

CHANGES SUBMISSION. SET-3

DRC Meeting Package Submission - **APPROVED DESIGN 05-1-2015**



Proposed Student Housing at Tyndall Avenue

The Hub at Tucson II

Core Campus Development Team

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

Zoning Attorney

- Lazarus, Silvyn & Bangs PC

Civil Engineer

- Grenier Engineering

Core Campus Management Team

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

Architect

- Antunovich Associates

Landscape Architect

- Ensign Design, LLC





SPEEDWAY BOULEVARD

EUCLID AVENUE

Hub 2

TYNDALL AVENUE

PARK AVENUE

Hub 1

FIRST STREET

SECOND STREET



The Hub at Tucson II



The Hub at Tucson II



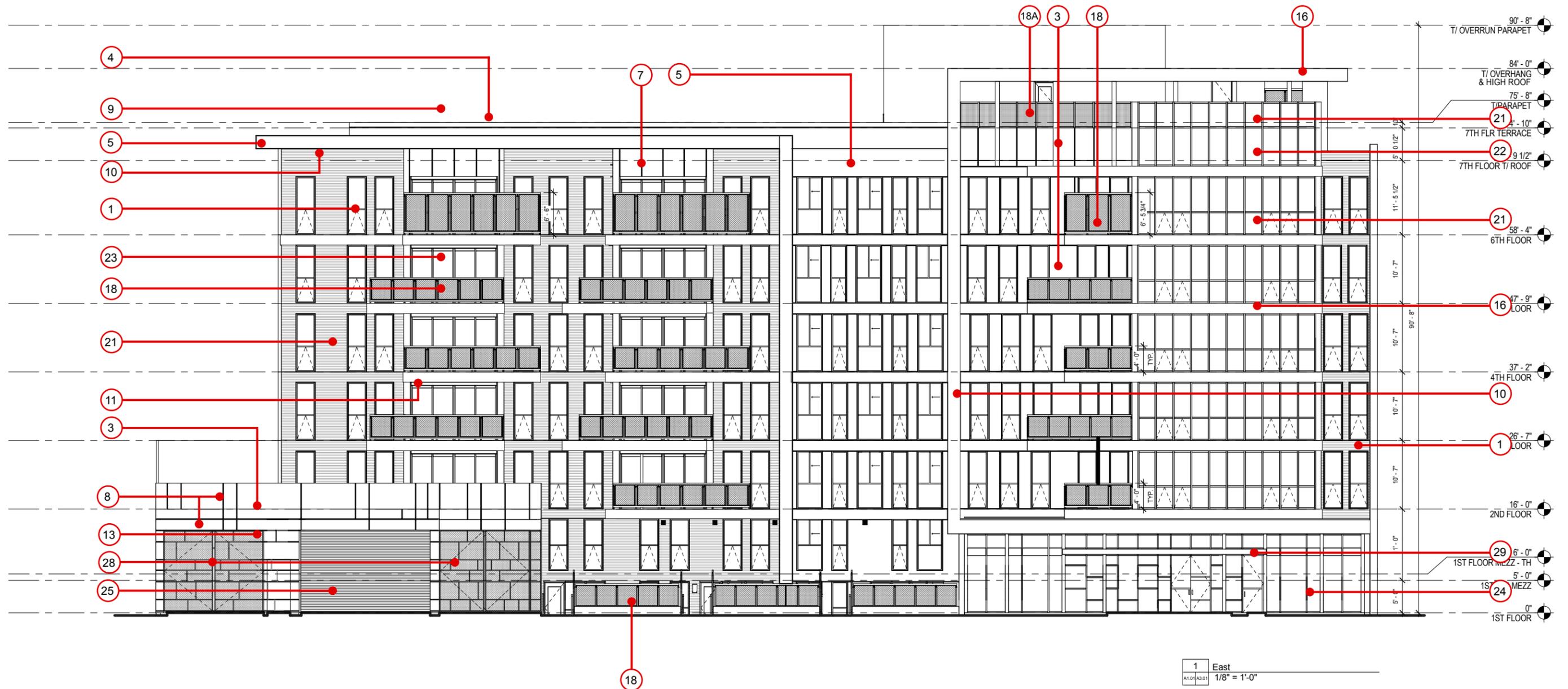
EXTERIOR MATERIAL LEGEND

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

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

21. Aluminum thin frame window system with low E glass. Aluminum paint finish.
22. Aluminum thin frame window system with low E spandrel glass. Aluminum paint finished.
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The Hub at Tucson II



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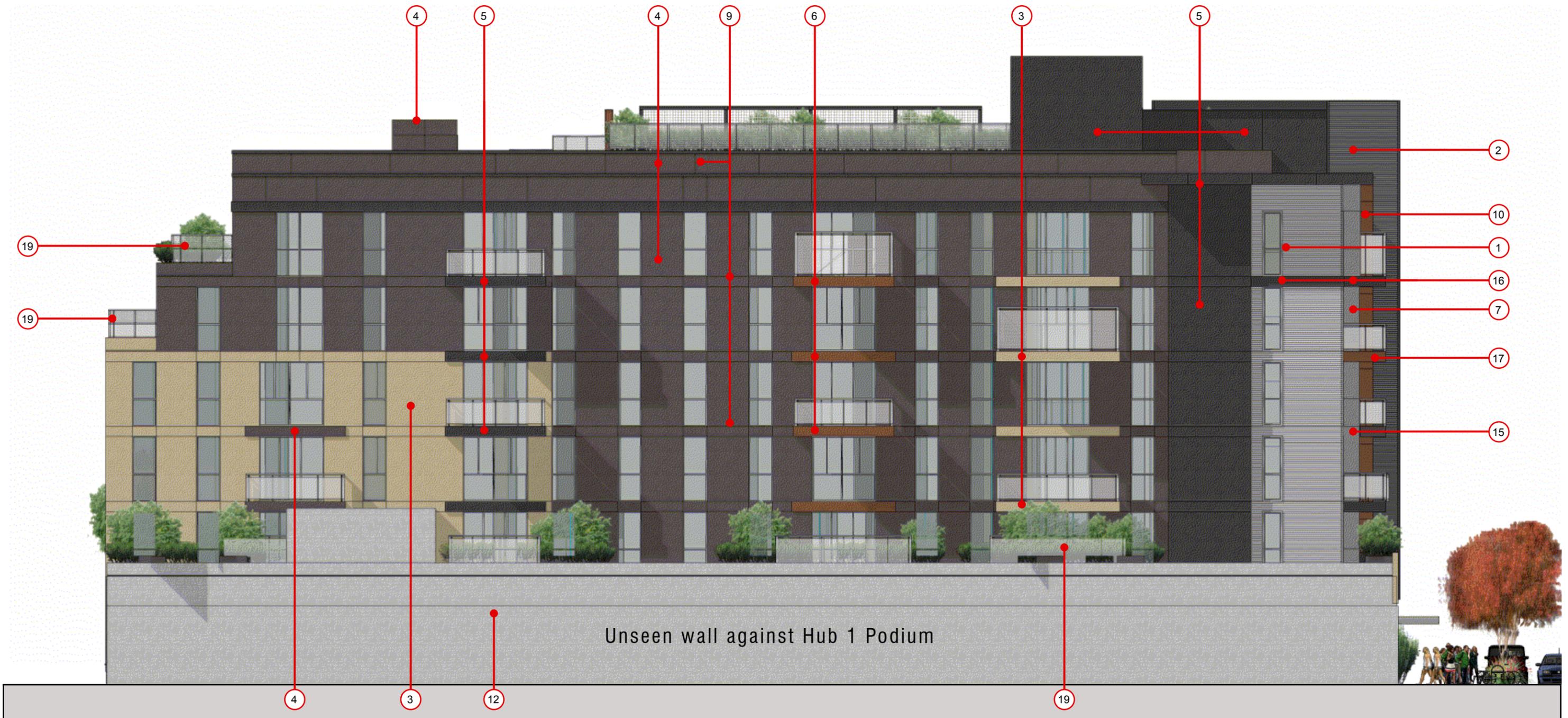
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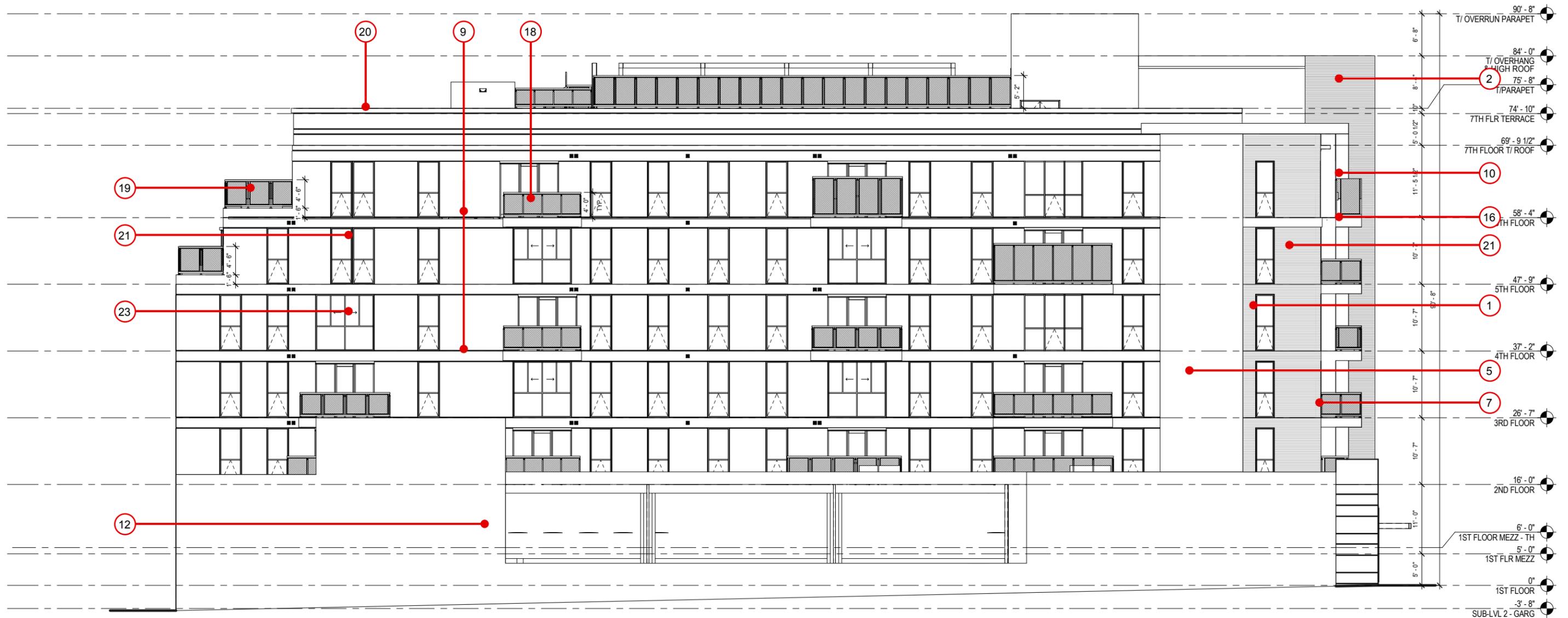




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1 South
 1/8" = 1'-0"

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The Hub at Tucson II

Core Campus Developers | Antunovich Associates Architecture · Planning · Interiors

Rendering View-1

13

Tucson, Arizona | May 8th, 2015



The Hub at Tucson II

Core Campus Developers | Antunovich Associates Architecture · Planning · Interiors

Rendering View-2

Tucson, Arizona | May 8th, 2015



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Rendering View-3

Tucson, Arizona | May 8th, 2015



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Rendering View-4

Tucson, Arizona | May 8th, 2015



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Rendering View-5

Tucson, Arizona | May 8th, 2015



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Rendering View-6

Tucson, Arizona | May 8th, 2015



hub **The Hub at Tucson II**



The Hub at Tucson II



15' PUBLIC ALLEY



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

EXISTING 13 STORY BUILDING

1ST FLOOR MEZZANIN





The Hub at Tucson II



EXISTING 13 STORY BUILDING

15' PUBLIC ALLEY

1" = 3/8" FLOOR PLAN
 Vertical: 1/8" = 1'-0"







EXISTING 13 STORY BUILDING

15' PUBLIC ALLEY

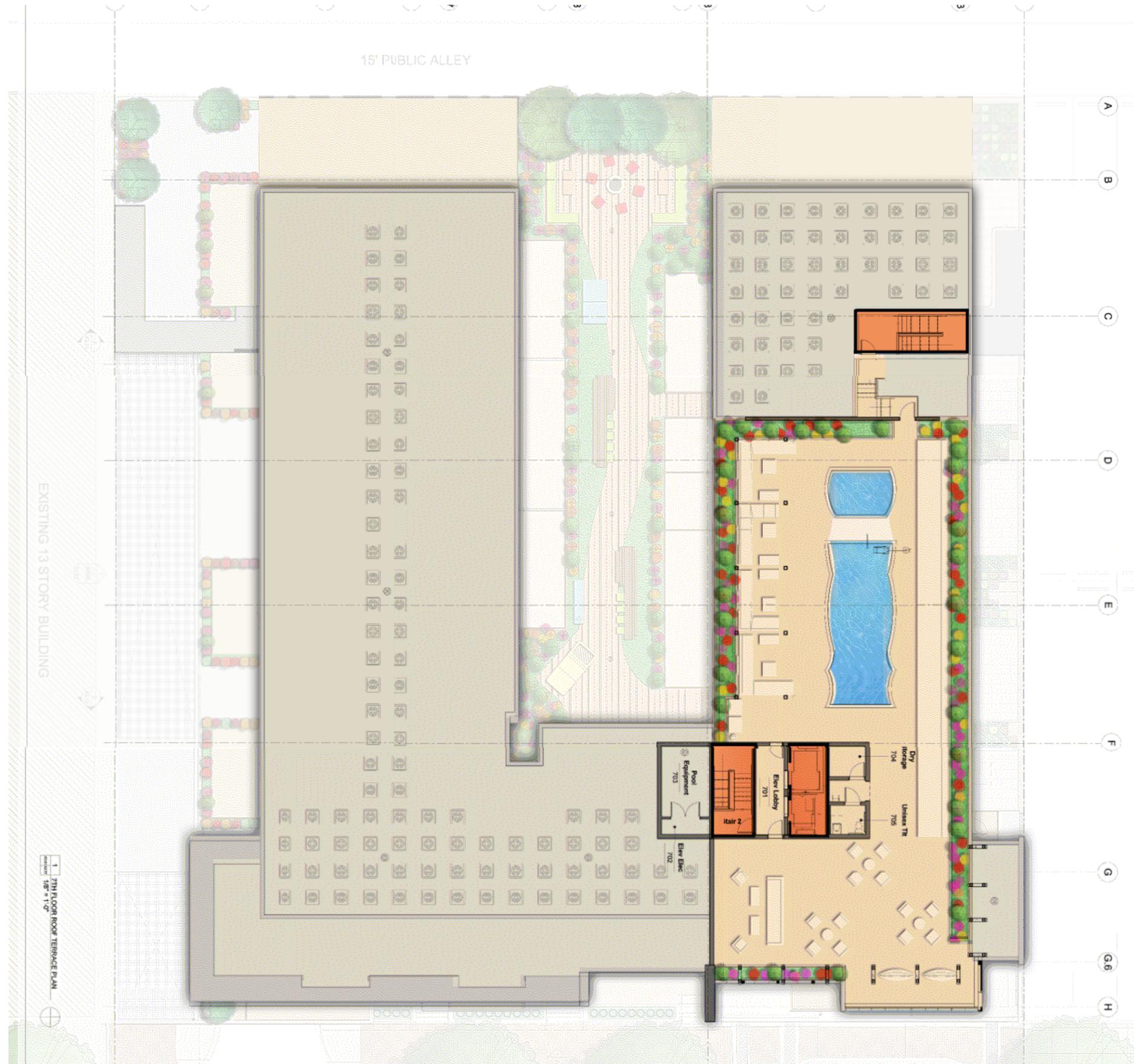
1 5TH FLOOR PLAN
Scale: 1/8" = 1'-0"

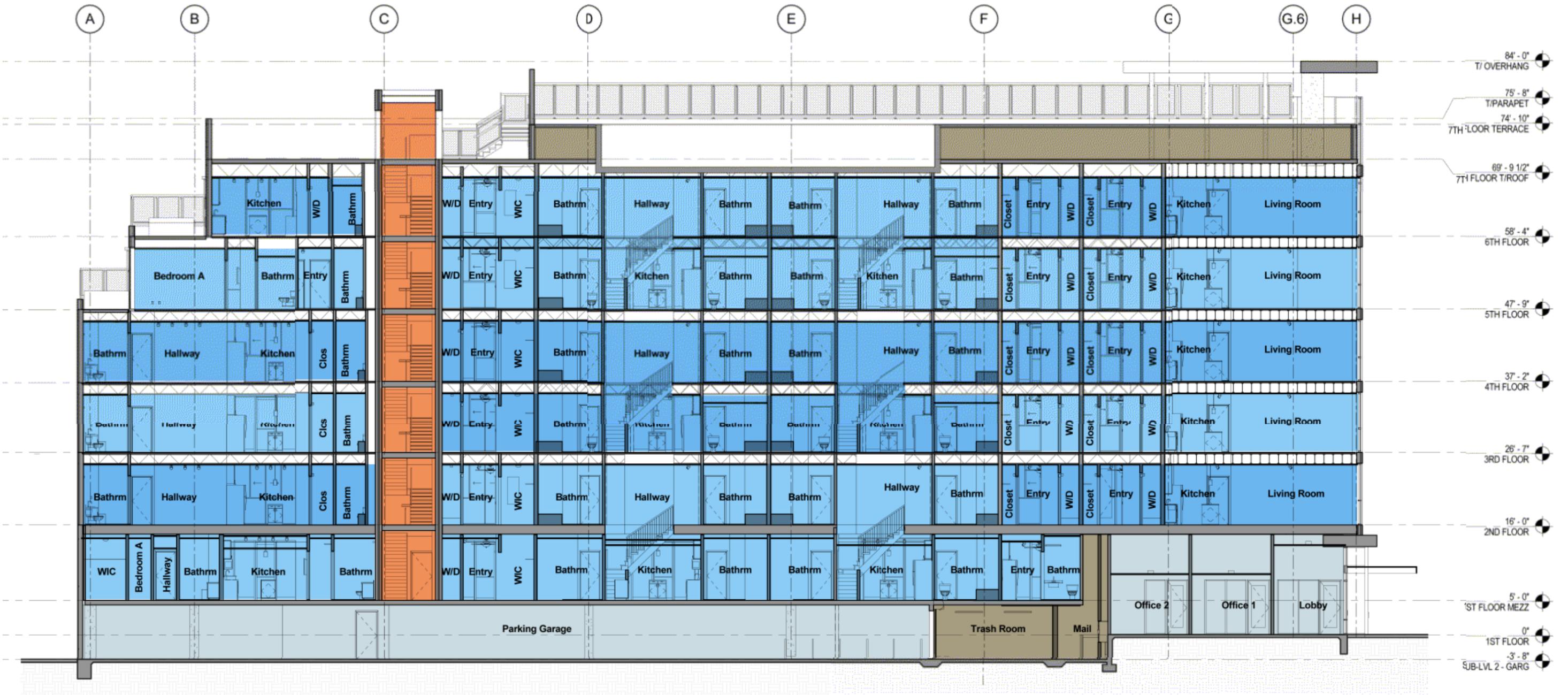




1 - SIXTH FLOOR PLAN
 Vertical: 1/8" = 1'-0"







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



The Hub at Tucson II



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



	zoning code reqs	notes	proposed	reference
Zoning Code	2012	Tucson Land Use Code		
Site Information				
National Register	No	West University N.R. Historic District	no change	adjacent across alley from NR district & contributing property
zoning classification				
Overlay District	R-3	Residence Zone		
Subarea		Main Gate District Development overlay	no change	amended August 7, 2012
lot area gsf	36,575	Tyndall subarea of Area 1 special area	no change	
lot area acres	0.84	192.5'x190'	no change	
use group	Residential / Commercial		Residential / Commercial	C-2.a
use category	Group Residential	Permitted per District Overlay		C-2.a (26)
use category	Retail	Permitted per District Overlay		C-2.a (30)
bulk and density				
Max FAR	n/a	no maximum FAR in District		per C-3 Table 1 - Development Standards
Min lot area	n/a	no minimum lot area standards		
Min lot width	n/a	no minimum lot width standards		
Max lot coverage	n/a	no maximum lot coverage in District		
Max density	n/a	no maximum lot density in District		
height limit	84 ft	6 stories max.	84 ft	(max.) D-4.a & Figure 8
development standards				
Historic Preservation	Yes	Design to complement adjacent Contributing properties	to comply	C-19 Design Standards
Lighting	Yes	See MGD document for full scope of Lighting requirements	to comply	C-19.a - c
Building Materials and Colors	Yes	See MGD document for full scope of Building Material and Color requirements	to comply	C-19.d - k
Architectural Elements and Features	Yes	See MGD document for full scope of Architectural Elements and Feature requirements	to comply	C-19.l - r
Building Articulation	Yes	See MGD document for full scope of Building Articulation requirements	to comply	C-19.s - x
Doors	Yes	See MGD document for full scope of Door requirements	to comply	C-19.y - .ae
Windows and Glazing	Yes	See MGD document for full scope of Window and Glazing requirements	to comply	C-19.af - .ah
Building Facades	Yes	See MGD document for full scope of Building Facade requirements	to comply	C-19.ai
Streetscape	n/a	property not along Speedway Blvd. & Euclid Ave.		C-19.aj
Height & Mass Transition	Yes	reduce effective visual bulk over 2 stories (26 ft.)	to comply	C-17.a
Special Bulk Reduction Plan	Yes	25% of street front setback atleast 12-ft.	42% provided	C-17.a
Environmentally Conscious Design Practices	Yes	West side of Tyndall Ave.	to comply	D-4.b
	Yes	Include (5) or more of 16 concepts - see MGD document for full list	to comply	C-16
minimum setbacks				
front (street)	n/a	none	to comply	per C-3 Table 1 - Development Standards
other	n/a	none	to comply	per C-3 Table 1 - Development Standards
side	n/a	none	to comply	per C-3 Table 1 - Development Standards
maximum setbacks				
front (street)	Yes	15-ft. max.	to comply	per C-3 Table 1 - Development Standards
other	n/a	none	to comply	per C-3 Table 1 - Development Standards
side	n/a	none	to comply	per C-3 Table 1 - Development Standards
minimum perimeter yard	n/a	no minimum perimeter yard width		per C-3 Table 1 - Development Standards
open space				
residential	yes	25 sf per DU	to comply	per C-3 Table 1 - Development Standards
retail	yes	15% of the site area - 5,486 sf	to comply	per C-3 Table 1 - Development Standards
minimum landscape area	yes	atleast 25% of open space at ground level	37% provided	open space at 2nd floor; per C-3 Table 1 - Development Standards
vehicle parking				
min parking for Residential	yes	0.50 space per DU	0.73 space	C-5.a
max parking for Residential	yes	1 space per DU	0.73 space	95 Dwelling Units/70 spaces provided
min parking for retail	yes	min. of the greater of 2 spaces or 1 space per 2,000 sf GFA	n.a.	95 Dwelling Units/70 spaces provided
bicycle parking			to comply	
short-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	50 provided	C-5.b - Additional bike storage in units
long-term parking for Residential	yes	min. of the greater of 0.3 spaces per DU or 3 spaces	29 provided	95 DU x 0.3 = 29 spaces required
short-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 5,000 sf GFA	n.a.	no retail area provided
long-term parking for Retail	yes	min. of the greater of 2 spaces or 1 space per 12,000 sf GFA	n.a.	no retail area provided
loading				
Off-Street loading zone	yes	atleast 12 ft x 24 ft	50' x 18' prov.	C-6.1



Main Gate District Design Standard Compliance Hub at Tucson II

ENVIRONMENTALLY CONSCIOUS DESIGN PRACTICES COMPLIANCE (SECTION C-16)

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

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

DESIGN STANDARD COMPLIANCE (SECTION C-19)

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

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

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

UTILITY FACILITIES DESIGN STANDARD COMPLIANCE (SECTION C-8)

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

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

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



The Hub on Tyndall Avenue Tucson, Arizona

Plant Material Options

*Trees are required to be Single Trunk
Specimens*

*Shrubs within the sight visibility triangles
must be under 30" tall.*

TREE

*Pistacia Chinensis
Single Trunk*



SHRUBS AND GROUNDCOVER

Candillila

*Euphorbia antisyphiliica 5 Gal.
Planters inside Sight Visibility Triangles*

Damianita

Chrysactinia mexicana 5 Gal.

Red yucca

*Hesperaloe parviflora 5 Gal.
Planters outside Sight Visibility Triangles*



The Hub on Tyndall Avenue Tucson, Arizona

Terrace Gardens Trees

*Desert Museum Palo Verde
Parkinsonia 'Desert Museum'*



*Little Leaf Ash
Fraxinus greggii*



*Mexican Bird of Paradise Tree
Caesalpinia mexicana*

*Palo Blanco
Acacia williardiana*



*Texas Mountain Laurel
Sophora secundiflora*



The Hub on Tyndall Avenue Tucson, Arizona

Terrace Gardens Shrubs and Groundcover

Autumn Sage
Salvia greggii

Bougainvillea 'Barbara Karst'
Bougainvillea glabra

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

Dallas Red Lantana
Lantana 'Dallas Red'

Damianita
Chrysactinia mexicana 5 Gal.

Compact Myrtle
Myrtus communis 'Compacta'

Firecracker Bush
Hamelia patens 'Sierra Red'

Mexican Honeysuckle
Justicia spicigera

Muhlenbergia 'Autumn Glow'
Muhlenbergia Lindheimeri 'Autumn Glow'

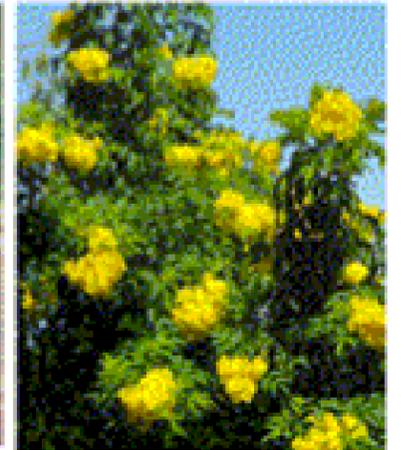
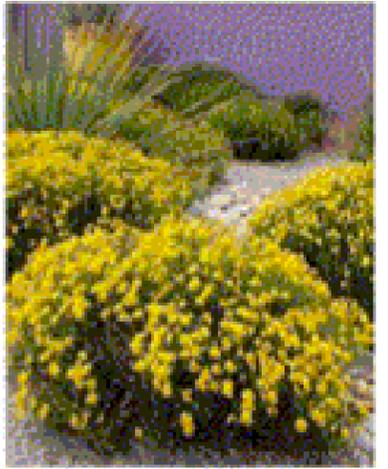
Muhlenbergia 'Regal Mist'
Muhlenbergia capillaris 'Regal Mist'

Penstemon
Penstemon eatoni / baccharifolius

Mexican Petunia
Ruellia brittoniana 'Purple Showers'

Trailing Rosemary
Rosmarinus officinalis prostratus

Yellow Bells
Tecoma stans 'var. Angustata'



The Hub on Tyndall Avenue Tucson, Arizona

Terrace Gardens

Accent Plants



Artichoke Agave
Agave Parryi parryi

Century Plant
Agave americana

Century Plant Variegated
Agave americana marginata

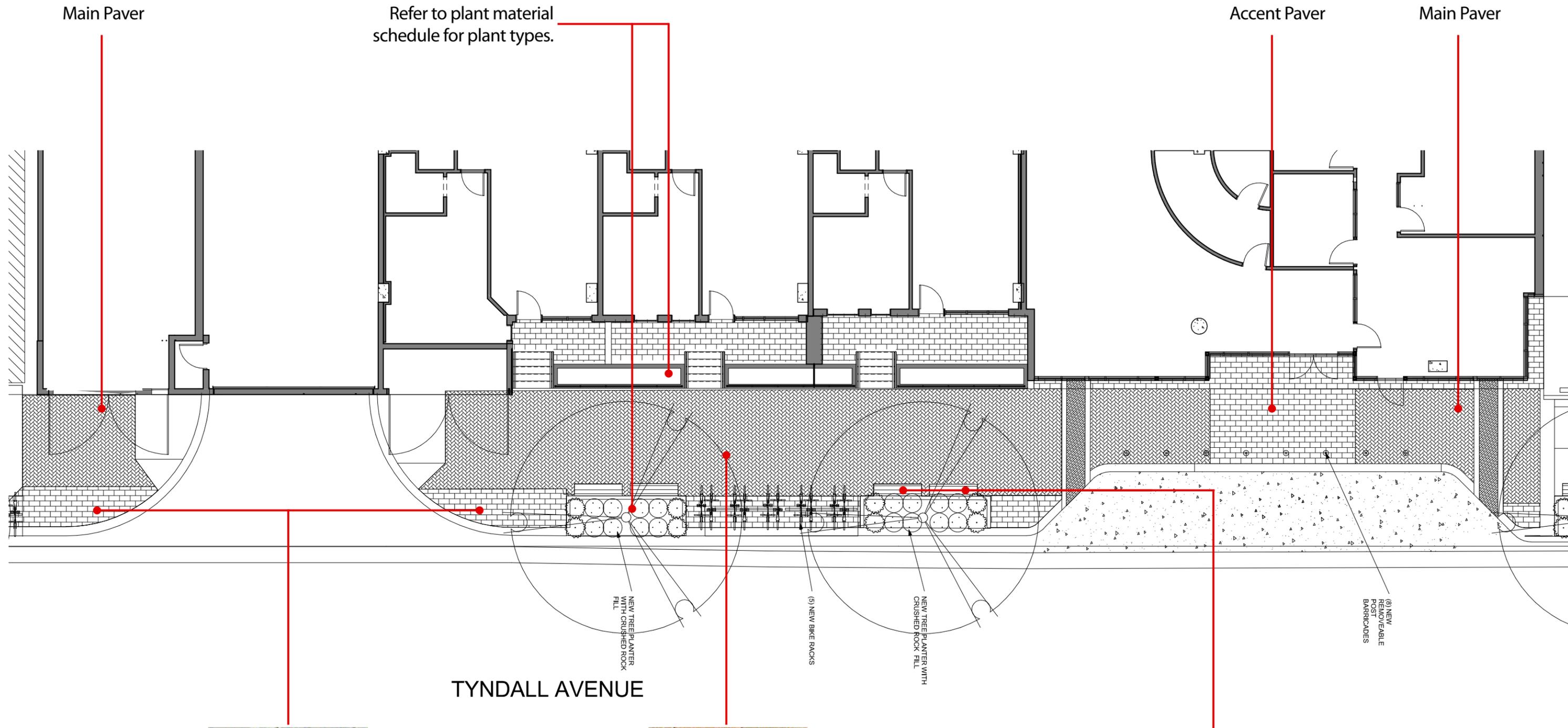
Desert Spoon
Dasylirion wheeleri, texanum

Cereus/Pachycereus species

Giant Yucca
Hesperaloe funifera

Lady's Slipper
Pedilanthus macrocarpus

Red Yucca
Hesperaloe parviflora perpa 'Brakelights'



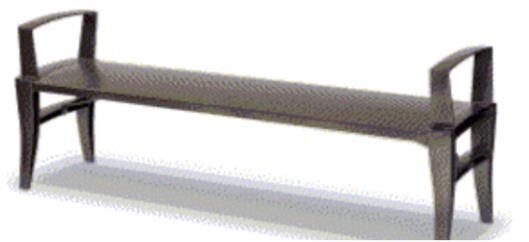
Accent Paver
Aqua-Via Permeable Field pavers. Color - Cantina blend



Main Paver
Acker-Stone 6x9 pavers. Color - Antique Pewter.



Street Bench
Urbanscape Dewart Collection 6' bench without back. Square perforate with powder coat finish.



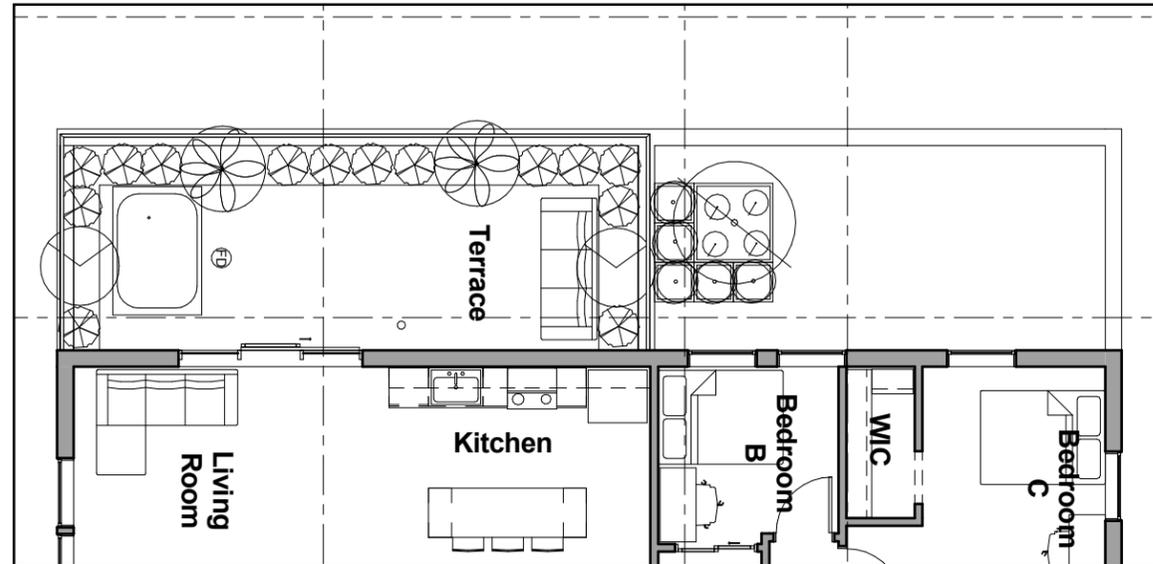
PLANT MATERIALS SCHEDULE



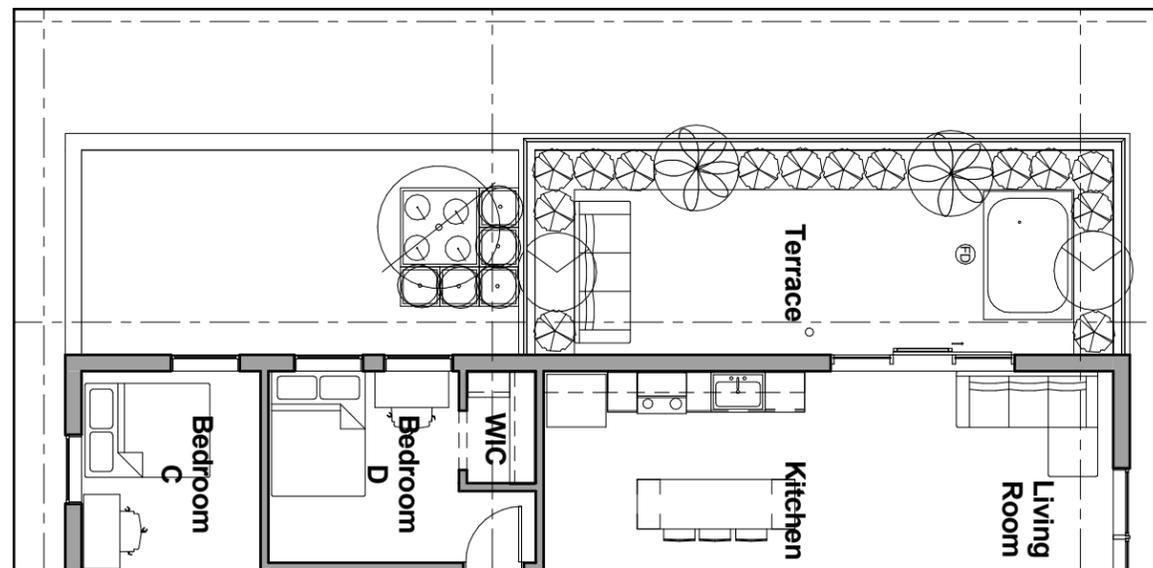
QUANTITY	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
2		<i>Olea Europaea</i> 'Swan Hill'	Swan Hill Olive	48 Box.	Multi Trunk
2		-- <i>Pistache chinensis</i> x 'Red Push'	Red Push Pistache	48 Box.	Single Trunk
2		-- <i>Pistache chinensis</i> x 'Red Push'	Red Push Pistache	48 Box.	Single Trunk
6		<i>Sophora secundiflora</i>	Texas Mountain Laurel	36" Box.	Multi Trunk
SHRUBS					
31		-- <i>Bulbine frutescens</i>	Bulbine	5 Gal.	
16		-- <i>Bulbine frutescens</i> 'Tiny Tangerine'	Tiny Bulbine	5 Gal.	
6		-- <i>Calliandra</i> hybrid Sierra Star PP 15387		5 Gal.	
11		-- <i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	5 Gal.	
10		-- <i>Chrysactinia mexicana</i>	Damianita	5 Gal.	
12		-- <i>Hesperaloe funifera</i>	Giant Hesperaloe	15 Gal.	
118		-- <i>Hesperaloe parviflora</i> 'Perpa' Brakelights PP#21729	Brakelights Red Yucca	5 Gal.	
9		-- <i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal.	
49		-- <i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist	5 Gal.	
9		-- <i>Salvia greggii</i>	Red Chihuahua Sage	5 Gal.	
7		-- <i>Tecoma stans</i> 'angustata'	Yellow Bells	15 Gal.	
GROUNDCOVER					
30		-- <i>Lantana montevidensis</i> 'New Gold'	Trailing Lantana	5 Gal.	
19		-- <i>Rosmarinus officinalis prostratus</i>	Prostrate Rosemary	5 Gal.	
22		-- <i>Tradescantia pallida</i>	Purple Wandering Jew	5 Gal.	
CACTI/ACCENT					
21		<i>Agave parryi</i> v. <i>Truncata</i>	Artichoke Agave	15 Gal.	
5		<i>Agave weberi</i>	Weber Agave	15 Gal.	
44		-- <i>Agave Blue Glow</i>	Blue Glow Agave	5 Gal.	
18		-- <i>Aloe x Blue Elf</i>	Blue Elf Aloe	15 Gal.	
5		-- <i>Cereus peruvianus Monstroze</i>	Monstroze	36" Box	Minimum 4 poles- tallest min 4'
1		-- <i>Dasylirion longissima</i> 'Toothless'	Toothless Desert Spoon	5 Gal.	
33		-- <i>Euphorbia antisiphilitica</i>	Candillila	5 Gal.	
5		-- <i>Pachycereus marginatus</i>	Mexican Fence Post	36" Box	Minimum 4 poles- tallest min 4'
71		-- <i>Pedilanthus macrocarpus</i>	Lady's Slipper	5 Gal.	
10		-- <i>Tricocereus santiaguensis</i>	Golden Torch	5 Gal.	
3		-- <i>Yucca elata</i>	Joshua Tree	36" Box	
23		Typical boulder - Coronado Brown	Approximate Dimensions: 6'-2'x3'x2', 10'-2'x2'x2', 7'-2'x2'x1.5'		
CRUSHED ROCK					
Crushed Rock - All Terrace patios to receive 3" of 3/8" Crushed Rock. 3rd and 12th Floor Courtyards to receive 2" of 3/8" Crushed Rock unless indicated otherwise.					

PLANT MATERIALS SCHEDULE

QUANTITY	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
2		Olea Europaea 'Swan Hill'	Swan Hill Olive	48 Box.	Multi Trunk
2		-- Pistache chinensis x 'Red Push'	Red Push Pistache	36 Box.	Multi Trunk
2		-- Pistache chinensis x 'Red Push'	Red Push Pistache	48 Box.	Single Trunk
6		Sophora secundiflora	Texas Mountain Laurel	36" Box.	Multi Trunk
SHRUBS					
31		-- Bulbine frutescens	Bulbine	5 Gal.	
16		-- Bulbine frutescens 'Tiny Tangerine'	Tiny Bulbine	5 Gal.	
6		-- Calliandra hybrid Sierra Star PP 15387		5 Gal.	
11		-- Callistemon 'Little John'	Dwarf Bottlebrush	5 Gal.	
10		-- Chrysactinia mexicana	Damianita	5 Gal.	
12		-- Hesperaloe funifera	Giant Hesperaloe	15 Gal.	
118		-- Hesperaloe parviflora 'Perpa' Brakelights PP#21729	Brakelights Red Yucca	5 Gal.	
9		-- Justicia spicigera	Mexican Honeysuckle	5 Gal.	
49		-- Muhlenbergia capillaris 'Regal Mist'	Regal Mist	5 Gal.	
9		-- Salvia greggii	Red Chihuahua Sage	5 Gal.	
7		-- Tecoma stans 'angustata'	Yellow Bells	15 Gal.	
GROUND COVER					
30		-- Lantana montevidensis 'New Gold'	Trailing Lantana	5 Gal.	
19		-- Rosmarinus officinalis prostratus	Prostrate Rosemary	5 Gal.	
22		-- Tradescantia pallida	Purple Wandering Jew	5 Gal.	
CACTI/ACCENT					
21		Agave parryi v. Truncata	Artichoke Agave	15 Gal.	
5		Agave weberi	Weber Agave	15 Gal.	
44		-- Agave Blue Glow	Blue Glow Agave	5 Gal.	
18		-- Aloe x Blue Elf	Blue Elf Aloe	15 Gal.	
5		-- Cereus peruvianus Monstroze	Monstroze	36" Box	Minimum 4 poles- tallest min 4')
1		-- Dasylirion longissima 'Toothless'	Toothless Desert Spoon	5 Gal.	
33		-- Euphorbia antisiphilitica	Candillita	5 Gal.	
5		-- Pachycereus marginatus	Mexican Fence Post	36" Box	Minimum 4 poles- tallest min 4')
71		-- Pedilanthus macrocarpus	Lady's Slipper	5 Gal.	
10		-- Tricocereus santiguensis	Golden Torch	5 Gal.	
3		-- Yucca elata	Joshua Tree	36" Box	
23		Typical boulder - Coronado Brown	Approximate Dimensions: 6-2'X3'X2', 10-2'X2'X2', 7-2'X2'X1.5'		
CRUSHED ROCK - All Terrace patios to receive 3" of 3/8" Crushed Rock. 3rd and 12th Floor Courtyards to receive 2" of 3/8" Crushed Rock unless indicated otherwise.					

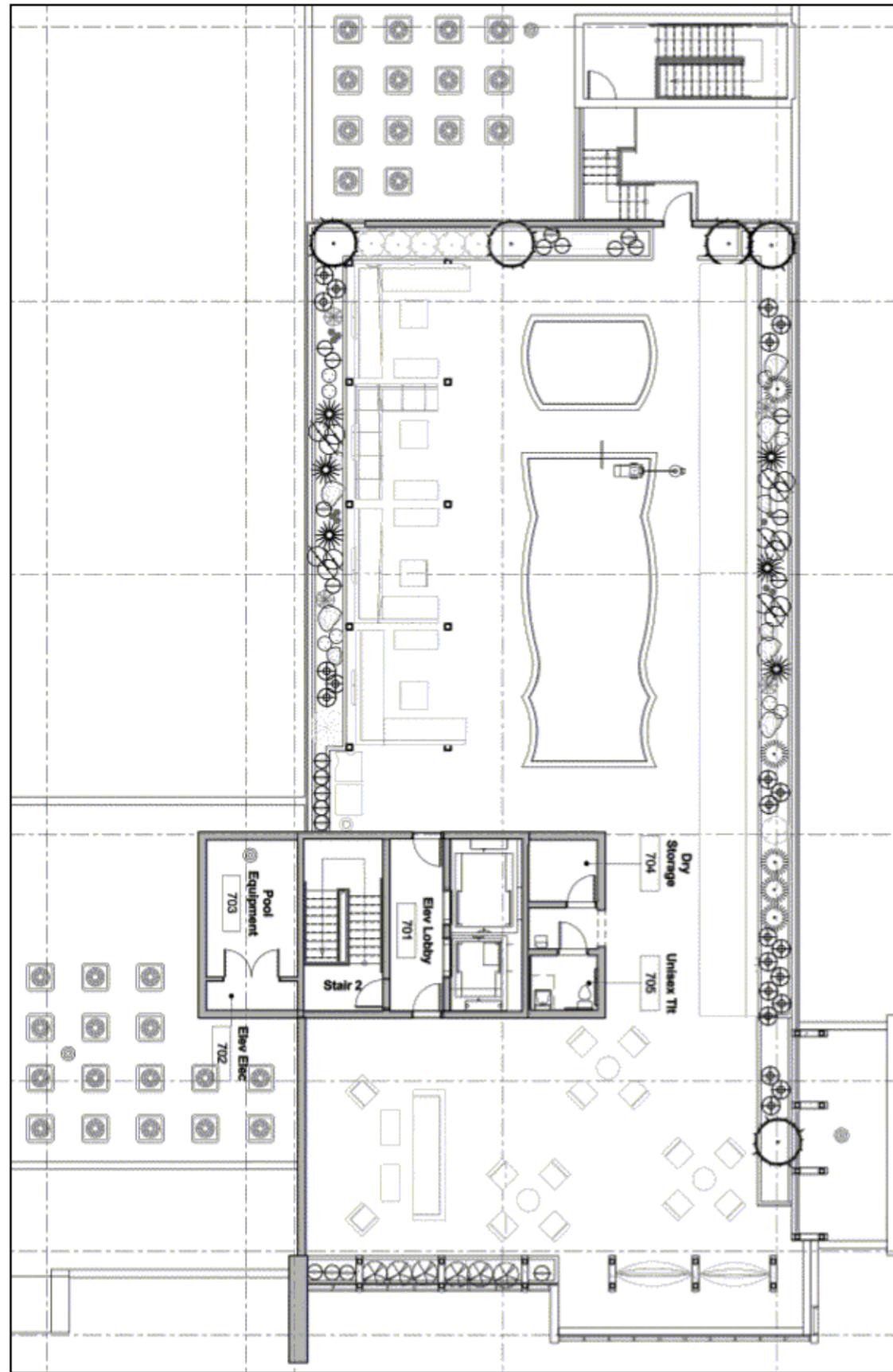


Southern Wing Level 6 Terrace

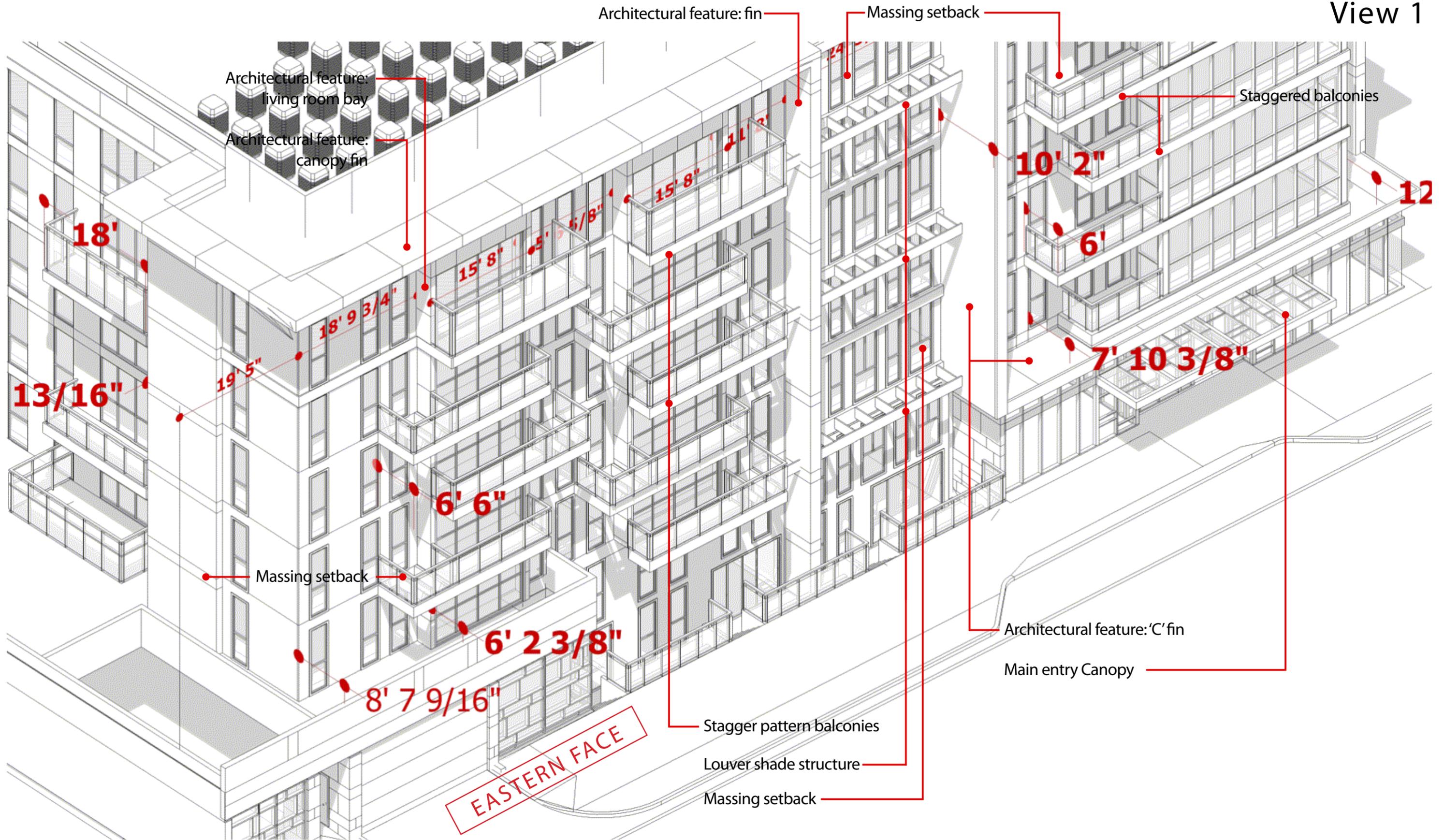


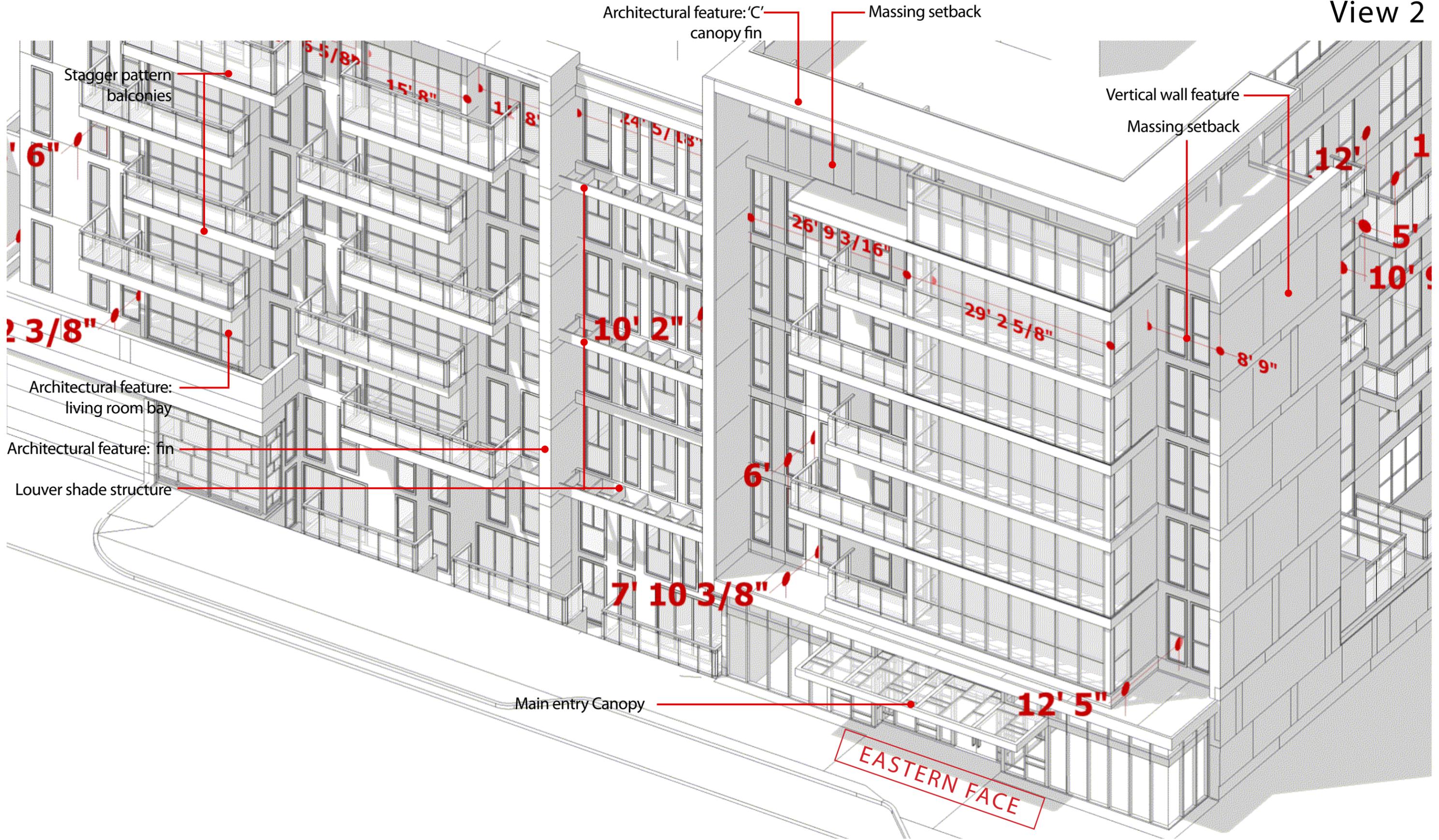
Northern Wing Level 6 Terrace

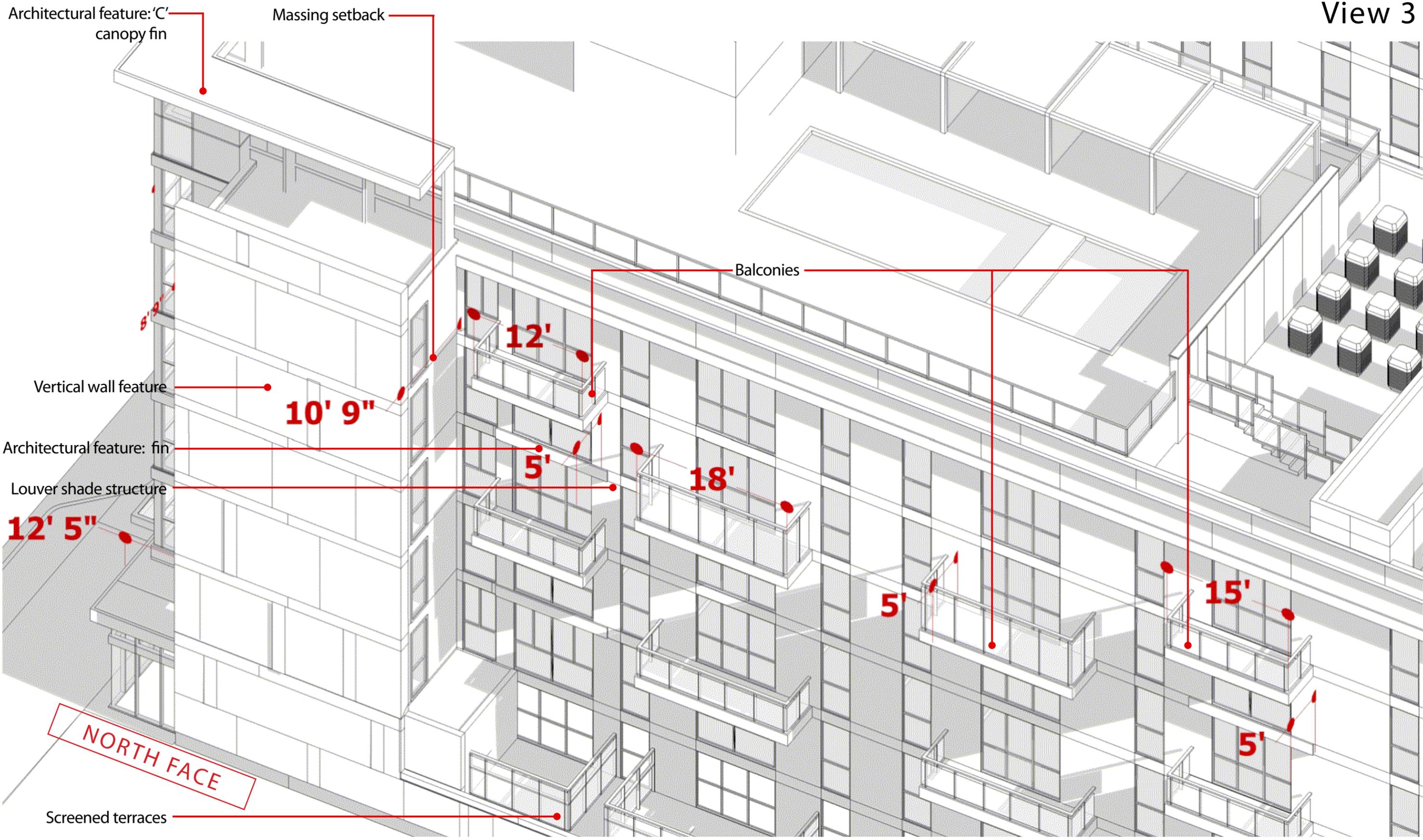
PLANT MATERIALS SCHEDULE

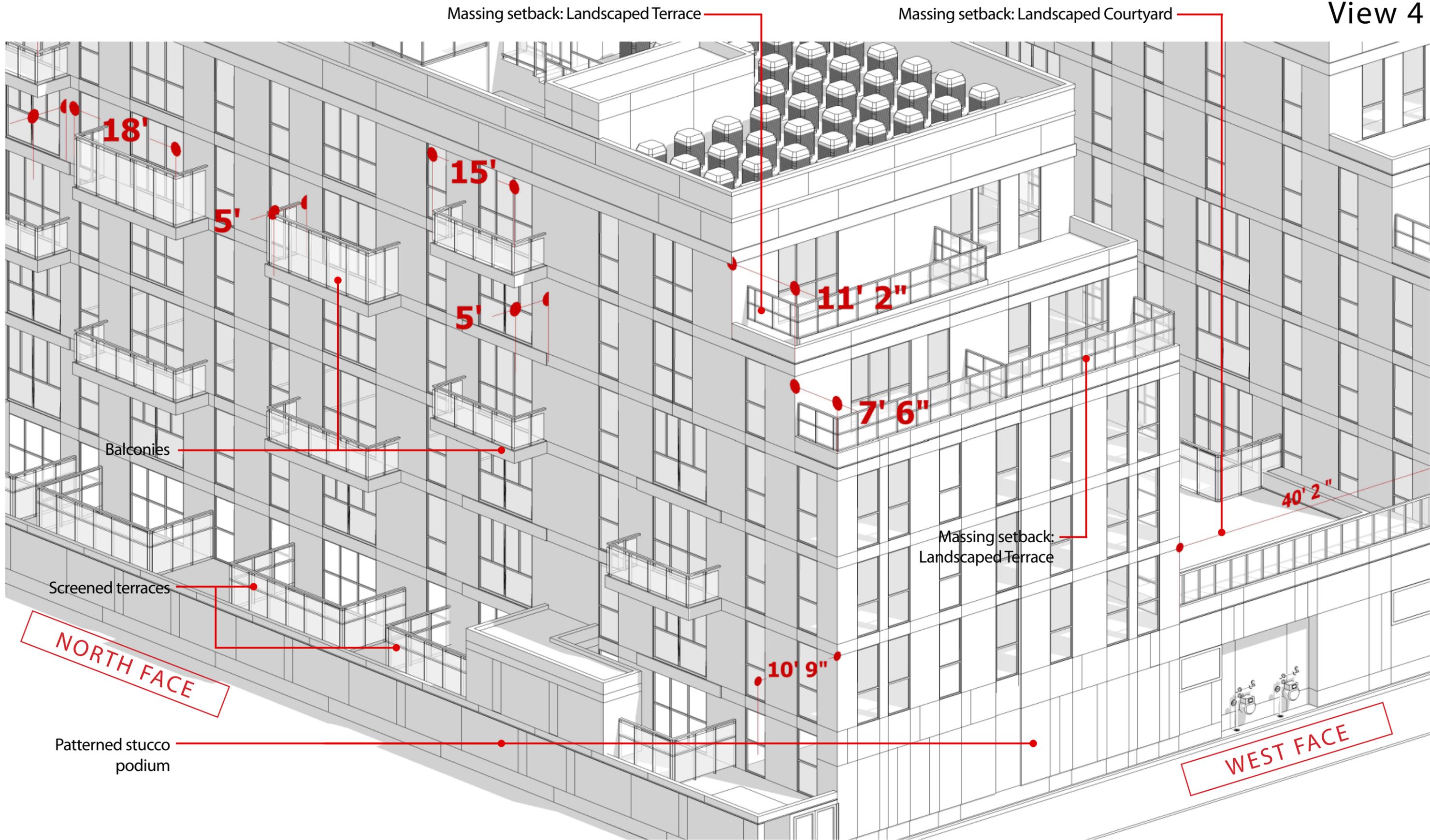


QUANTITY	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
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2		-- Pistache chinensis x "Red Push"	Red Push Pistache	36 Box.	Multi Trunk
2		-- Pistache chinensis x "Red Push"	Red Push Pistache	48 Box.	Single Trunk
6		Sophora secundiflora	Texas Mountain Laurel	36" Box.	Multi Trunk
SHRUBS					
31		-- Bulbine frutescens	Bulbine	5 Gal.	
16		-- Bulbine frutescens 'Tiny Tangerine'	Tiny Bulbine	5 Gal.	
6		-- Calliandra hybrid Sierra Star PP 15387		5 Gal.	
11		-- Callistemon 'Little John'	Dwarf Bottlebrush	5 Gal.	
10		-- Chrysactinia mexicana	Damianita	5 Gal.	
12		-- Hesperaloe funifera	Giant Hesperaloe	15 Gal.	
118		-- Hesperaloe parviflora 'Perpa' Brakelights PP#21729	Brakelights Red Yucca	5 Gal.	
9		-- Justicia spicigera	Mexican Honeysuckle	5 Gal.	
49		-- Muhlenbergia capillaris 'Regal Mist'	Regal Mist	5 Gal.	
9		-- Salvia greggii	Red Chihuahu Sage	5 Gal.	
7		-- Tecoma stans 'angustata'	Yellow Bells	15 Gal.	
GROUND COVER					
30		-- Lantana montevidensis 'New Gold'	Trailing Lantana	5 Gal.	
19		-- Rosmarinus officinalis prostratus	Prostrate Rosemary	5 Gal.	
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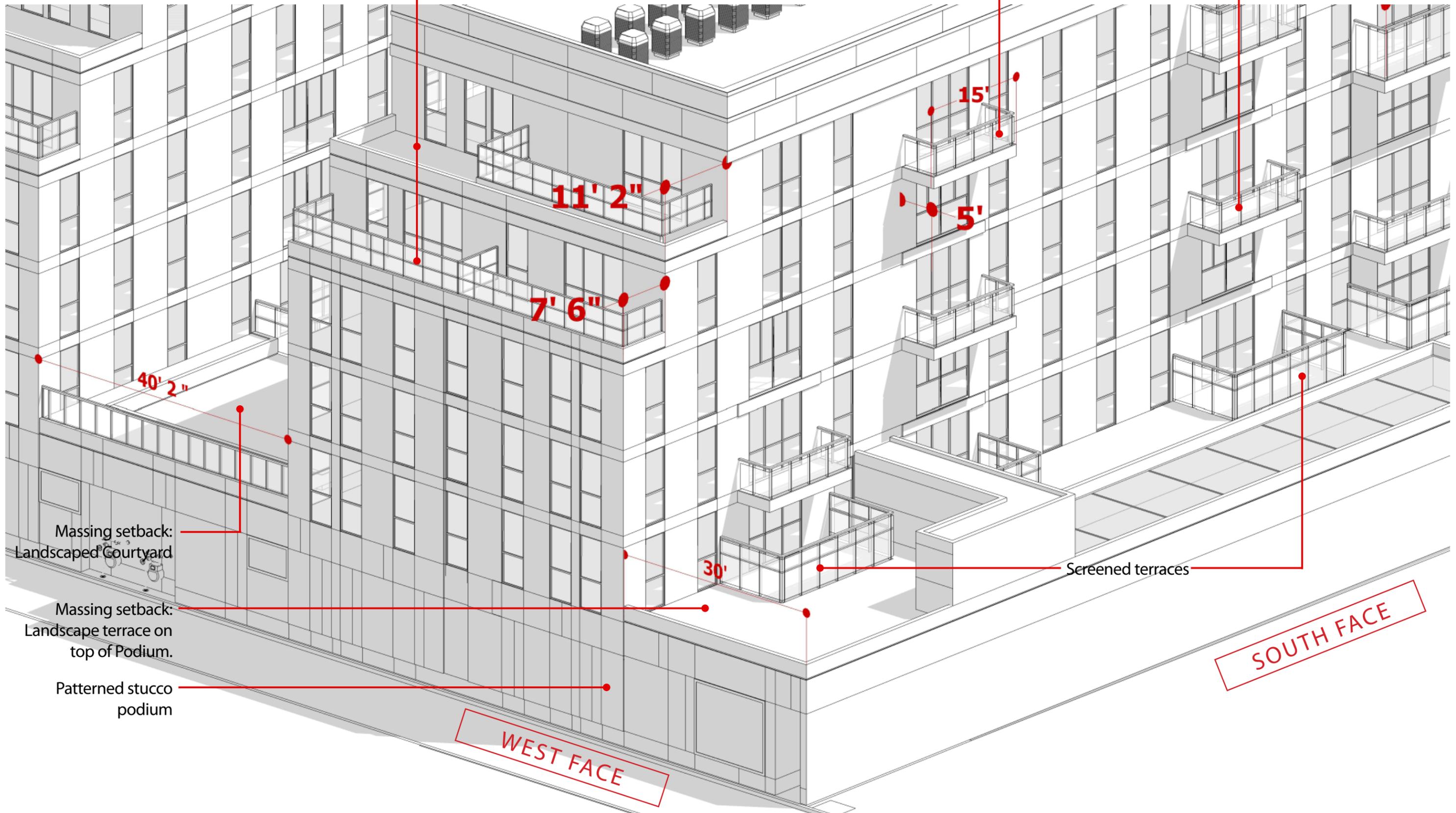




Massing setback: Landscaped Terrace

Balconies

View 5



Massing setback:
Landscaped Courtyard

Massing setback:
Landscape terrace on
top of Podium.

Patterned stucco
podium

Screened terraces

WEST FACE

SOUTH FACE

