



MGD-18-02

APPLICATION

DRC: T16SA00086 PLUS NEW # T18SA00299

Case Number (DRC Approval Revision-Major Change)

Date Accepted: 7/18/2018

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): MAIN GATE HOTEL & APARTMENT MIXED-USE

"GRADUATE HOTEL AND COLLECTIVE APARTMENTS AT MAIN GATE"

Property Address: 930 E 2nd STREET

Applicable Area/Neighborhood/Overlay: MAIN GATE OVERLAY DISTRICT

Zoning: Existing C-3; Proposed U-C-3 Historic Status: N/A

Legal Description: See attached Exhibit A

Portions of Parcel # per Exhibit A: 124-04-100A;

Pima County Tax Parcel Number/s: 124-04-101B; 124-04-102B; 124-04-102A

Site and Building Area (sq ft): Site: 35,920 SF ; Building: 431,191 GSF

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

APPLICANT NAME: CORE TUCSON MAIN GATE, LLC & MAIN GATE PARTNERS, LLC
C/O TOM WARNE, STEVE BUS, ERIC GRIMM

EMAIL: jlinvestments@aol.com ; sbus@upcampusproperties.com ; ericg@corespaces.com

PHONE: (520) 907-0672 or (312) 590-9700 FAX: ()

ADDRESS: CORE TUCSON MAIN GATE, LLC: 1643 N MILWAUKEE AVE, 5th FLOOR, CHICAGO, IL 60647
MAIN GATE PARTNERS, LLC: 70 W CUSHING STREET, TUCSON, AZ 85701

PROPERTY OWNER NAME (If ownership in escrow, please note): MARSHALL FOUNDATION

PHONE: (520) 622-8613

FAX: (520) 622-0124

PROJECT TYPE (check all that apply):

- () New building on vacant land
- () New addition to existing building

- () Change of use to existing building
- (X) New building on developed land (Parking Lot)
- () Other

Related Permitted Activity Number(s): Development Package: DP16-0026 ; Utility: T16CM02135 ;
Foundation: T15CM08834 ; Building: T16CM02856

DESCRIPTION OF USE: HOTEL & ANCILLARY FOOD-BEVERAGE, APARTMENTS, RETAIL, PARKING

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

SIGNATURE OF OWNER/APPLICANT

MARC LIFSHIN for CORE
TUCSON MAIN GATE, LLC

7/12/2018

Date



SUBMITTAL REQUIREMENTS

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

✓	1. Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
N/A	2. Written summary of neighborhood meeting with sign in sheet and agenda (if applicable).
✓	3. Project statement outlining scope of work.
N/A	4. UDC compliance review comments (obtained at the 1 st floor).
✓	5. Pima county assessor's record parcel detail and record map.
✓	6. Color aerial photograph of subject property (if applicable).
✓	7. Color, labeled photographs of project site existing conditions (north, south, east and west elevations of all structures on the property) and surrounding area (if applicable).
✓	8. Color photographs of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable).
✓	9. Site Plan (and landscape plan and floor plans if applicable) drawn to scale at 11"x17", folded*, prepared in accordance to Section 2-06.0.0. in the Administrative Manual.
✓	10. Elevations (and contextual elevations if applicable) drawn to scale at 11"x17", folded*, dimensions, proposed materials (if applicable) prepared in accordance to Section 2-06.0.0.
✓	11. Samples, cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable).
N/A	12. PDF of all above listed items (number of hard copies may be required).
✓	13. Applicable fees (payable to City of Tucson).
	14. (Other)

*For 11" X 17" format "z" fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.



MARSHALL
FOUNDATION

July 16, 2018

Planning and Development Services
c/o Carolyn Laurie
City of Tucson
201 North Stone Avenue
P. O. Box 27210
Tucson, AZ 85726-7210

Re: Representation authorization for required development processes,
930 E. 2nd Street, Portions of Pima County Assessor's Parcel Nos. ("APN") 124-04-100A,
124-04-101B, 124-04-102B, and 124-04-102A.

To Whom It May Concern:

Marshall Foundations owns the real property located at 930 E. 2nd Street in the City of Tucson ("City"), which include portions of APN 124-04-100A, 124-04-101B, and 124-04-102A (the "MF Property"). Main Gate Square Phase IV, LLC ("Phase IV, LLC"), of which Marshall Foundation serves as Manager and Sole Member, owns adjacent real property to the MF Property commonly known as 943 E. University Boulevard, APN 124-04-102B (the "Phase IV Property," and collectively with the MF Property, the "Property"). The Marshall Foundation, on its own behalf and on behalf of Phase IV, LLC, hereby authorizes, subject to the terms in this letter, Core Tucson Main Gate, LLC and Main Gate Partners, LLC along with consultants from Antunovich Associates, Lazarus, Silvyn & Bangs, P.C., ARC studios, and Grenier Engineering (collectively, "Consultants"), to pursue any applications or submittals required to achieve approval of its application under the Main Gate Overlay District (the "MGD") for the Property. Applications to be made by Consultants may include applications for development package approval, sign code approval, design review and building permit approval, and any other Unified Development Code processes as necessary for the Property, but will not include a change of the current zoning classification of the Phase IV Property until the lender approval discussed below is delivered to the City. For the Phase IV Property only, this authorization is subject to and conditioned upon Phase IV, LLC obtaining final approval from its lender. Marshall Foundation will notify the Consultants and the City upon such approval.

Sincerely,

Jane McCollum
General Manager
The Marshall Foundation

July 12, 2018

Ms. Carolyn Laurie – Principal Planner
City of Tucson
201 North Stone Avenue
Tucson, AZ 85701

**RE: Project Statement for Main Gate Phase V – Mixed-Use Hotel & Apartments
*Graduate Tucson & The Collective Apartments at Main Gate***

Dear Ms. Laurie:

We are pleased to submit this Application and Project Statement for the “***Graduate Tucson & The Collective Apartments at Main Gate***”, a mixed-use project with a boutique hotel, retail & restaurant uses, residential apartments (catering to a broad demographic market). We are seeking DRC’s approval for a major revision to the prior approved Main Gate Partners Design Review Package (from April 2016).

We have worked closely with the Marshall Foundation to program the Public Amenities for the oval Plaza nestled between previously-built Main Gate buildings and this new mixed-use project. We hope the renderings truly convey how this “complete” mixed-use project will complement existing environs and transform the existing parking lot into the entertainment, cultural, and social focal point of the West University Area.

A quick introduction to each part of this unique project...



Graduate Tucson will be part of the Graduate Hotels® portfolio, a well-curated, thoughtfully hand-crafted collection of hotels that reside in dynamic university-anchored cities across the country. There are currently 11 Graduate Hotels open and operating across the U.S. and an additional 9 properties under development. Every Graduate Hotel celebrates the optimistic energy and unique spirit of its community. The Graduate Tucson will immerse business and leisure travelers, visiting alumni and parents, and local community in the rich culture, traditions, and stories of the University, Tucson, and the Sonoran Desert. Graduate Tucson will feature 165 guestrooms; an active, communal ground floor lobby, bar and café; a rooftop bar with panoramic mountain views and a swimming pool; a fitness center; and spaces for meetings and events. For more information, visit: www.graduatehotels.com.

**THE
COLLECTIVE**

The COLLECTIVE at Main Gate addresses an underserved adult market that desires an urban, university location near the U of A with the introduction of market rate apartments that satisfy broader demographic demand from all age groups who simply seek an urban lifestyle near the Main Gate. The COLLECTIVE includes 238 apartments with almost 6,000 square feet of interior lounge and common gathering space focused on smaller intimate groups, club rooms, fitness, passive courtyards, and spa and pool. The marketing and leasing caters to large employers, including a preferred-employer discount program and flexible lease terms, with or without utilities and furnishings, and leased by the Unit. Almost half the units in the building are Studios, Efficiencies, 1 Bedroom, or 2 Bedroom units.

**Retail &
Restaurants**

The Project includes about 6,000 square feet of ground-level retail and restaurant space with folding-glass storefront that opens-up to the adjacent Plaza and walkways – this creates engagement between the outdoor patio spaces and the walkways and Plaza. Our retail leasing strategy is focused on destination restaurant/bar/coffee/dining uses that dovetail with the character of the Graduate Hotel and the COLLECTIVE and provide an internal connection between the Hotel/Apartment lobbies and the retail.

**Plaza &
Entertainment**

The Plaza is an intentional place that fulfills Tucson’s and West University’s community values and aspirations for the Main Gate – the Plaza sits at the confluence of campus, community, entertainment, food, drink, hospitality, meeting-convention, and live-work-play. The attractions (“public amenities”) at the Plaza are designed to enhance its draw as a destination experience and greet guests with live music, outdoor movies & entertainment, musical fountains, and stage, with integrated outdoor audio-visual systems (large LED screen and speakers). A separate Public Amenities Plan, along with Landscape and Hardscape Plans, will be refined by various stakeholders.

Project Design

This updated July 2018 Design Review Package improves upon the prior DRC-approved designs from 2015-2016. The Main Gate Phase V location is the quintessential TOD- and pedestrian-oriented site situated as follows: about 1 block from each of two Streetcar stops; 1 block from the main western gate of UA campus; 1 block from University Avenue; a five-minute ride to downtown Tucson on the Streetcar; and a five-minute ride to the UA/Banner Health medical campus.

The 165 Hotel Room are served by 56 parking spaces on the 2nd Level parking deck, which is now wrapped with apartment units along the south and east sides (facing the Plaza), which is one of the vast improvements over the prior design. The Apartment Units are served by 121 parking spaces primarily located in the below-ground parking level.

Our architects and interior designers have taken great pains to increase the fenestration and articulation of the building façade around the perimeter of the building in keeping with the MGO urban design practices. The southeast leg of the upper levels L3-L14 of the apartment building was intentionally set further north to avoid awkward shadows in the Plaza from the building.

The architect has done an excellent job of pulling together the three major dynamic components of the Project – Hotel, Retail, and Apartments – into one façade that lends identity to each component yet ties everything together into one building using the traditional red brick of the Main Gate as the “binding element” around the perimeter.

The landscape architect and A/V specialist designed a dynamic environment to implement both passive and active programming for the Plaza area.

Neighbors

The Project is being developed on a long-term ground lease in collaboration with the Marshall Foundation and, as such, the development team is held to a high contractual standard for respecting the ongoing operations and safety of neighboring properties, business, tenants, and the public.

Sincerely,

MAIN GATE PARTNERS, LLC – Tom Warne

CORE TUCSON MAIN GATE, LLC – Stephen Bus, Eric Grimm



P R E L I M I N A R Y D R C P R E S E N T A T I O N T U C S O N M A I N G A T E M I X E D - U S E

HOTEL PARTNER:

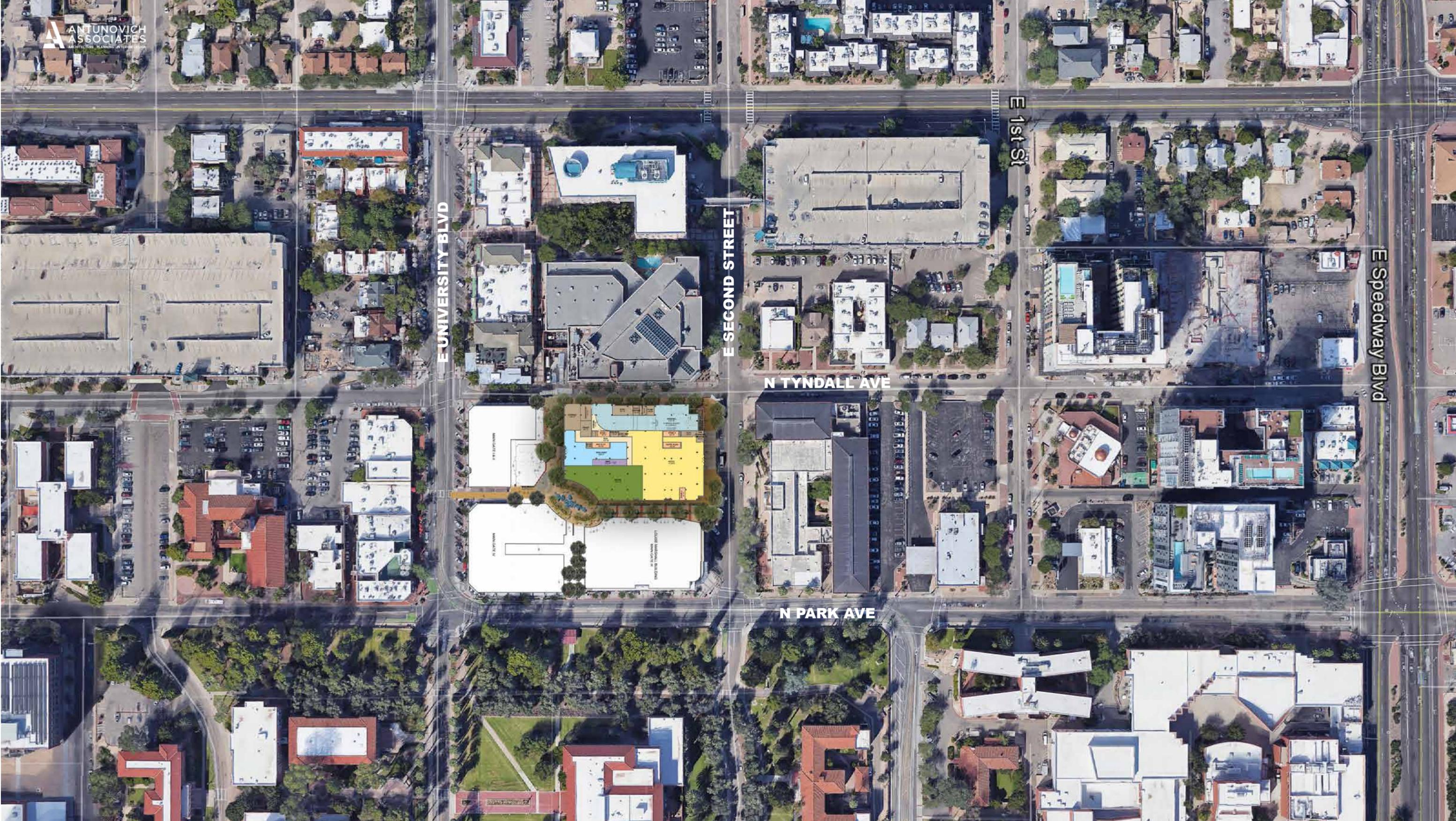
A.J. CAPITAL



CORE

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE



GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

Core Spaces, Up Campus, and AJ Capital Developer • Antunovich Associates Architecture, Planning, Interior Design ©

SITE CONTEXT PLAN

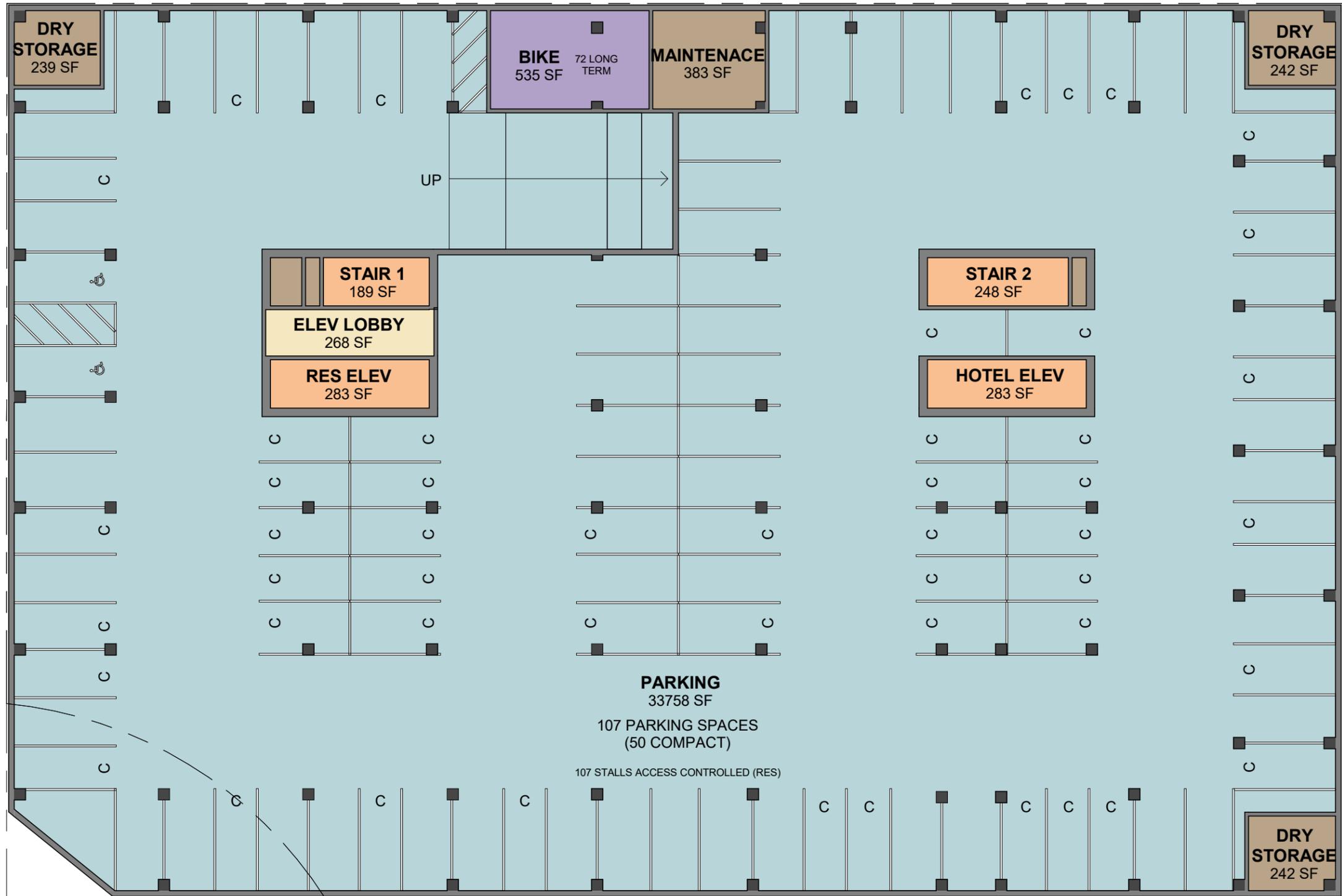
Tucson, Arizona | July 13, 2018

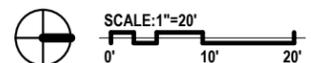




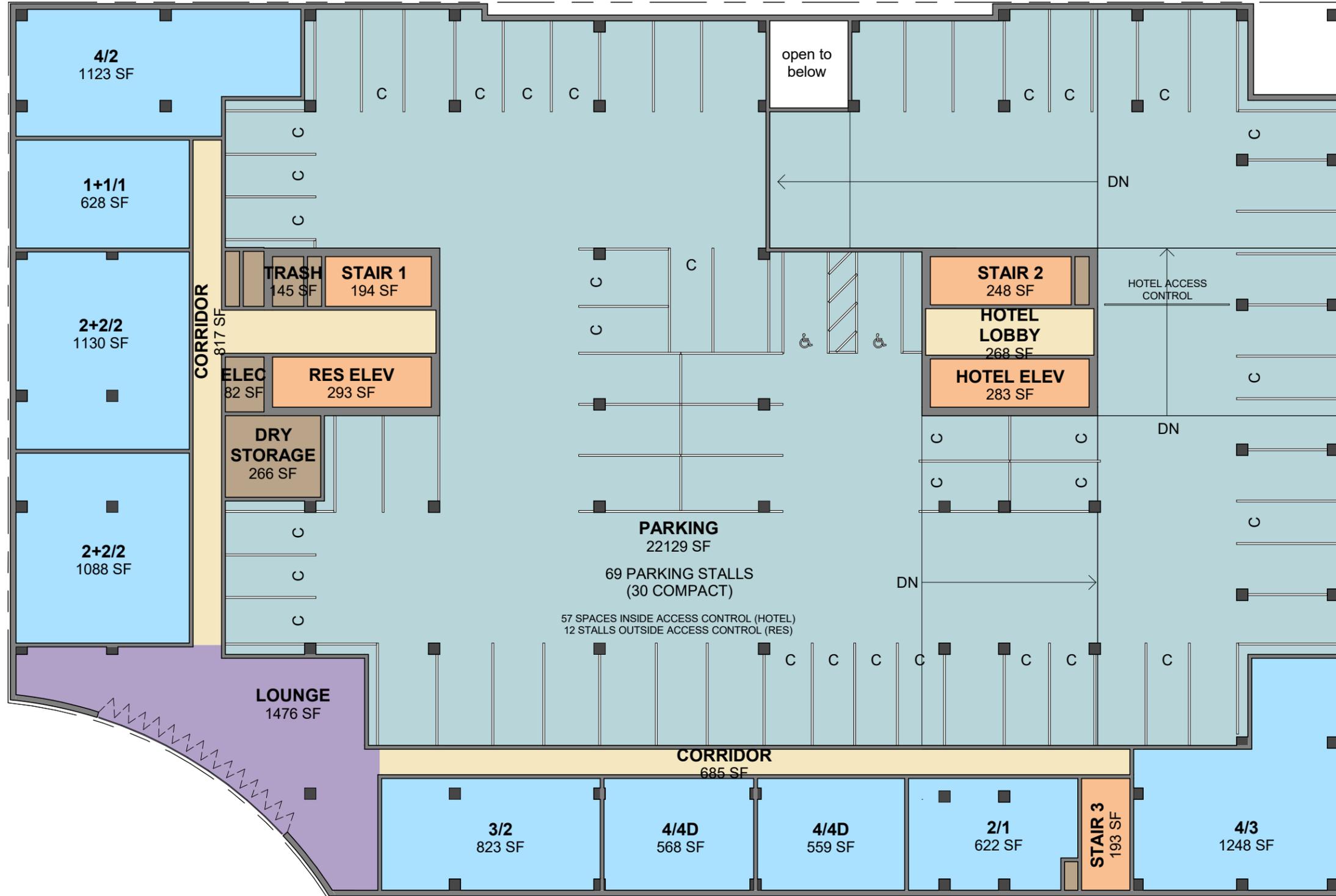
GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE







GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

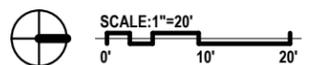


GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

2ND FLOOR PLAN

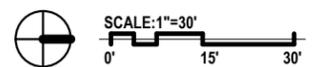


GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

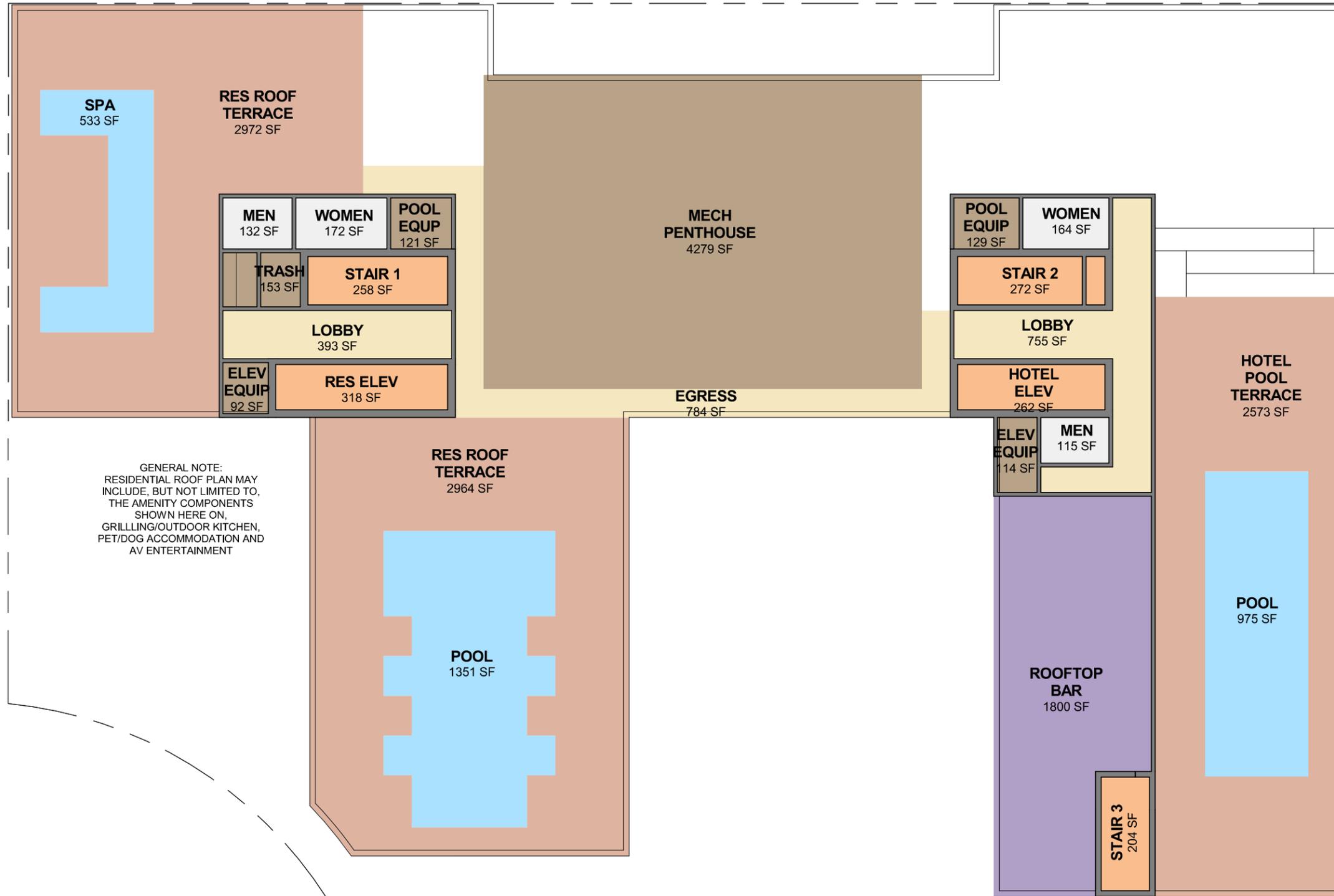


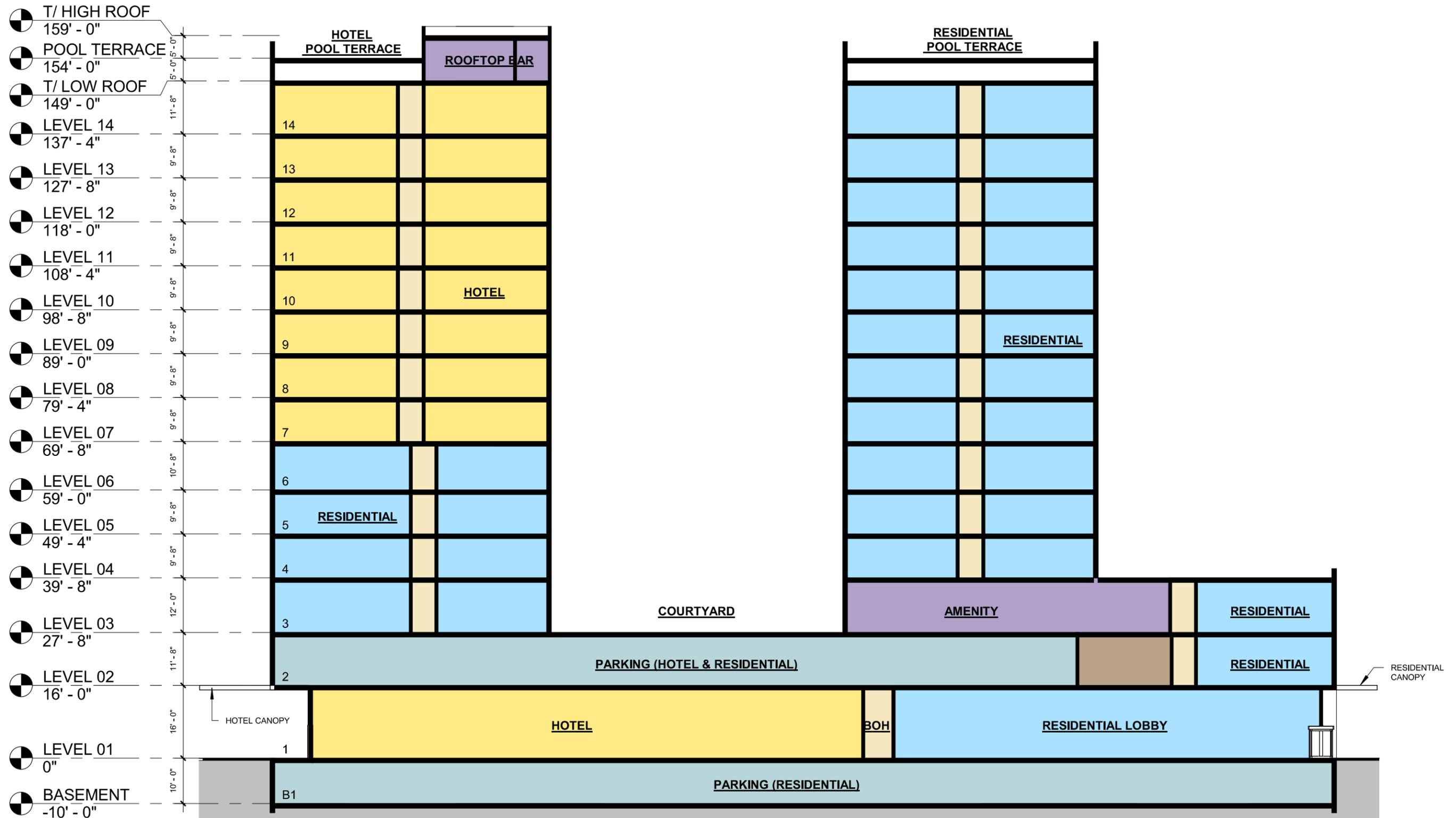
GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

7-13TH FLOOR PLAN



GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

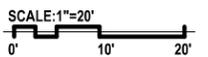
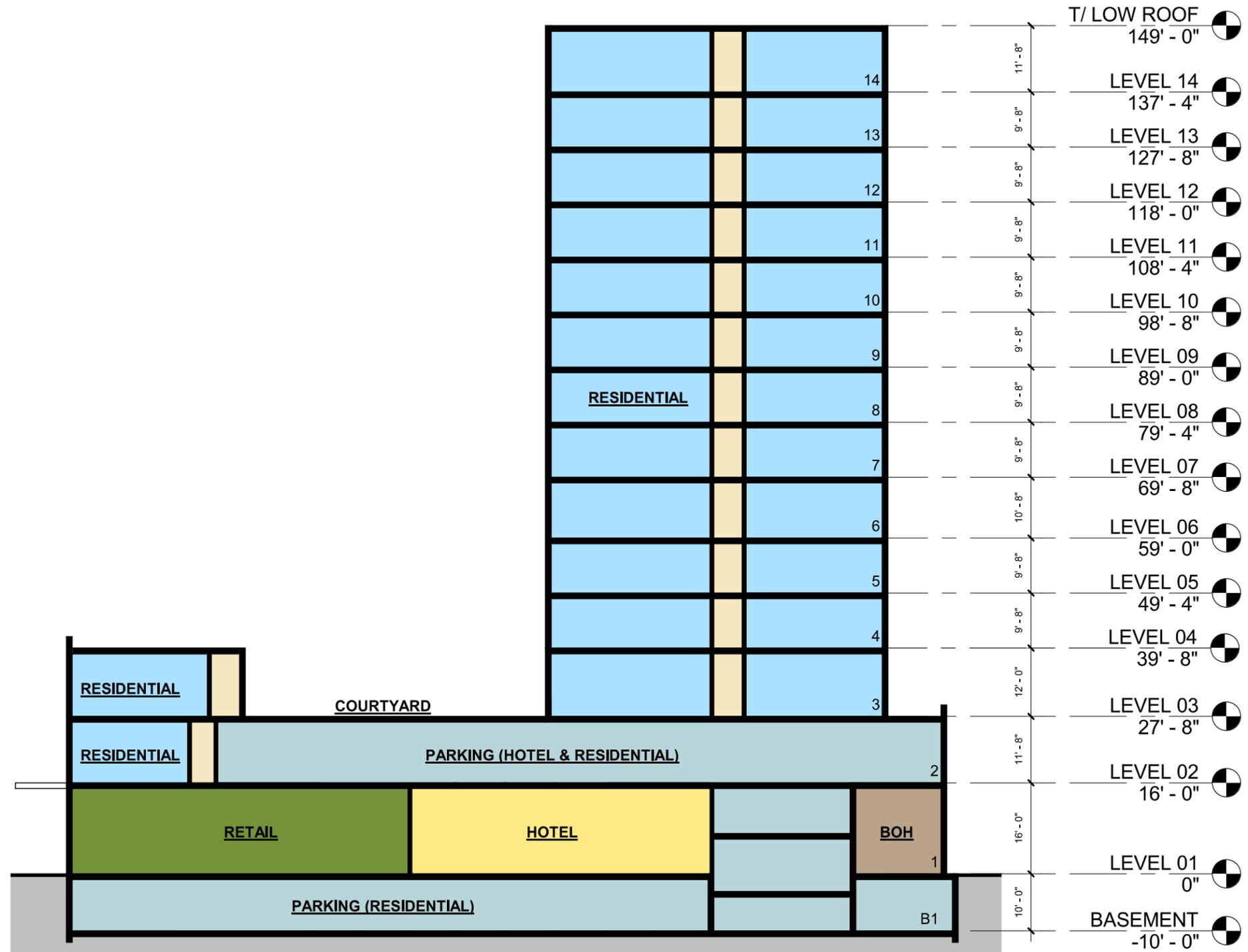




SCALE: 1"=20'
0' 10' 20'

GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

BUILDING SECTION EAST-WEST



GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

BUILDING SECTION NORTH-SOUTH

GRADUATE HOTEL AND COLLECTIVE AT TUCSON MAIN GATE - TUCSON, AZ - 06/22/18																				SITE AREA (AT GRADE)							
PROJECT SUMMARY: 14 STORY w ROOFTOP HOTEL BAR, AMENITY DECK																				35,920	SF						
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL - APARTMENT								HOTEL						RETAIL	BUILDING COMMON BOH, LOADING, TRASH, MEP, CORR	PARKING & RAMPS		Total ENCLOSED GSF w/o OPEN SPACE	Total GSF with OPEN SPACE					
			RES COMMON, CORRIDORS	RES COMMON, ELEV-STAIR	RSF	RES AMENITIES/FITNESS	OPEN SPACE	BALCONIES	OCCUPANTS	UNITS	HOTEL COMMON, CORRIDORS	HOTEL COMMON, ELEV-STAIR	NSF	HOTEL AMENITY	OPEN SPACE	HOTEL ROOMS	RETAIL RSF	RETAIL COMMON	PARKING AREA	SPACES							
M. PH	19'-6"	173'-5"	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ROOF	3'-0"	153'-11"	1,482	576	-	-	7,820	-	-	-	-	1,034	738	-	1,800	3,548	-	-	-	-	4,888	-	-	-	-	10,518	21,886
14	11'-8"	148'-11"	1,522	734	13,213	-	-	-	40	17	1,090	554	7,115	982	-	18	-	-	-	-	526	-	-	-	25,736	25,736	
13	9'-8"	137'-3"	1,522	734	13,213	-	-	-	40	17	1,182	554	8,005	-	-	21	-	-	-	-	526	-	-	-	25,736	25,736	
12	9'-8"	127'-7"	1,522	734	13,213	-	-	-	40	17	1,182	554	8,005	-	-	21	-	-	-	-	526	-	-	-	25,736	25,736	
11	9'-8"	117'-11"	1,522	734	13,213	-	-	-	40	17	1,182	554	8,005	-	-	21	-	-	-	-	526	-	-	-	25,736	25,736	
10	9'-8"	107'-3"	1,522	734	13,213	-	-	-	40	17	1,182	554	8,005	-	-	21	-	-	-	-	526	-	-	-	25,736	25,736	
9	9'-8"	97'-7"	1,522	734	13,213	-	-	-	40	17	1,182	554	8,005	-	-	21	-	-	-	-	526	-	-	-	25,736	25,736	
8	9'-8"	87'-12"	1,522	734	13,213	-	-	-	40	17	1,182	554	8,005	-	-	21	-	-	-	-	526	-	-	-	25,736	25,736	
7	9'-8"	78'-4"	1,522	734	13,213	-	-	-	40	17	1,182	554	8,005	-	-	21	-	-	-	-	526	-	-	-	25,736	25,736	
6	10'-8"	68'-8"	2,218	729	21,773	-	-	-	67	24	-	531	-	-	-	-	-	-	-	-	642	-	-	-	25,893	25,893	
5	9'-8"	58'-12"	2,218	729	21,773	-	-	-	67	24	-	531	-	-	-	-	-	-	-	-	642	-	-	-	25,893	25,893	
4	9'-8"	49'-4"	2,218	729	21,773	-	-	-	67	24	-	531	-	-	-	-	-	-	-	-	642	-	-	-	25,893	25,893	
3	12'-0"	39'-8"	2,983	702	21,348	5,393	2,600	-	63	21	-	513	-	-	-	-	-	-	-	-	900	-	-	-	31,839	34,439	
2	12'-0"	28'-0"	1,502	707	7,789	1,476	-	-	31	9	268	504	-	-	-	-	-	-	-	-	578	22,129	69	-	34,953	34,953	
1	16'-0"	16'-0"	1,542	692	3,266	576	-	-	-	-	-	504	11,078	-	-	-	-	5,901	-	-	4,256	5,702	5	-	33,517	33,517	
BSMNT			268	472	-	535	-	-	-	-	-	531	-	-	-	-	-	-	-	-	1,233	33,758	107	-	36,797	36,797	
BUILDING TOTAL			26,607	11,208	203,426	7,980	10,420	-	615	238	10,666	8,815	74,228	2,782	3,548	165	5,901	-	17,989	61,589	181	431,191	445,159				

BUILDING SUMMARY:	ENCLOSED GSF	% OF GSF
RESIDENTIAL:	249,221	57.80%
HOTEL:	96,491	22.38%
RETAIL:	5,901	1.37%
BUILDING COMMON:	17,989	4.17%
PARKING:	61,589	14.28%
TOTAL:	431,191	100.00%

PARKING SUMMARY:	% of PARKING	Required per MGD
RESIDENTIAL:	121 SPACES	66.9% 0.51 PER UNIT
HOTEL:	57 SPACES	31.5% 0.35 PER HOTEL ROOM (Request for DRC, DP variance)
RETAIL:	3 SPACES	1.7% 3.0 1 PER 2,000 SF COMMERCIAL
TOTAL:	181 SPACES	100.0% 181 CHECK TOTAL

RESIDENTIAL PARKING BY FLOOR		
USE	# SPACES	LEVEL
RESID PRK	12	L2
RESID PRK	2	L1
RESID PRK	107	BASEMENT
TOTAL	121	SPACES

CHECK GSF VS. GSF

UNIT MATRIX - 06/22/18																																
COLLECTIVE AT TUCSON MAIN GATE																																
LEVEL	UNITS															OCCUPANTS													BATH	LEVEL		
	4/4 D (4 BR / 4 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3B (3BR / 3BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 B (2 BR / 2 BA)	2/1 B (2BR / 1BA)	2/1 (2BR / 1BA)	1+1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL UNITS	4/4 D (4 BR / 4 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3B (3BR / 3BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 B (2 BR / 2 BA)	2/1 B (2BR / 1BA)	2/1 (2BR / 1BA)	1+1/1 (1 BR / 1 BA)	STUDIO	MICRO		TOTAL OCCUPANTS	VS OCCUPANTS
14	0	2	5	0	0	0	0	0	1	1	0	0	3	5	17	0	8	20	0	0	0	0	0	2	2	0	0	3	5	40	34	14
13	0	2	5	0	0	0	0	0	1	1	0	0	3	5	17	0	8	20	0	0	0	0	0	2	2	0	0	3	5	40	34	13
12	0	2	5	0	0	0	0	0	1	1	0	0	3	5	17	0	8	20	0	0	0	0	0	2	2	0	0	3	5	40	34	12
11	0	2	5	0	0	0	0	0	1	1	0	0	3	5	17	0	8	20	0	0	0	0	0	2	2	0	0	3	5	40	34	11
10	0	2	5	0	0	0	0	0	1	1	0	0	3	5	17	0	8	20	0	0	0	0	0	2	2	0	0	3	5	40	34	10
9	0	2	5	0	0	0	0	0	1	1	0	0	3	5	17	0	8	20	0	0	0	0	0	2	2	0	0	3	5	40	34	9
8	0	2	5	0	0	0	0	0	1	1	0	0	3	5	17	0	8	20	0	0	0	0	0	2	2	0	0	3	5	40	34	8
7	0	2	5	0	0	0	0	0	1	1	0	0	3	5	17	0	8	20	0	0	0	0	0	2	2	0	0	3	5	40	34	7
6	0	4	6	0	0	1	0	3	1	1	0	0	3	5	24	0	16	24	0	0	3	0	12	2	2	0	0	3	5	67	54	6
5	0	4	6	0	0	1	0	3	1	1	0	0	3	5	24	0	16	24	0	0	3	0	12	2	2	0	0	3	5	67	54	5
4	0	4	6	0	0	1	0	3	1	1	0	0	3	5	24	0	16	24	0	0	3	0	12	2	2	0	0	3	5	67	54	4
3	0	3	4	0	1	1	0	5	0	1	1	0	4	1	21	0	12	16	0	3	3	0	20	0	2	2	0	4	1	63	48	3
2	2	0	1	1	0	0	1	2	0	0	1	1	0	0	9	8	0	4	4	0	0	3	8	0	0	2	2	0	0	31	23	2
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	2	31	63	1	1	4	1	16	11	12	2	1	37	56	238	8	124	252	4	3	12	3	64	22	24	4	2	37	56	615	505	
	0.8%	13.0%	26.5%	0.4%	0.4%	1.7%	0.4%	6.7%	4.6%	5.0%	0.8%	0.4%	15.5%	23.5%	100.0%	1%	20%	41%	1%	0%	2%	0%	10%	4%	4%	1%	0%	6%	9%	100%		

*DUPLEX BR ARE COUNTED ON THE SECOND FLOOR OF THE UNIT

UNIT TYPE AND BATHROOM RATIO															
	4/4 D (4 BR / 4 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	3/3B (3BR / 3BA)	3/3 (3BR / 3BA)	3/2 (3 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 B (2 BR / 2 BA)	2/1 B (2BR / 1BA)	2/1 (2BR / 1BA)	1+1/1 (1 BR / 1 BA)	STUDIO	MICRO	TOTAL BATHROOMS
Bath Per Unit	4	4	3	2	3	3	3	2	2	1	1	1	1	1	
Unit Type Count	2	31	63	1	1	4	1	16	11	12	2	1	37	56	
Total	8.0	124.0	189.0	2.0	3.0	12.0	3.0	32.0	22.0	12.0	2.0	1.0	37.0	56.0	503

CHECK: 615

Bath-to-Occupant Ratio 81.8%
Occupant-to-Bath Ratio 1.22



GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

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RESIDENTIAL

- Vintage
- Asymmetry
- Textured
- Expressive



Curved ground plane. Plaza curving up to become part of the building.



COLOR PALETTE

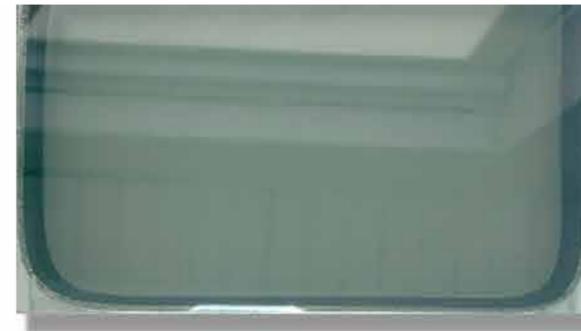
- Brick
- White
- Black Steel
- Natural concrete



HOTEL TOWER

- Clean
- Precise
- Austere
- Perfect



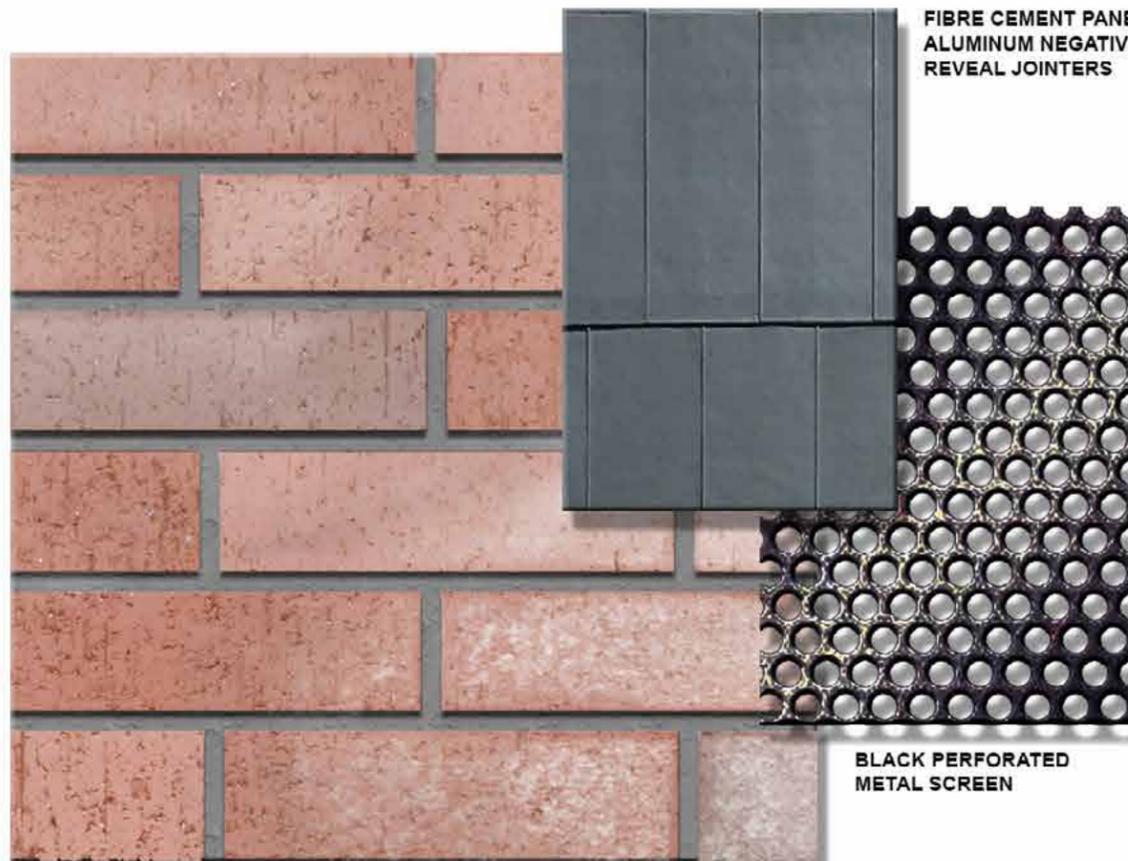


INSULATED LOW E GLASS



ALUMINUM WINDOW FRAME

EIFS TEXTURED NATURAL GRAY COLOR FINISH



FIBRE CEMENT PANEL WITH ALUMINUM NEGATIVE REVEAL JOINTERS

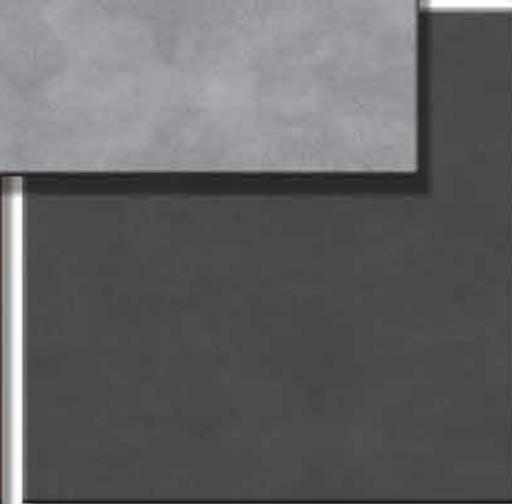
BLACK PERFORATED METAL SCREEN

RED BRICK BLACK MORTAR
FACE BRICK AT PODIUM
UP TO LEVEL 5

EIFS BRICK FINISH TO MATCH BRICK TYPE 1
EIFS BRICK STARTING AT LEVEL 4
AND UP ON RESIDENTIAL TOWER ONLY



EIFS TERRACOTTA COLOR FINISH



EIFS DARK GRAY COLOR FINISH

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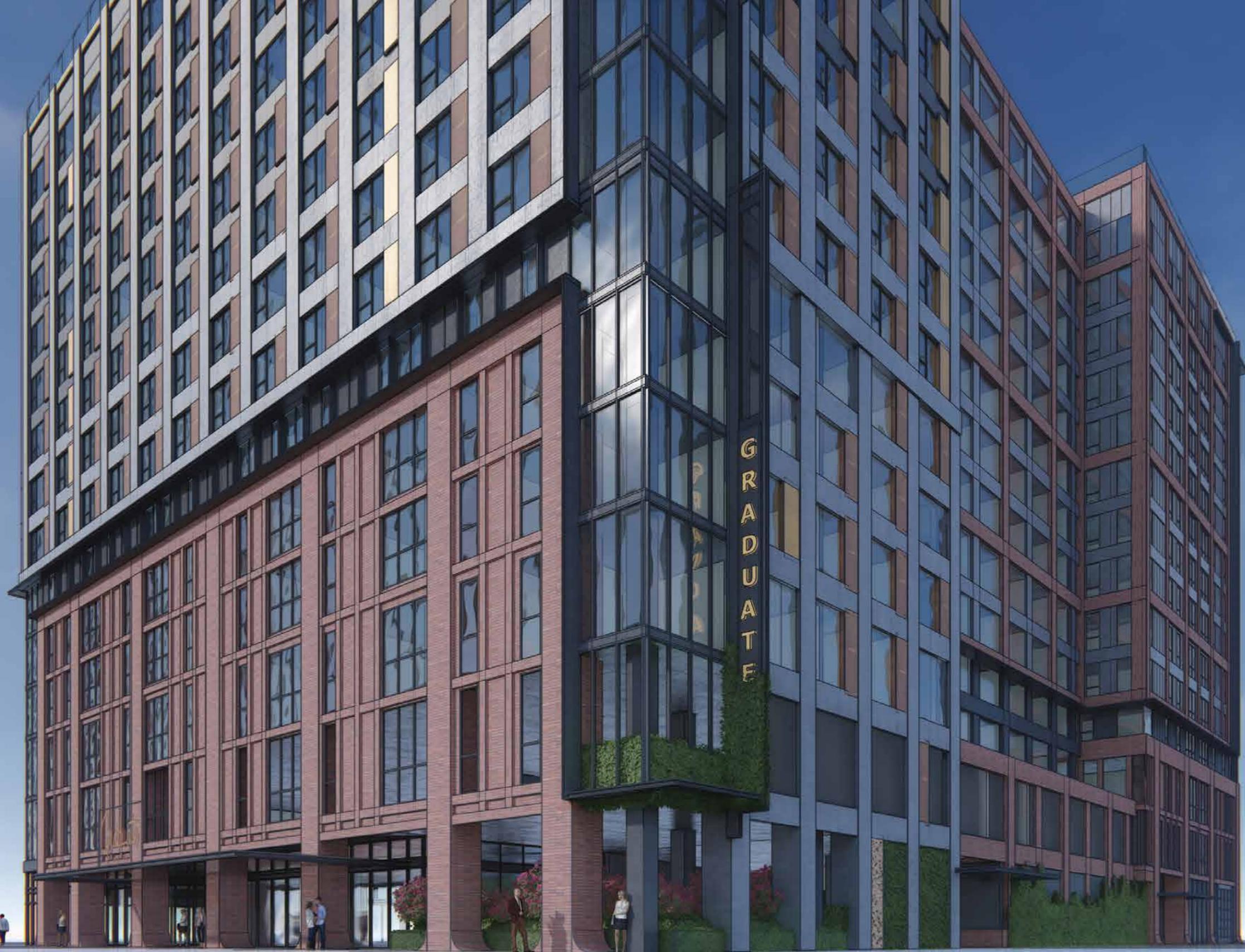


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CONCEPT VIEW

Tucson, Arizona | July 13, 2018



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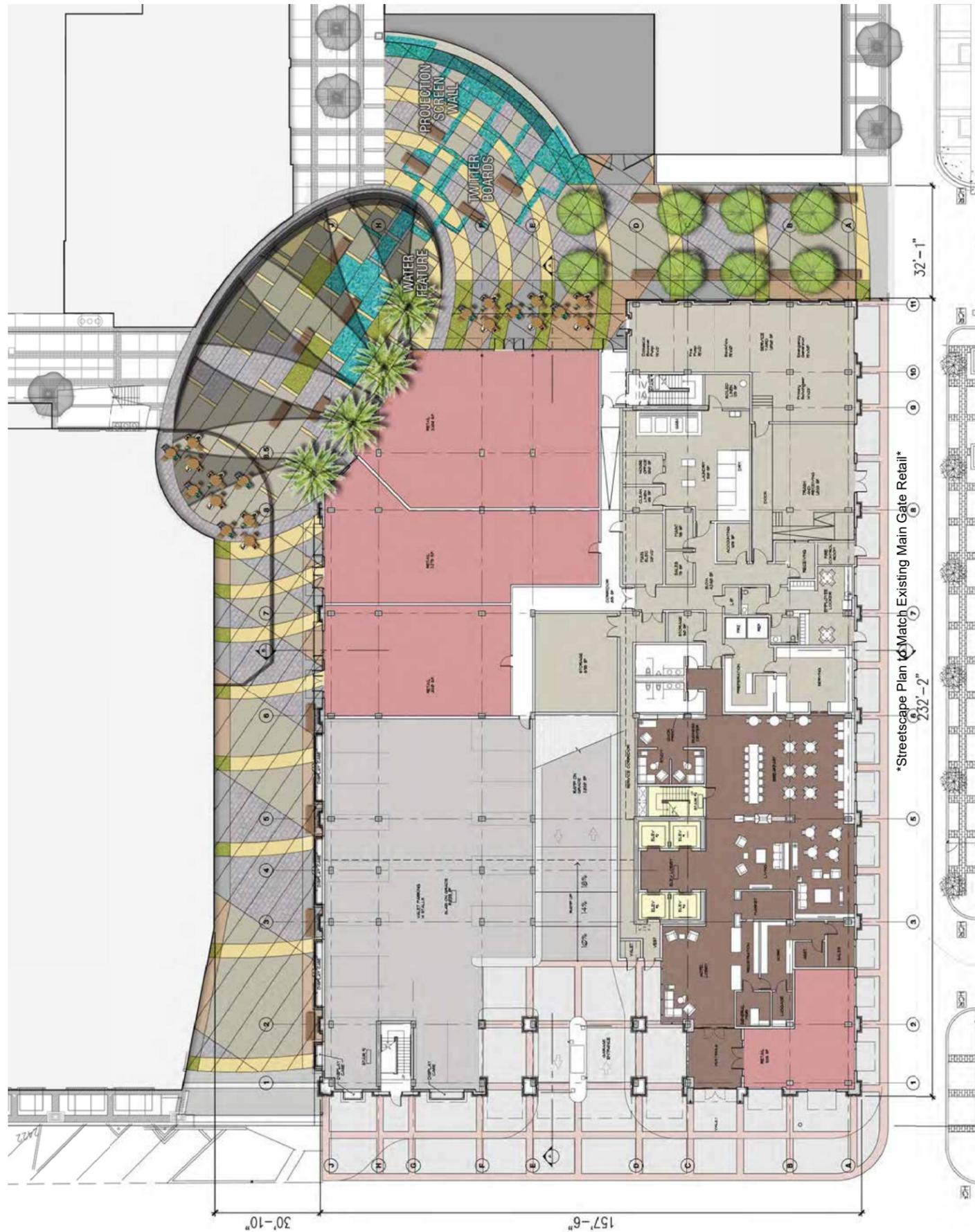
GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE



GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE



- # HARDSCAPE KEY NOTES**
1. Decorative paving at building entries
 2. Concrete sidewalk with paver banding to match existing
 3. Landscape planter at grade
 4. Raised landscape planter
 5. Site furnishing
 6. Site utility- refer to civil plans
 7. Site lighting- bollards
 8. Site lighting- integral with planters and furnishings
 9. Raised decorative planters, 24" wide
 10. Raised decorative planters/retaining wall, 24" wide
 11. Custom benches
 12. Permeable pavers
 13. Tree grates
 14. Grating extends into paving pattern
 15. Concrete steps
 16. Custom handrails
 17. Retail/restaurant patios at MG III
 18. Decorative concrete ramp at MG III
 19. Preserve in place existing paving 8' offset from existing buildings- new paving down middle of walkway between MG II & MG IV.
 20. Circulation and ingress/egress at retail and restaurants
 21. Musical & Interactive Fountain
 22. Site furnishings/planter/seating with integral light and sound
 23. Not used
 24. Movable and fixed custom site furnishings
 25. Raised concrete stage (pavers)
 26. Not used
 27. Mechanical yard screen- structure to be determined
 28. Overhead shade structure at Stage and Screen
 29. Not used
 30. Residential Lobby Entry Plaza- decorative paving
 31. Desert Green Screen- native plants and succulents on structural support to screen mechanical and service entries & Public Art (west building facade)
 32. Gates at mechanical yard
 33. Security screen inside mechanical enclosure between equipment and commercial building entries
 34. Seating at residential lobby plaza
 35. Existing plaza entry walks to South and West- minor adjustments to existing paving and landscape to transition into proposed plaza
 36. Existing mechanical/service yard
 37. Retain existing patios
 38. Not used
 39. Rideshare pick up/drop off
 40. Utilities above ground
 41. Rail/gates separating hotel, retail-restaurant patios
- # PUBLIC ART KEY NOTES**
42. Public Art element to be determined
 43. Not used
- # AV KEY NOTES**
44. Digital signage and wayfinding Kiosk- refer to AV plans
 45. LED screen built into wall/structure
 46. Speaker/ Surround System



2015 APPROVED SITE PLAN

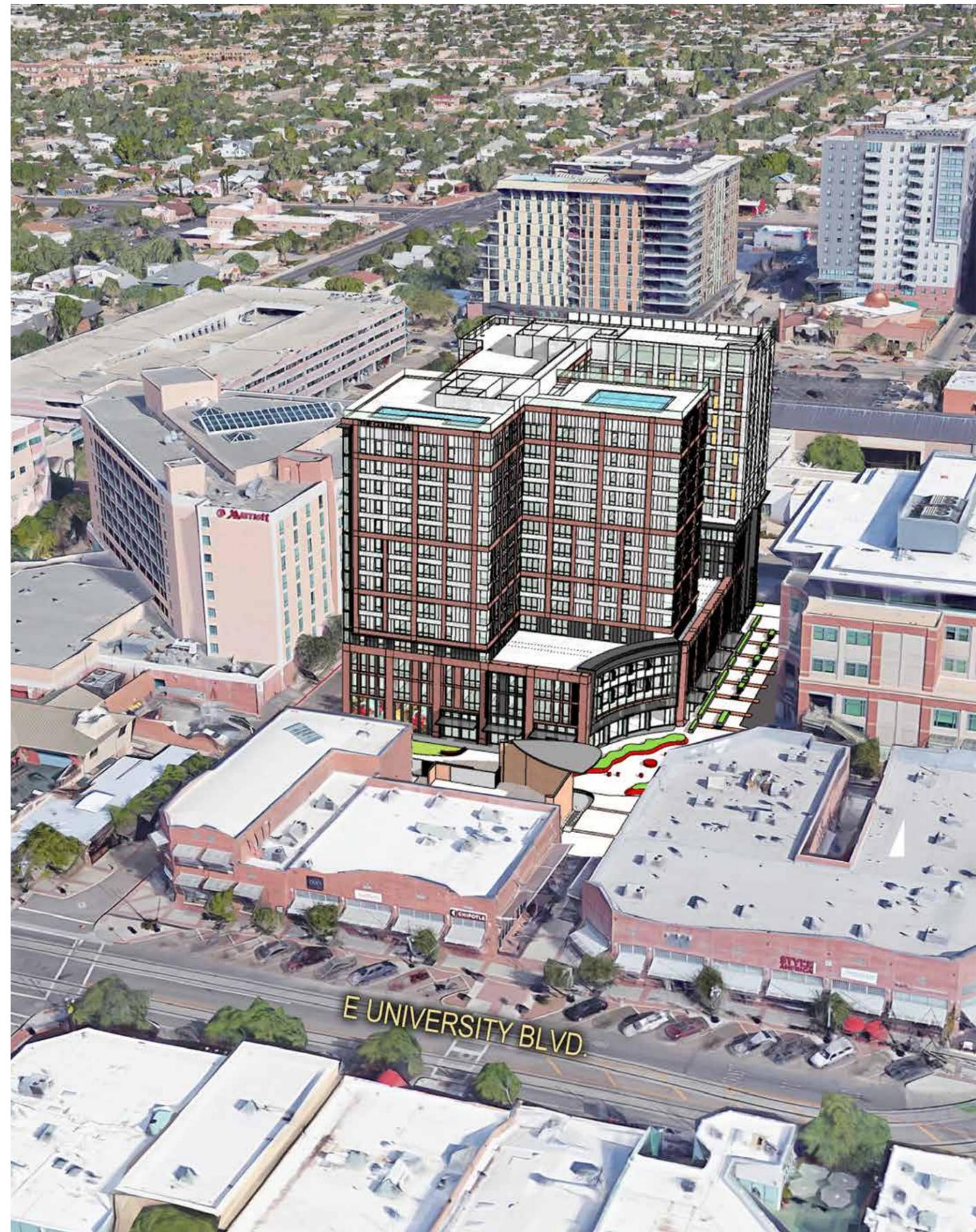


2018 REVISED SITE PLAN

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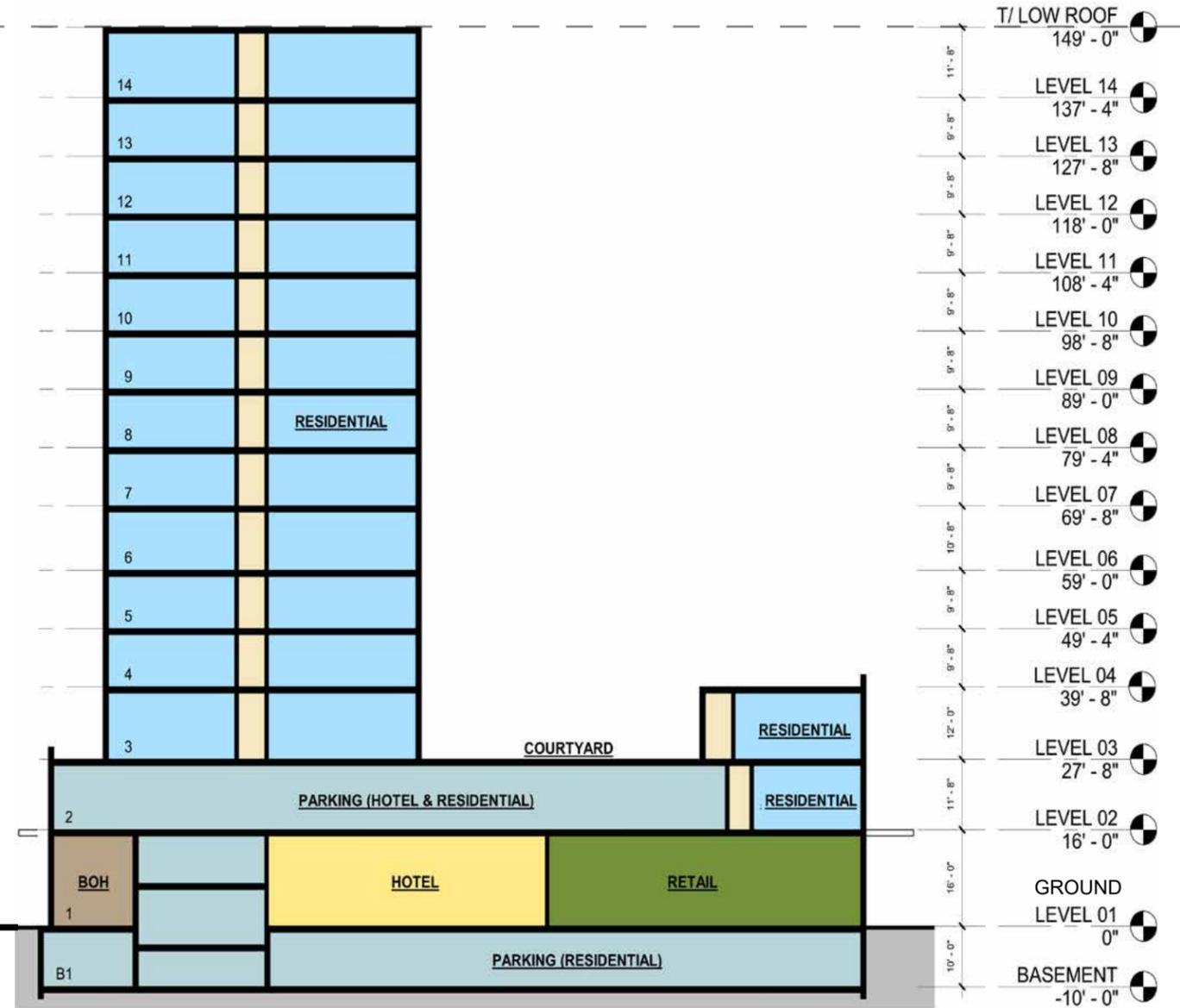


2015 APPROVED BIRD'S EYE



2018 REVISED BIRD'S EYE

GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE



2015 APPROVED SECTION

2018 UPDATED SECTION

GRADUATE HOTEL AND THE COLLECTIVE APARTMENTS AT MAIN GATE

BUILDING SECTION OLD AND NEW