DATE JUNE 16, 2011.  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 3)
- THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 26,088 SQUARE FEET (0.5989 ACRES), MORE OR LESS.  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 4)
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON CLASSIC SURVEY GROUND TOPOGRAPHIC METHODOLOGY USING RTK GPS AND ROBOTIC TOTAL STATION EQUIPMENT. ADD 2400 FEET TO ALL SPOT ELEVATIONS AND CONTOUR LABELS.  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 5)
- THERE ARE 25 REGULAR STRIPED PARKING SPACES AND 2 HANDICAP ACCESSIBLE STRIPED PARKING SPACES WITHIN THE BOUNDARY OF THE SUBJECT PARCEL.  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 9)
- THIS IS AN ABOVE GROUND SURVEY ONLY. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 11)
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 16)
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS NOT PROVIDED TO THE SURVEYOR. THERE WAS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS (THE SOUTH SIDE OF FIRST STREET IS UNDER CONSTRUCTION).  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 17)
- THERE ARE NO PLOTTABLE OFFSITE EASEMENTS CONTAINED IN THE TITLE REPORT FOR THIS PROJECT.  
(ALTA/NSPS OPTIONAL TABLE ITEM No. 19)
- THE WORD "CERTIFY" OR "CERTIFICATION" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THIS SURVEY WAS PERFORMED BY PAUL M. COTE, AZ RLS 50761.

**TITLE REPORT LEGAL DESCRIPTION:**

LOTS 18, 19 AND 20, BLOCK 28, OF THE AMENDED MAP OF FELDMAN'S ADDITION, A SUBDIVISION OF PINA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 2 OF MAPS AND PLATS, PAGE 35.

**SCHEDULE B EXCEPTIONS:**

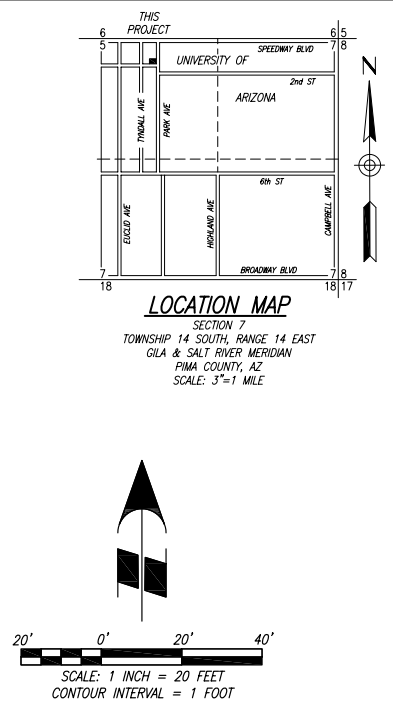
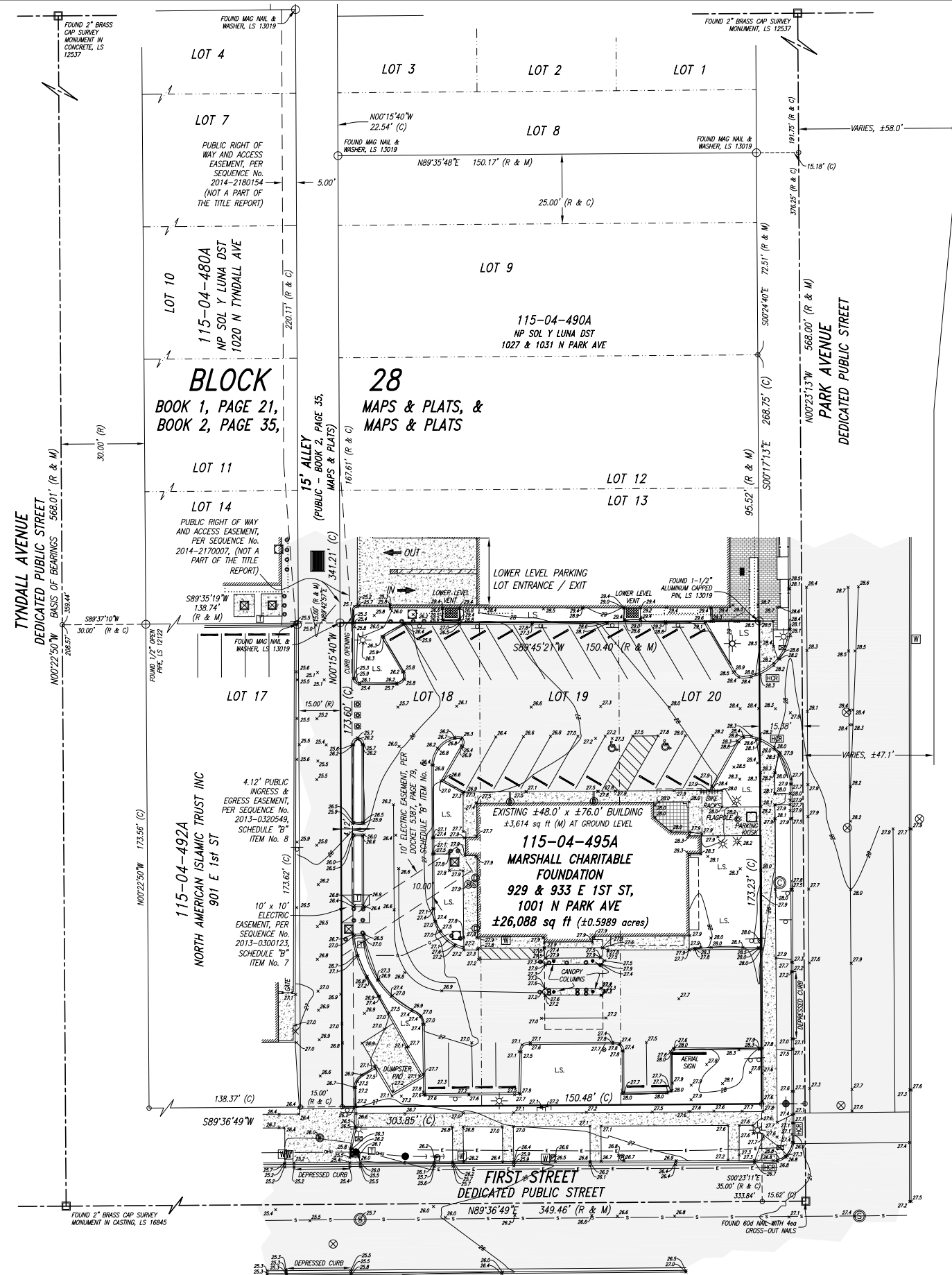
- THE FOLLOWING SURVEY RELATED ITEMS ARE REFERENCED AS SCHEDULE B EXCEPTIONS IN THE AFOREMENTIONED TITLE REPORT:
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (SAID PATENTS NOT PROVIDED)
  - EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 5387, PAGE PAGE 79. (EASEMENT SHOWN HEREON)
  - EASEMENT FOR ELECTRIC LINES AND APPURTINANCE FACILITIES OF THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN SEQUENCE NO. 2013-0300123. (EASEMENT SHOWN HEREON)
  - EASEMENT FOR PUBLIC INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN SEQUENCE NO. 2013-0300123, SCHEDULE "B" ITEM No. 7. (EASEMENT SHOWN HEREON)
  - THE FOLLOWING MATTER(S) DISCLOSED BY SURVEY OF SAID LAND BY \_\_\_\_\_, JOB NO. \_\_\_\_\_, DATED \_\_\_\_\_ (THIS IS SAID SURVEY - NOTE SHOULD BE UPDATED AFTER TITLE COMPANY REVIEW)

**CERTIFICATION:**

TO STEWART TITLE GUARANTY COMPANY; to CS ACQUISITION VEHICLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; and to MARSHALL FOUNDATION, AN ARIZONA NON-PROFIT CORPORATION, FORMERLY MARSHALL CHARITABLE FOUNDATION, AN ARIZONA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 8, 9, 11 (LIMITED TO ABOVE GROUND VISIBLE UTILITIES, UTILITY MARKINGS BY OTHERS, AND READILY AVAILABLE ONLINE UTILITY PLANS), 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2020.

APRIL 21, 2020  
PAUL M. COTE, R.L.S.  
ARIZONA REGISTRATION NO. 50761



- LEGEND:**
- (R) RECORD BEARING AND/OR DISTANCE
  - (M) MEASURED BEARING AND/OR DISTANCE
  - (C) CALCULATED BEARING AND/OR DISTANCE
  - FOUND SURVEY MONUMENT, AS NOTED
  - FOUND PROPERTY CORNER, AS NOTED
  - CALCULATED POINT, NOTHING FOUND OR SET
  - GAS METER
  - WATER METER BOX (MAY OR MAY NOT CONTAIN METER)
  - WATER VALVE
  - FIRE HYDRANT
  - BACK FLOW PREVENTER
  - TRANSFORMER
  - ELECTRIC JUNCTION BOX
  - PARKING LOT or STREET LIGHT
  - LANDSCAPE LIGHT
  - UTILITY POLE
  - GUY WIRE
  - COMMUNICATION PEDESTAL
  - COMMUNICATION MANHOLE
  - PARKING METER
  - STORM DRAIN MANHOLE
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - ROOF DRAIN
  - STREET SIGN
  - LANDSCAPED AREA
  - HANDICAP RAMP
  - CONCRETE PARKING BUMPER
  - BOLLARD
  - HANDICAP PARKING SYMBOL
  - MONUMENT LINE
  - PROPERTY LINE
  - ORIGINAL SUBDIVISION LOT LINE
  - EASEMENT LINE
  - OVERHANGING BALCONY
  - APPROXIMATE ROOF LINE
  - APPROXIMATE UNDERGROUND SANITARY SEWER, PER BLUESTAKING
  - APPROXIMATE UNDERGROUND NATURAL GAS, PER BLUESTAKING
  - APPROXIMATE UNDERGROUND ELECTRICAL, PER BLUESTAKING
  - OVERHEAD UTILITY LINE(S)
  - PAVEMENT STRIPE
  - MASONRY WALL
  - VERTICAL CURB
  - PAVEMENT
  - CONCRETE
  - BRICK PAVERS
  - TILE FLOOR
- 115-04-490A ASSESSOR'S PARCEL NUMBER, PER PINA COUNTY GIS WEBSITE

- THIS AUTOCAD DRAWING FILE CONTAINS 983 CIVIL 3D COGO POINTS.
- THE SURFACE CONTAINS 677 CIVIL 3D COGO POINTS, 556 CIVIL 3D COGO POINTS ARE DISPLAYED ON THIS SHEET (LAYER: ZZ-SURFACE-P), AND 121 CIVIL 3D COGO POINTS ARE FROZEN FOR CLARITY (LAYER: ZZ-SURFACE-P-HIDE).
- THE REMAINING 306 CIVIL 3D COGO POINTS THAT ARE NOT A PART OF THE SURFACE ARE ALSO FROZEN FOR CLARITY (LAYER: ZZ-NO-SURFACE-P).

ALTA/NSPS LAND TITLE SURVEY  
"HUB 5" - 1001 N. PARK AVENUE  
A PORTION OF BLOCK 28 OF "FELDMAN'S ADDITION", BOOK 1, PAGE 21, MAPS & PLATS, & BOOK 2, PAGE 35, MAPS & PLATS, BEING A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PINA COUNTY, ARIZONA

**PLUS** PUT LAND SURVEYING, INC.  
4817 EAST FIFTH STREET, TUCSON, ARIZONA, 85711  
TELEPHONE: (520) 790-8373 FAX: (520) 512-8373

DESIGNED: N/A  
DRAWN: PMC  
CHECKED: DLP  
DATE: 4/21/20  
JOB No. 20-122

1 of 1