

For approval Stamp

DRC CONCEPT: PART 02 DESIGN PACKAGE



THE HUB IV AT PARK & SPEEDWAY

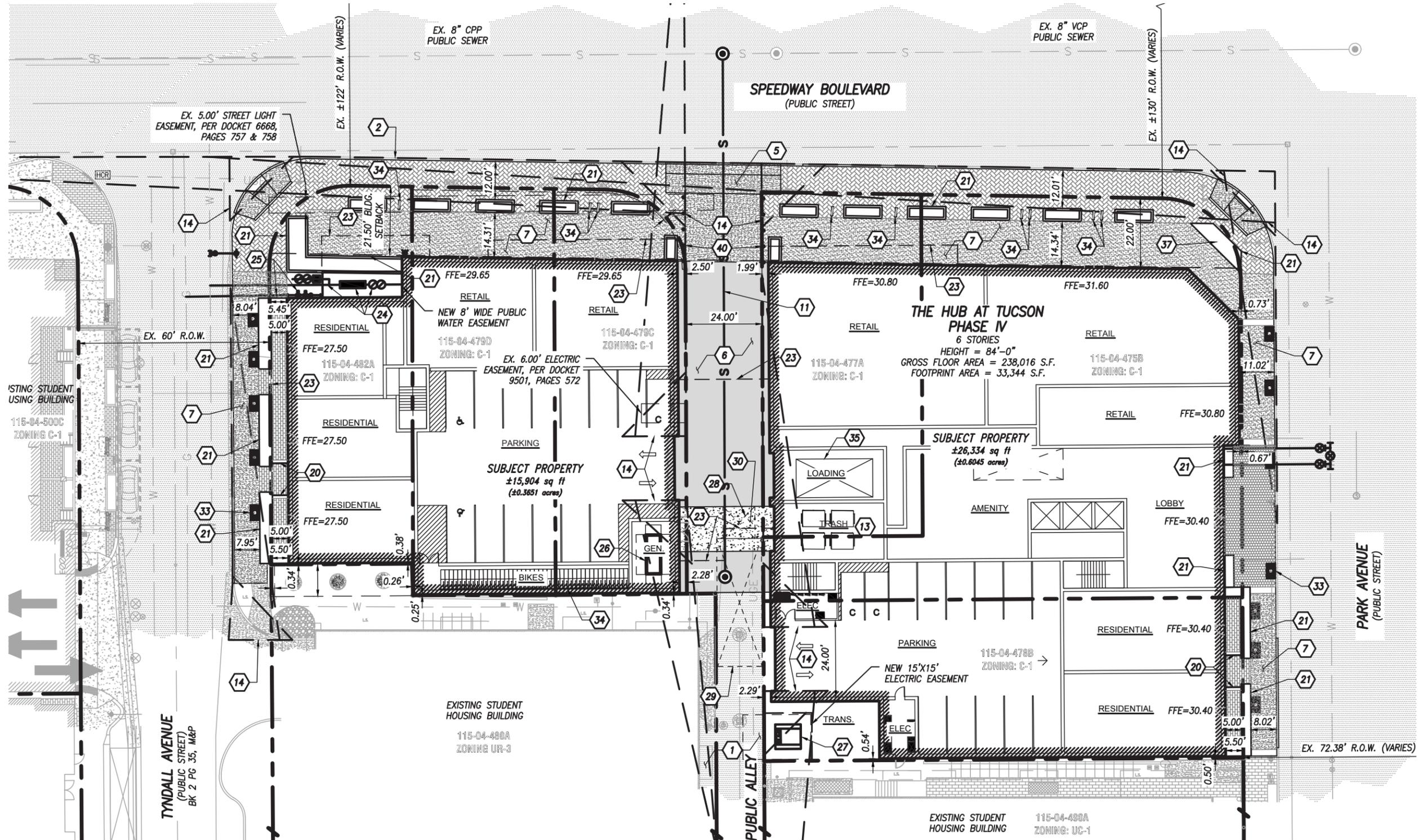
Core Spaces Developer • Antunovich Associates Architecture, Planning, Interior Design®

 UP CAMPUS
PROPERTIES

CORE

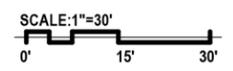
 ANTUNOVICH
ASSOCIATES
ARCHITECTURE - PLANNING - INTERIOR DESIGN

Tucson, Arizona | March 28, 2019



KEYNOTES

- 5 NEW CONCRETE DRIVEWAY APRON.
- 6 NEW A.C. PAVEMENT.
- 7 NEW SIDEWALK.
- 11 NEW PUBLIC SEWER MAIN.
- 13 TRASH & RECYCLE CONTAINERS TO BE ROLLED OUT & PICKED UP IN THE PUBLIC ALLEY.
- 14 SIGHT VISIBILITY TRIANGLES
- 20 NEW STAIRS.
- 21 NEW PLANTER, TYPICAL.
- 23 STRUCTURE ABOVE.
- 24 NEW WATER SERVICE LINE AND WATER METER WITH ENCLOSURE.
- 26 NEW ELECTRICAL GENERATOR.
- 27 NEW ELECTRICAL TRANSFORMER.
- 25 NEW GAS SERVICE LINE AND GAS METER.
- 28 10' X 10' CLEAR STAGING AREA FOR TRASH CONTAINER.
- 29 14' X 40' CLEAR AREA FOR TRASH.
- 30 NEW CONCRETE PAVEMENT FOR DUMPSTER.
- 33 NEW TREE GRATE, TYPICAL.
- 34 NEW SHORT TERM BICYCLE RACK.
- 35 NEW 12' X 24' LOADING ZONE.
- 37 NEW MONUMENT SIGN.
- 40 NEW BOLLARDS.



THE HUB IV AT PARK & SPEEDWAY DRC CONCEPT: PART 02, DESIGN PACKAGE

SITE PLAN 1



THE HUB IV AT PARK & SPEEDWAY DRC CONCEPT: PART 02, DESIGN PACKAGE

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RENDERING

2

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RENDERING

3

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RENDERING

4

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THE HUB IV AT PARK & SPEEDWAY DRC CONCEPT: PART 02, DESIGN PACKAGE



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THE HUB IV AT PARK & SPEEDWAY DRC CONCEPT: PART 02, DESIGN PACKAGE

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RENDERING

8

Tucson, Arizona | March 28, 2019



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

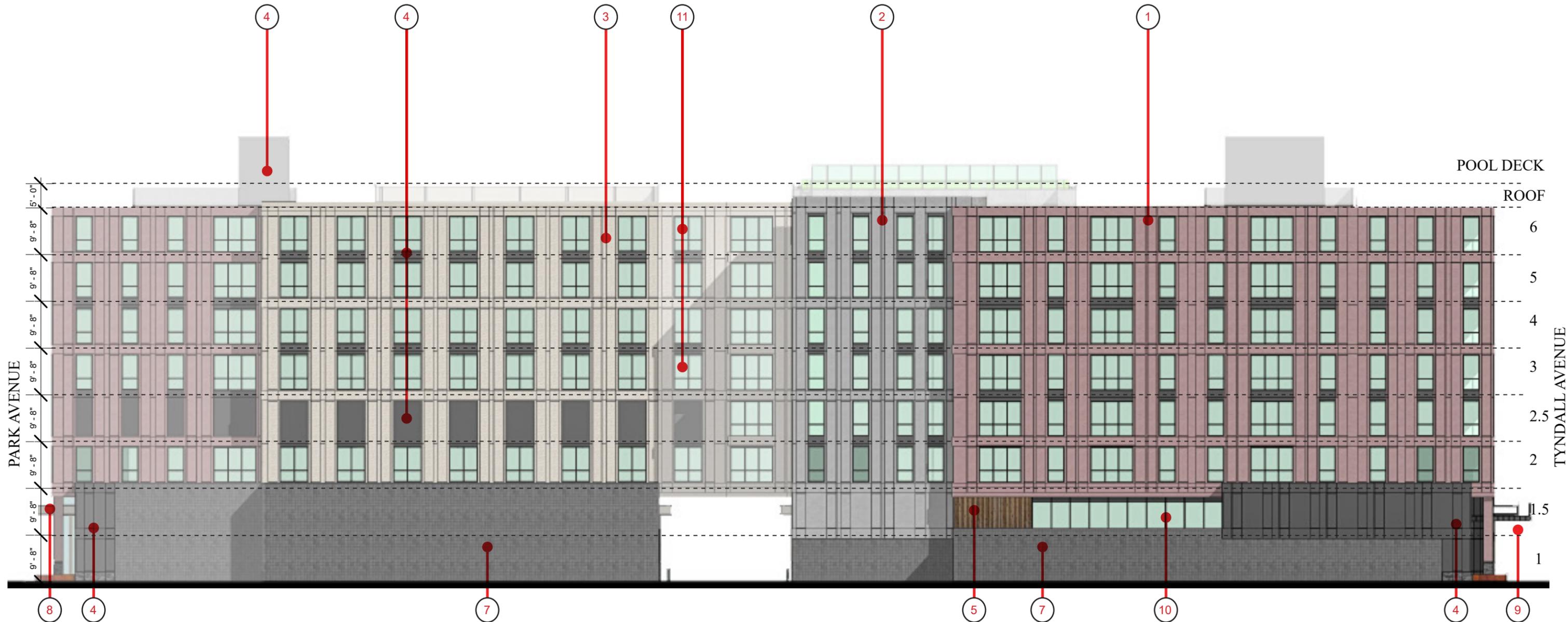
EXTERIOR MATERIAL LEGEND

1. EIFS TYPE 1 – DRYVIT SAND PEBBLE FINISH (DESERT PUCE COLOR)
2. EIFS TYPE 2 – DRYVIT SAND PEBBLE FINISH (WARM GREY COLOR)
3. EIFS TYPE 3 – DRYVIT TIBOR (GREY TAUPE COLOR)
4. EIFS TYPE 4 – DRYVIT TIBOR (GREY/ BLACK COLOR)
5. ALUMINUM WOOD SIDING - LONG BOARD WOOD FINISH ALUMINUM SIDING. VERTICAL WITH BLACK "Z" FLASHING AT EVERY SECOND FLOOR
6. CULTURED STONE - CULTURED STONE VENEER CLADDING WITH DARK GREY/ BLACK PAINT FINISH
7. SCORED FACE CMU - INTEGRAL COLOR SCORED FACE CMU WITH BLACK MORTAR.
8. RETAIL CANOPY - PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
9. RESIDENTIAL CANOPY - PAINTED STEEL FRAME WITH PERFORATED PANEL CANOPY CLADDING
10. STORE FRONT - POWDER COATED ALUMINUM STORE FRONT WINDOW & ENTRANCE SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (WHITE COLOR)
11. RESIDENTIAL WINDOWS - ALUMINUM OPERABLE WINDOW SYSTEM WITH 1" INSULATING LOW-E GLASS & PRE FINISHED ALUMINUM FRAME. (BLACK COLOR)



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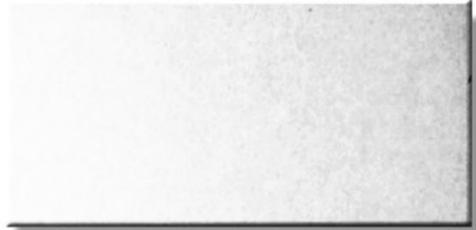
WINDOW: NSULATED LOW E GLASS



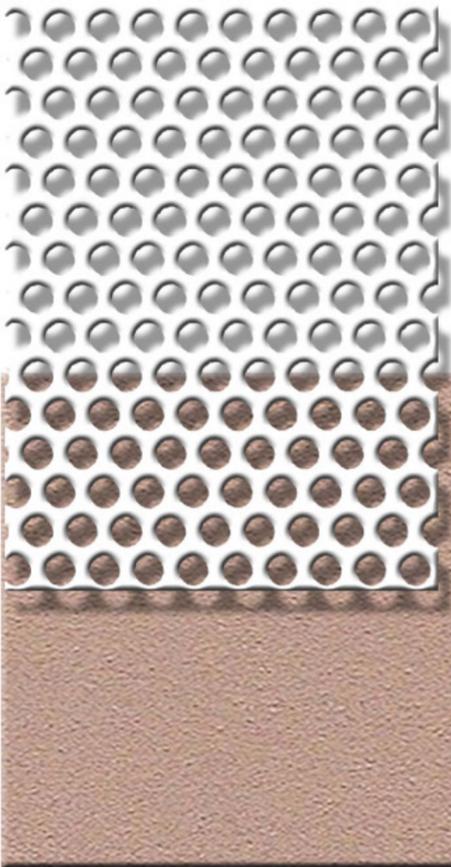
11. RESIDENTIAL WINDOW FRAME (BLACK COLOR)



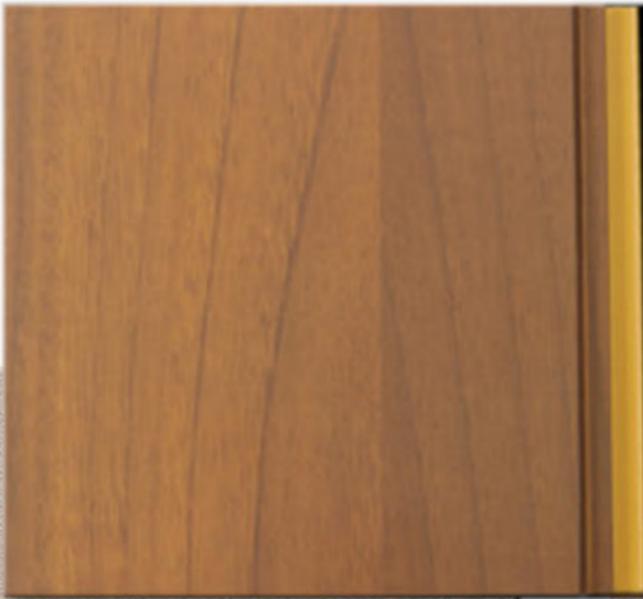
7. SCORED FACE CMU WITH BLACK MORTOR



10. RETAIL STORE FRONT (WHITE COLOR)



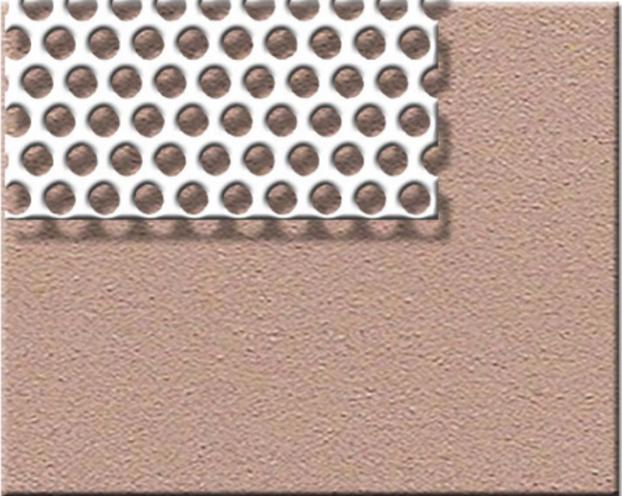
8, 9. PERFORATED PANEL CANOPY CLADDING (WHITE COLOR)



5. ALUMINUM WOOD SIDING (NATURAL FINISH)



6. CULTURED STONE GREY/ BLACK PAINT FINISH



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



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



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



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



PAVEMENT-A
(SPEEDWAY STREETScape)
GRAY CONCRETE
SMOOTH FINISH
(TO MATCH HUB III)



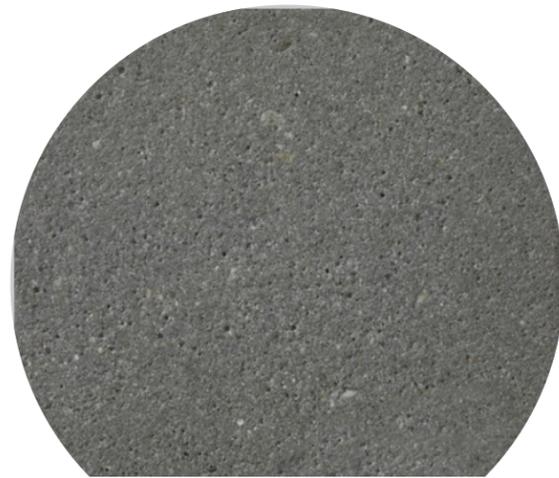
PAVEMENT-B
(RETAIL PLAZA/COURTYARD)
UNILOCK PLANK PAVER



BENCH-1
URBANScape DEWART 6' NO
BACK, SQ. PERFORATED



BIKE RACK
LANDSCAPE FORMS
EMERSON



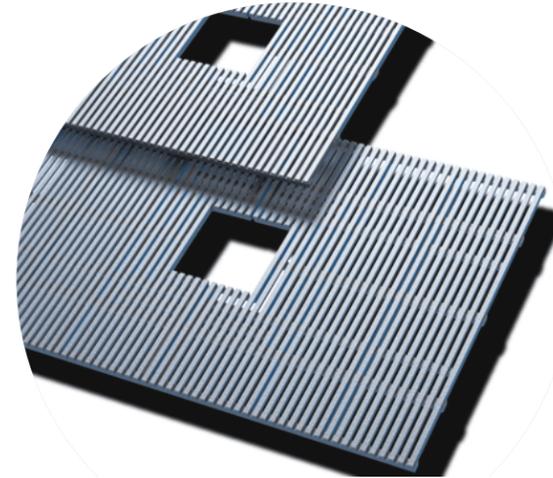
PAVEMENT-C
(TYNDAL & PARK
STREETSCAPES)
INTEGRAL COLOR (TBD)
EXPOSED AGGREGATE
CONCRETE



PAVEMENT-D
(TOWN HOME COURTYARDS)
AKERSTONE, AQUA-VIA-II SQ.
PERMEABLE PAVER,
CANTINA BLEND



PAVEMENT-E
(MULTI-FAM ENTRY)
UNILOCK PLANK PAVER
WEAVE PATTERN
COLOR MIX



TREE GRATE
IRONSMITH 4'X8'
METRO



METAL LITTER RECEPTACLE
URBANScape "E" SQ. PERFO-
RATED W/ RECYLCE BONNET



TREES



SHRUBS



EUCALYPTUS PAPUANA
GHOST GUM



PISTACIA CHINENSIS
CHINESE PISTACHE



CHRYSACTINA MEXICANA
DAMIANTA DAISY



PENSTEMON PARRYI
PARRY'S PENSTEMON



SALVIA GREGGII
AUTUMN SAGE



SETCREASEA PALLIDA
PURPLE HEART
(ALSO ON LEVEL 2)



ACCENTS



LOPHOCEREUS SCHOTTII
MONSTROSUS
TOTEM POLE CACTUS



HESPERALOE PARVIFLORA
'BRAKELIGHT'
BRAKE LIGHT RED YUCCA
(ALSO ON LEVEL 2)



MUHLENBERGIA CAPIL-
LARIS 'REGAL MIST'
PURPLE MUHLY GRASS
(ALSO ON LEVEL 2)



MUHLENBERGIA RIGENS
'NASHVILLE'
PURPLE MUHLY
(ALSO ON LEVEL 2)



PEDILANTHUS MACRO-
CARPUS
LADYSLIPPER PLANT



NASSELLA TENUISIMA
MEXICAN FEATHER GRASS



ACCENTS IN PLANTER BARRIERS



ALOE STRIATA
CORAL ALOE



HESPERALOE PARVIFLORA
'BRAKELIGHT'
BRAKE LIGHT RED YUCCA
(ALSO ON LEVEL 1)



MUHLENBERGIA CAPIL-
LARIS 'REGAL MIST'
PURPLE MUHLY GRASS
(ALSO ON LEVEL 1)



MUHLENBERGIA RIGENS
'NASHVILLE'
PURPLE MUHLY
(ALSO ON LEVEL 1)



PEDILANTHUS
BRACTEATUS
CHILY WILLY
CHILLY WILLY
LADYSLIPPER PLANT



SETCREASEA PALLIDA
PURPLE HEART
(ALSO ON LEVEL 1)



VINES AND TRAILING PLANTS IN PLANTER BARRIERS



BOUGAINVILLEA SP.
RAINBOW GOLD



HARDENBERGIA VIOLACEA
PURPLE LILAC VINE



LONICERA SEMPERVIRENS
CORAL HONEYSUCKLE



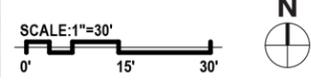
ROSEMARINUS OFFICIALIS
ROSEMARY



MASCAGNIA MACROPTERA
YELLOW ORCHID VINE



PARTHENOCISSUS SP.
HACIENDA CREEPER



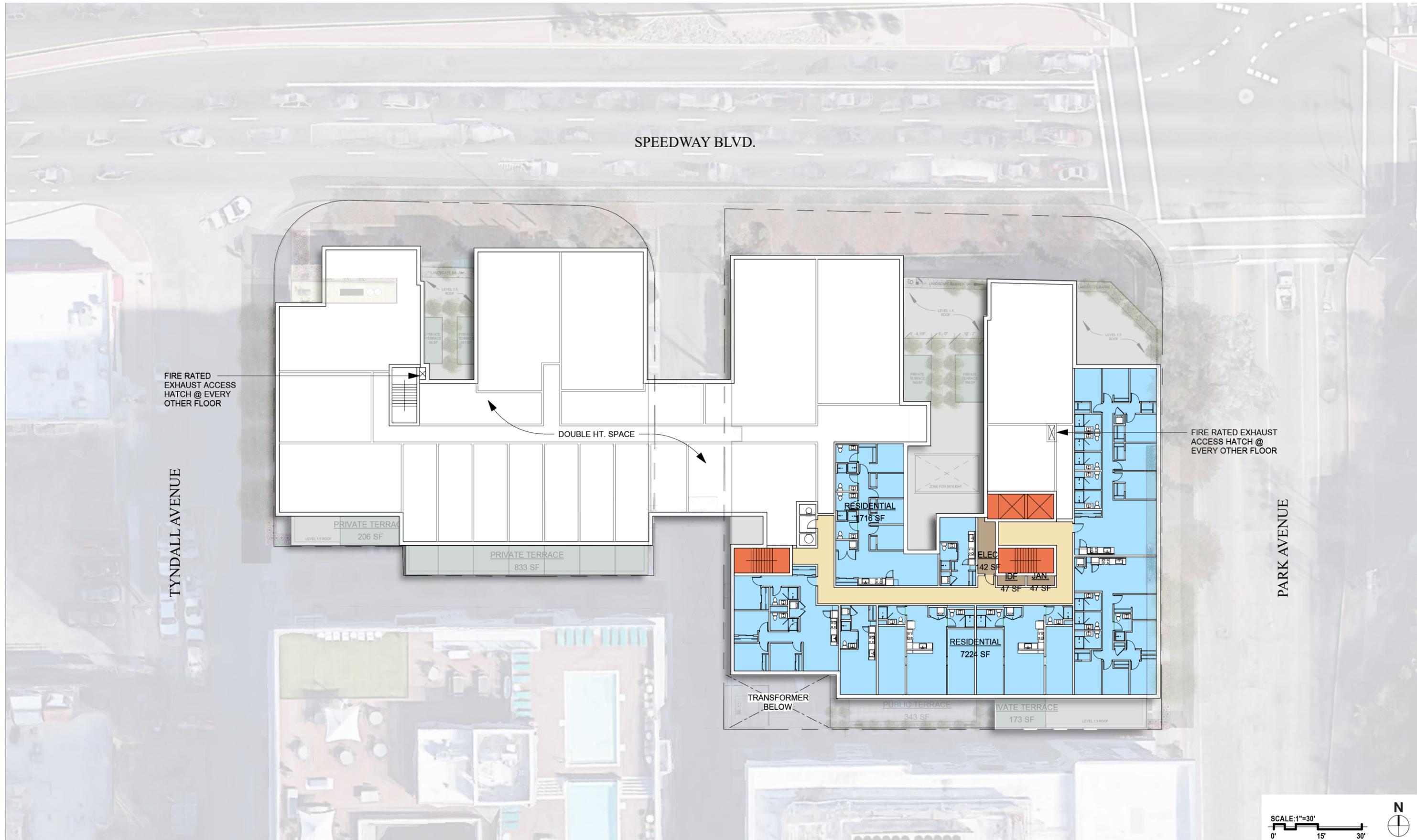
THE HUB IV AT PARK & SPEEDWAY DRC CONCEPT: PART 02, DESIGN PACKAGE

1ST FLOOR/SITE PLAN 17







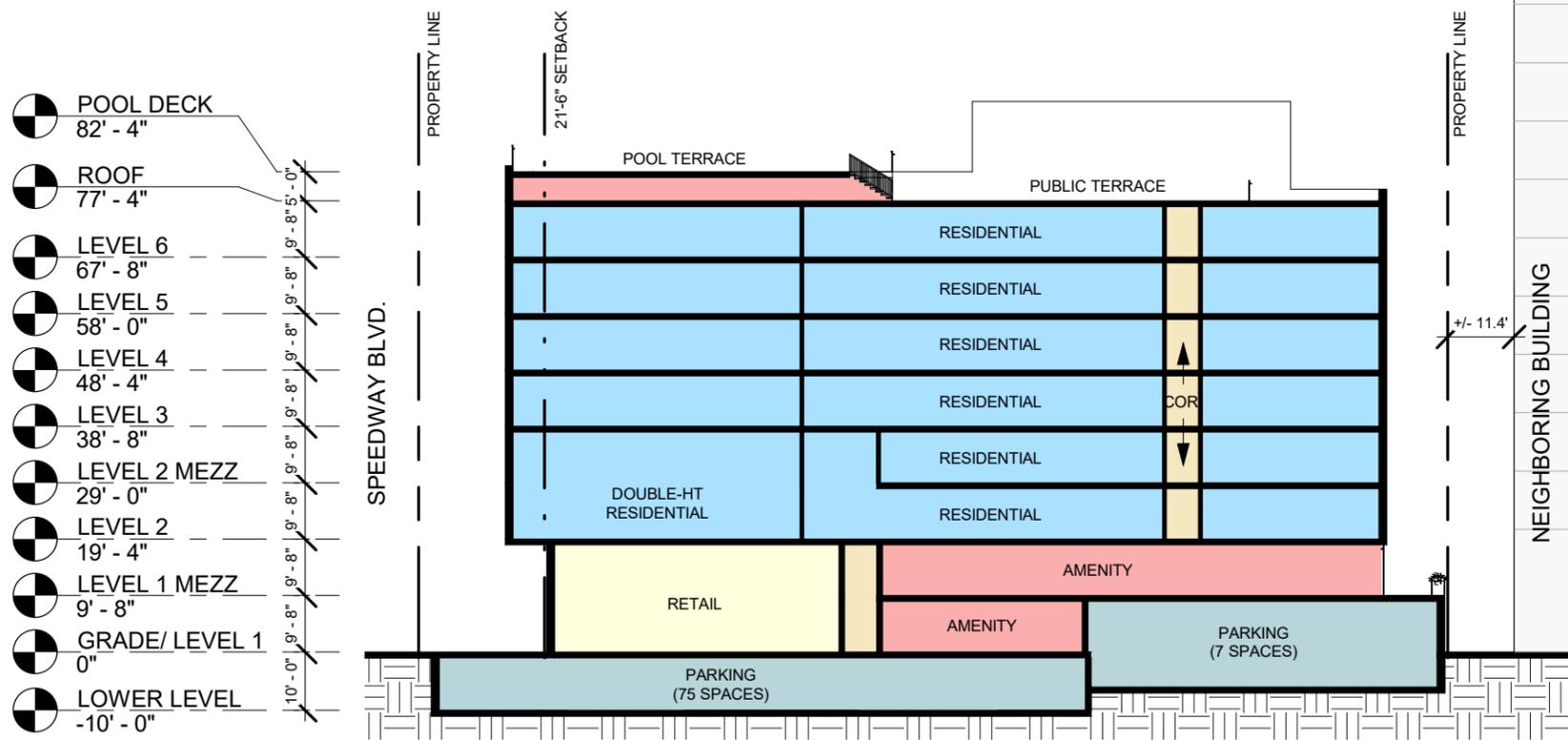




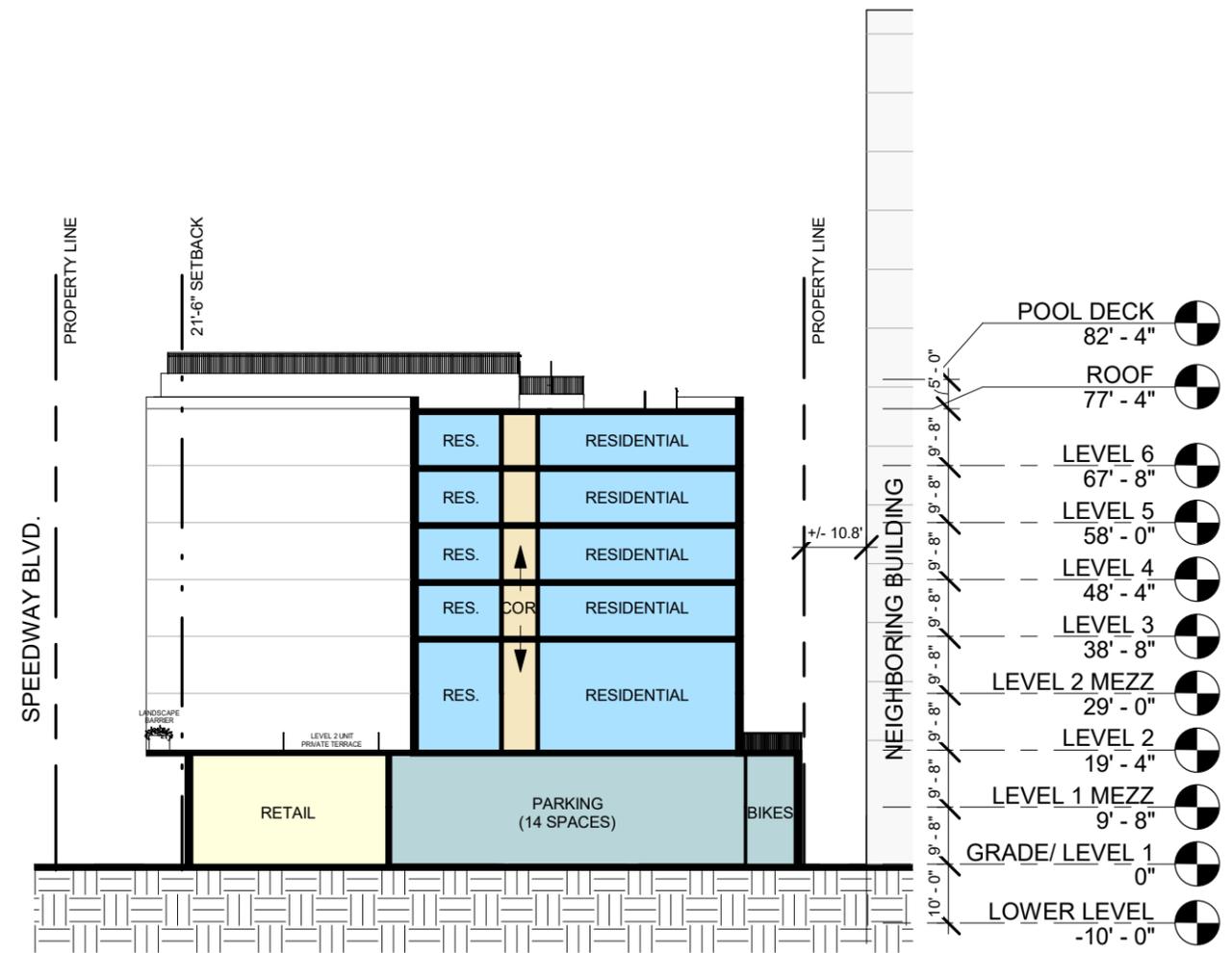




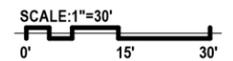


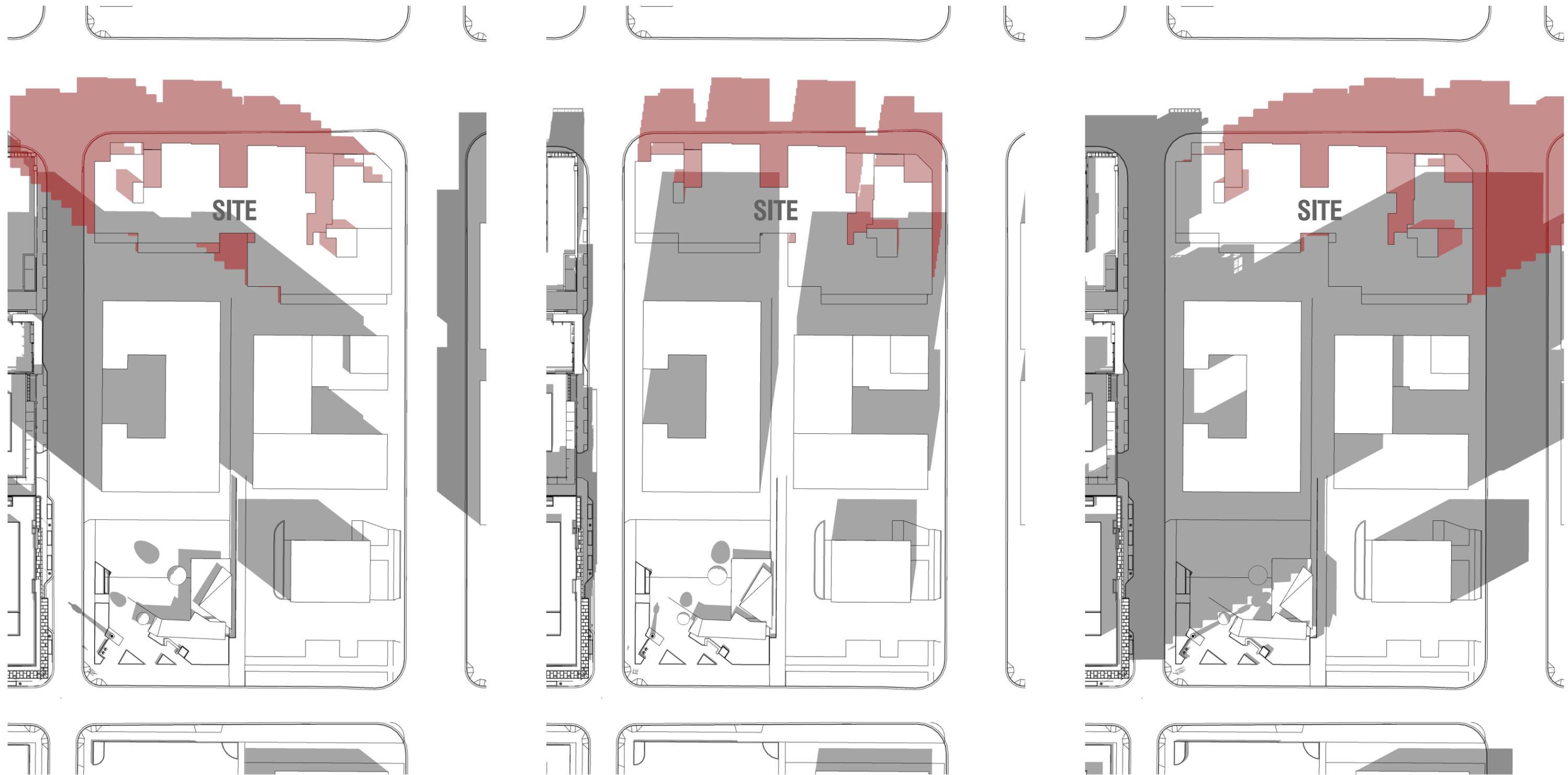


2 BUILDING SECTION - CROSS SECTION 01
 X3.11 1" = 30'-0"
 XA0.01



1 BUILDING SECTION - CROSS SECTION 02
 X3.11 1" = 30'-0"
 XA0.01



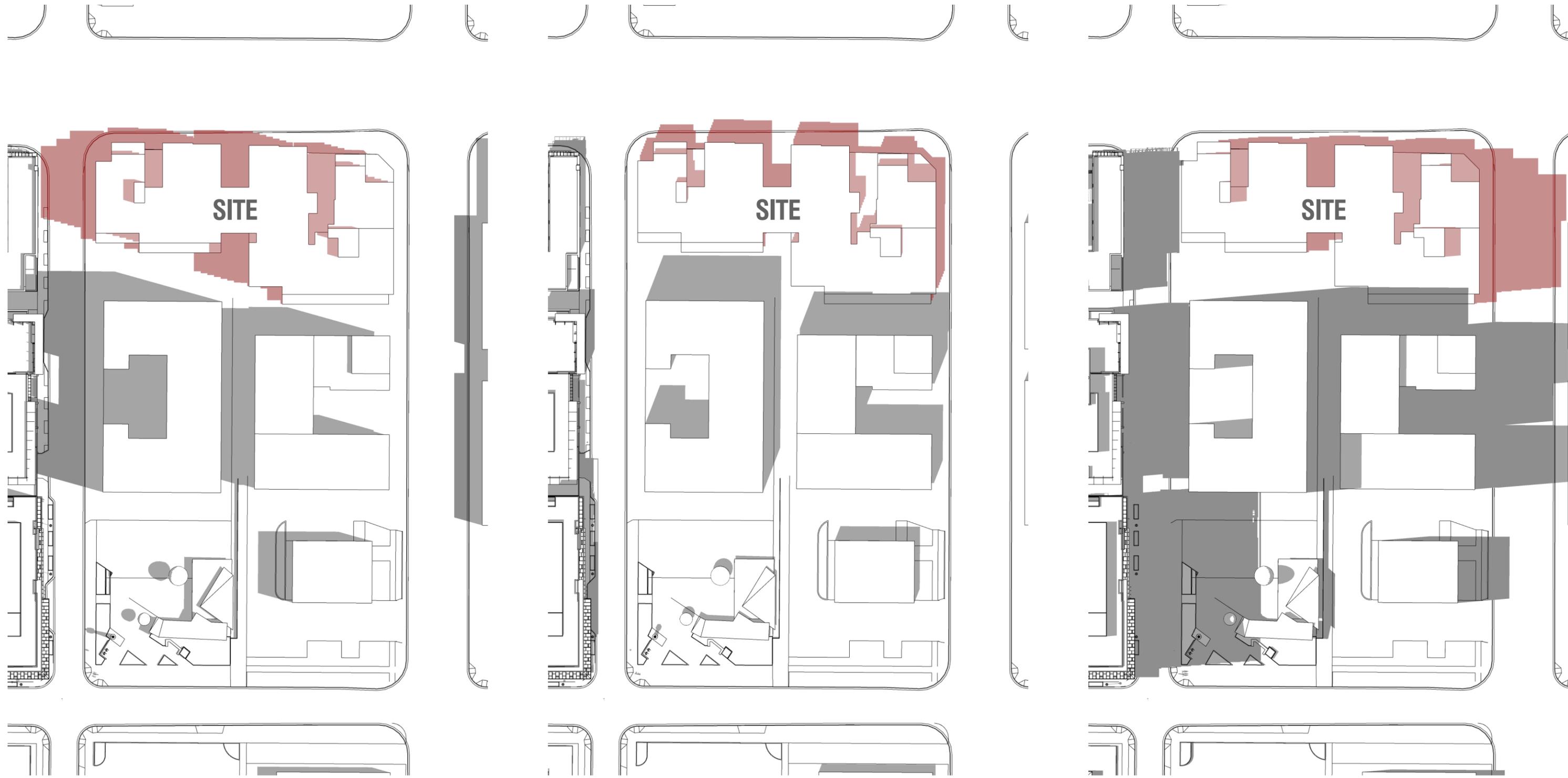


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12:00 PM

3:30 PM



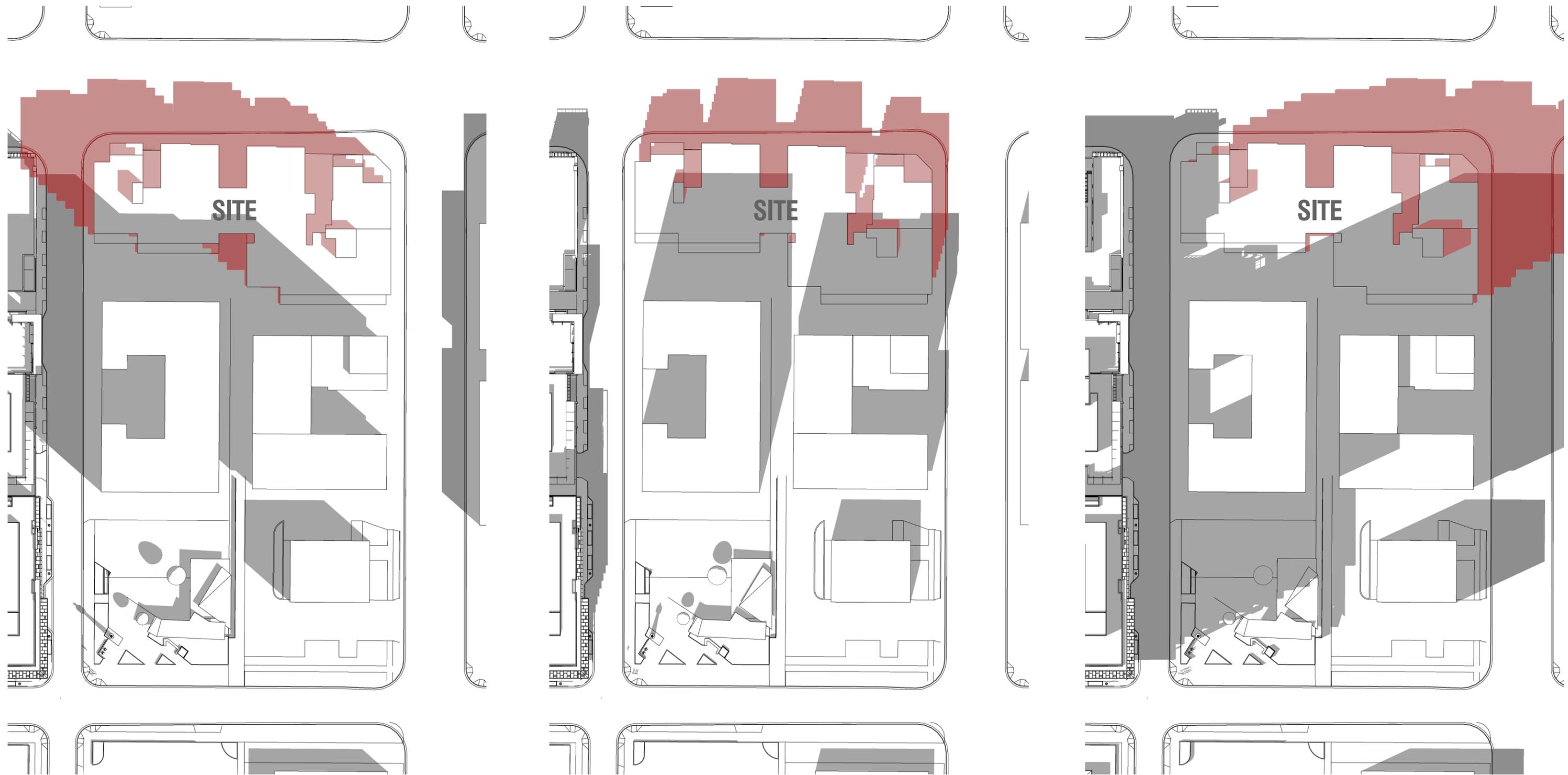


9:30 AM

12:00 PM

3:30 PM





9:30 AM

12:00 PM

3:30 PM





9:30 AM

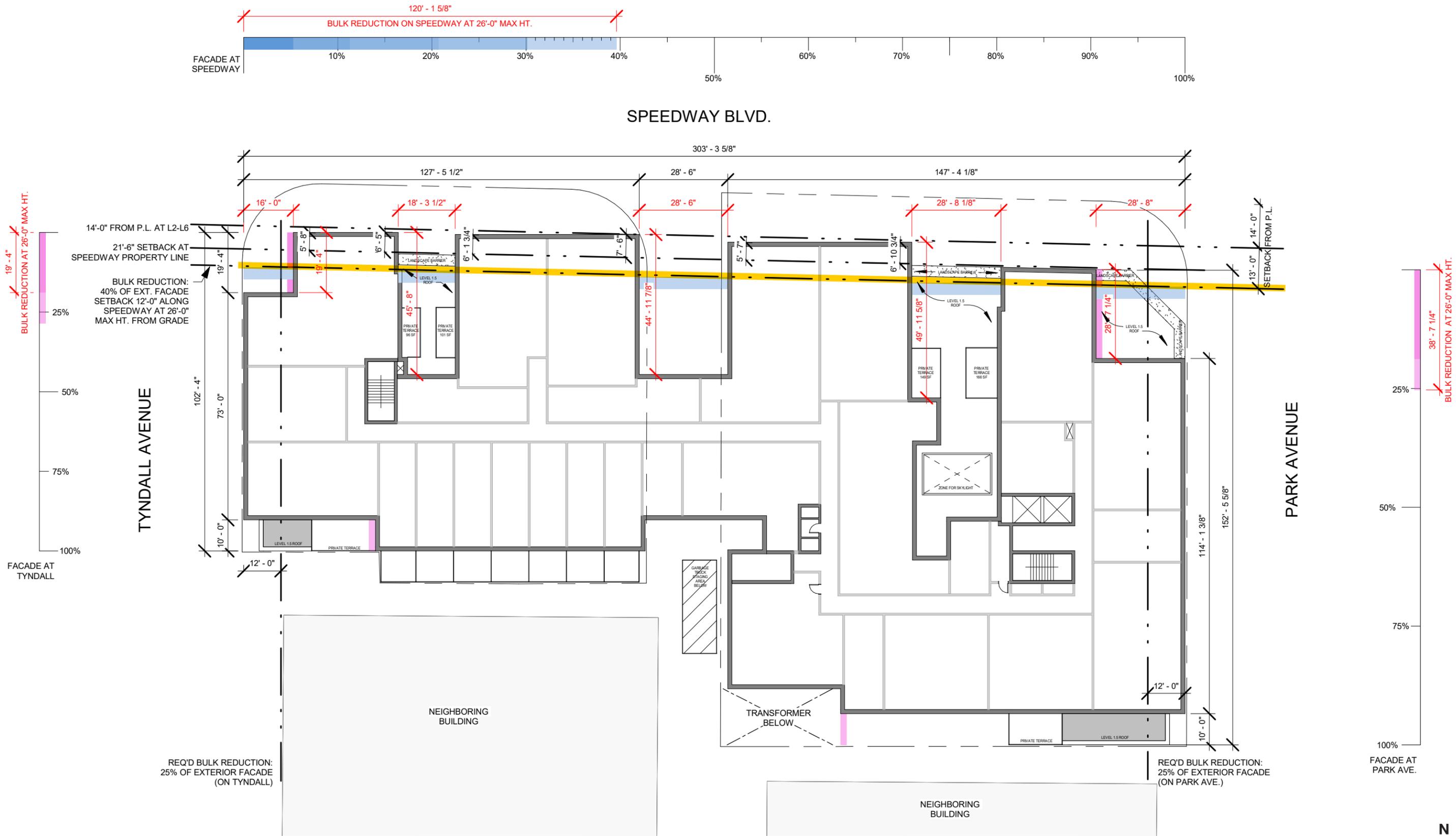


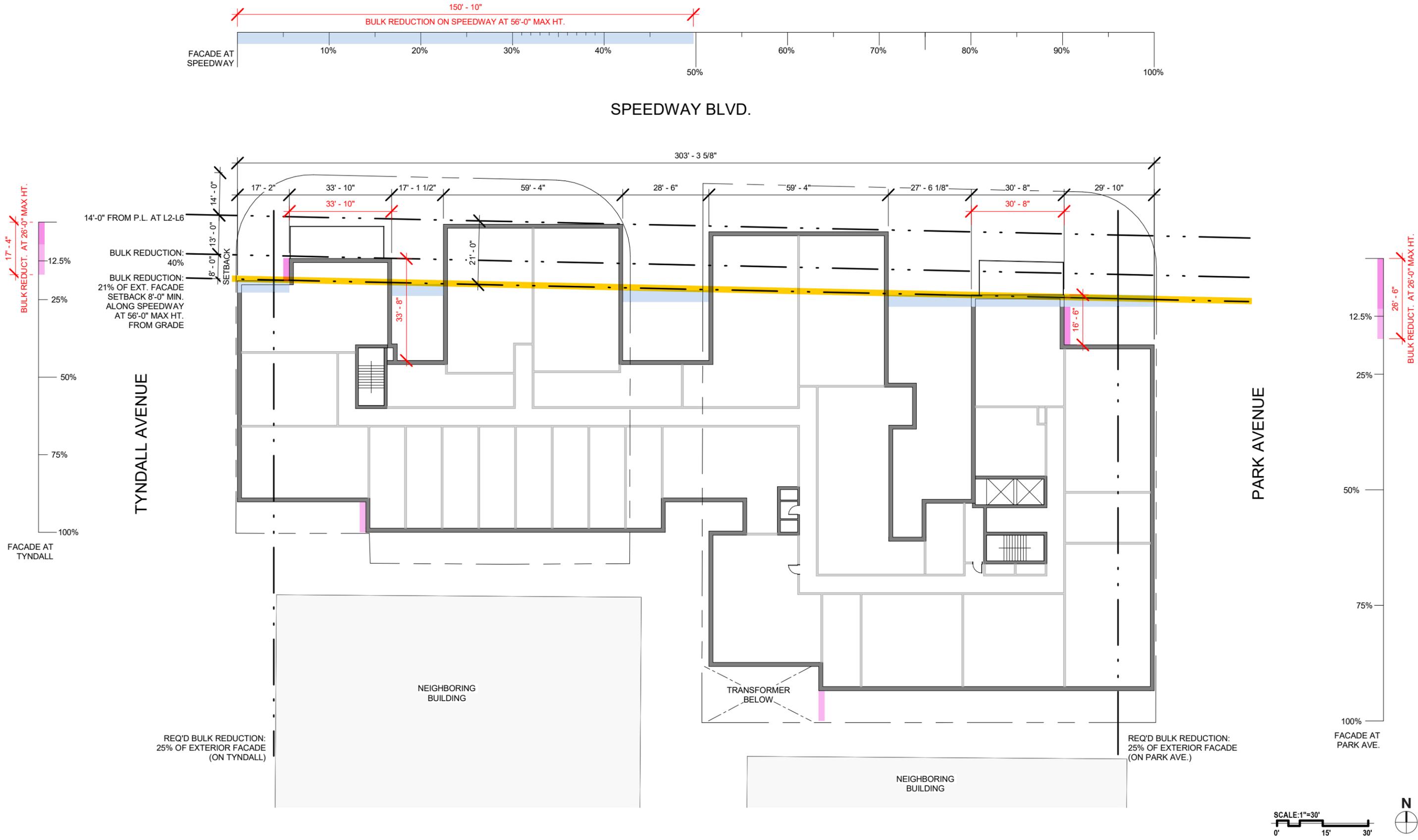
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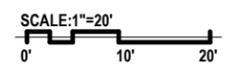
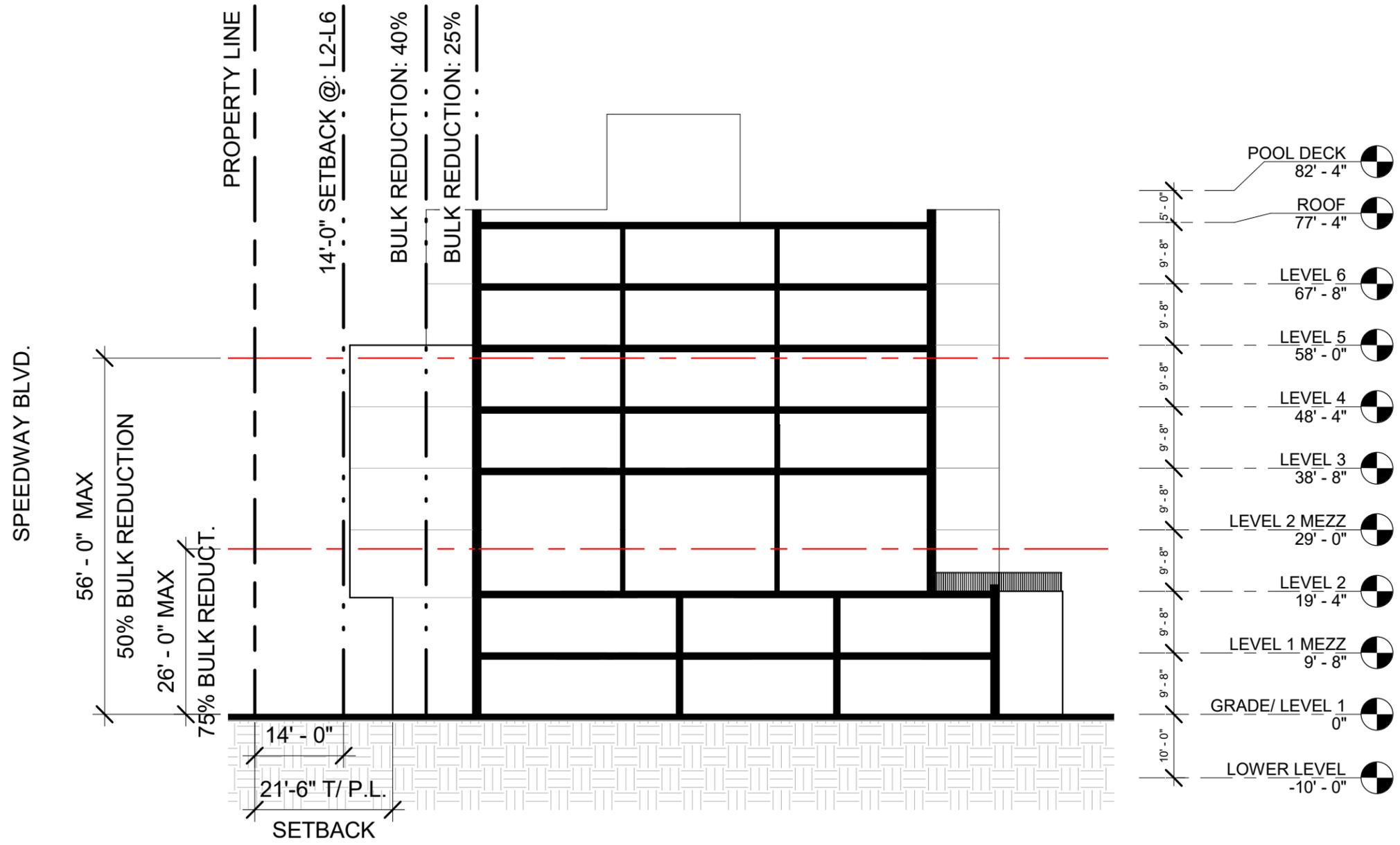


3:30 PM









SEE SHEET 1 of 3
FOR GENERAL NOTES

CURVE C1
R: 25.00' (R & C)
L: 39.81' (C) 39.83' (R)
D: 91°14'09" (C) 91°17'13" (R) Δ

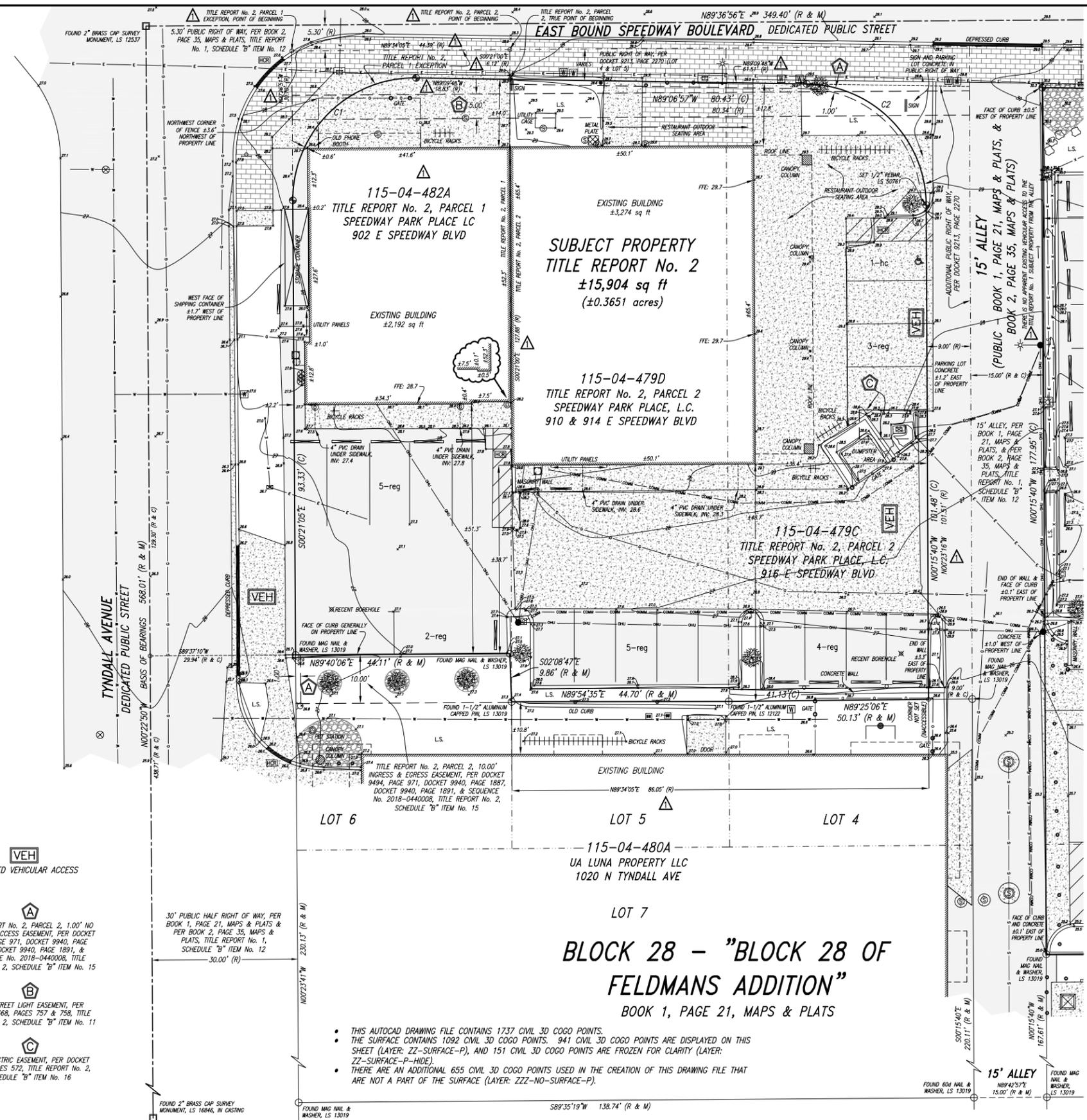
CURVE C2
R: 25.00' (R & C)
L: 38.77' (C) 38.74' (R)
D: 88°51'16" (C) 88°46'32" (R) Δ



SCALE: 1 INCH = 10 FEET
CONTOUR INTERVAL = 1 FOOT

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
- ⊙ SET MAG NAIL & WASHER, ILS 50761, UNLESS OTHERWISE NOTED
- ⊙ CALCULATED POINT, NOTHING FOUND OR SET
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ WATER METER BOX (MAY OR MAY NOT CONTAIN METER)
- ⊙ IRRIGATION BOX
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ FIRE PROTECTION CONNECTION
- ⊙ BACK FLOW PREVENTER
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ TRANSFORMER
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ TRAFFIC SIGNAL or STREET LIGHT JUNCTION BOX
- ⊙ PARKING LOT LIGHT
- ⊙ STREET LIGHT
- ⊙ TRAFFIC SIGNAL, NO MAST ARM
- ⊙ TRAFFIC SIGNAL, W/ MAST ARM
- ⊙ SANITARY SEWER MANHOLE
- ⊙ APPARENT SANITARY SEWER CLEANOUT
- ⊙ ROOF DRAIN
- ⊙ COMMUNICATION PEDESTAL
- ⊙ STREET SIGN
- ⊙ BOLLARD
- ⊙ HANDICAP RAMP
- ⊙ HANDICAP PARKING SYMBOL
- ⊙ CONCRETE PARKING BUMPER
- ⊙ EXISTING SPOT ELEVATION
- LS GENERAL LANDSCAPED AREA
- 11-reg REGULAR PARKING SPACES (PER BAY)
- 2-hc HANDICAP ACCESSIBLE PARKING SPACES (PER BAY)
- ⊙ LANDSCAPE BOULDER
- ⊙ TREE, NOT TO SCALE
- MONUMENT LINE
- PROPERTY LINE
- ORIGINAL SUBDIVISION LOT LINE
- TITLE REPORT PARCEL LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- APPROXIMATE ROOF or CANOPY LINE
- APPROXIMATE UNDERGROUND WATER, PER BLUESTAKING
- APPROXIMATE UNDERGROUND NATURAL GAS, PER BLUESTAKING
- APPROXIMATE UNDERGROUND ELECTRICAL LINE, PER BLUESTAKING
- APPROXIMATE UNDERGROUND COMMUNICATION LINE, PER BLUESTAKING
- APPROXIMATE UNDERGROUND SANITARY SEWER
- OVERHEAD UTILITY LINE(S)
- PAVEMENT STRIPE
- MASONRY WALL
- VERTICAL CURB
- PAVEMENT
- CURB & GUTTER
- CONCRETE
- BRICK PAVERS or BAUMANITE PAVING
- RIPRAP
- 115-04-490A ASSESSOR'S PARCEL NUMBER, PER PIMA COUNTY PIMAMPS WEBSITE



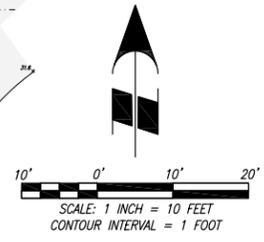
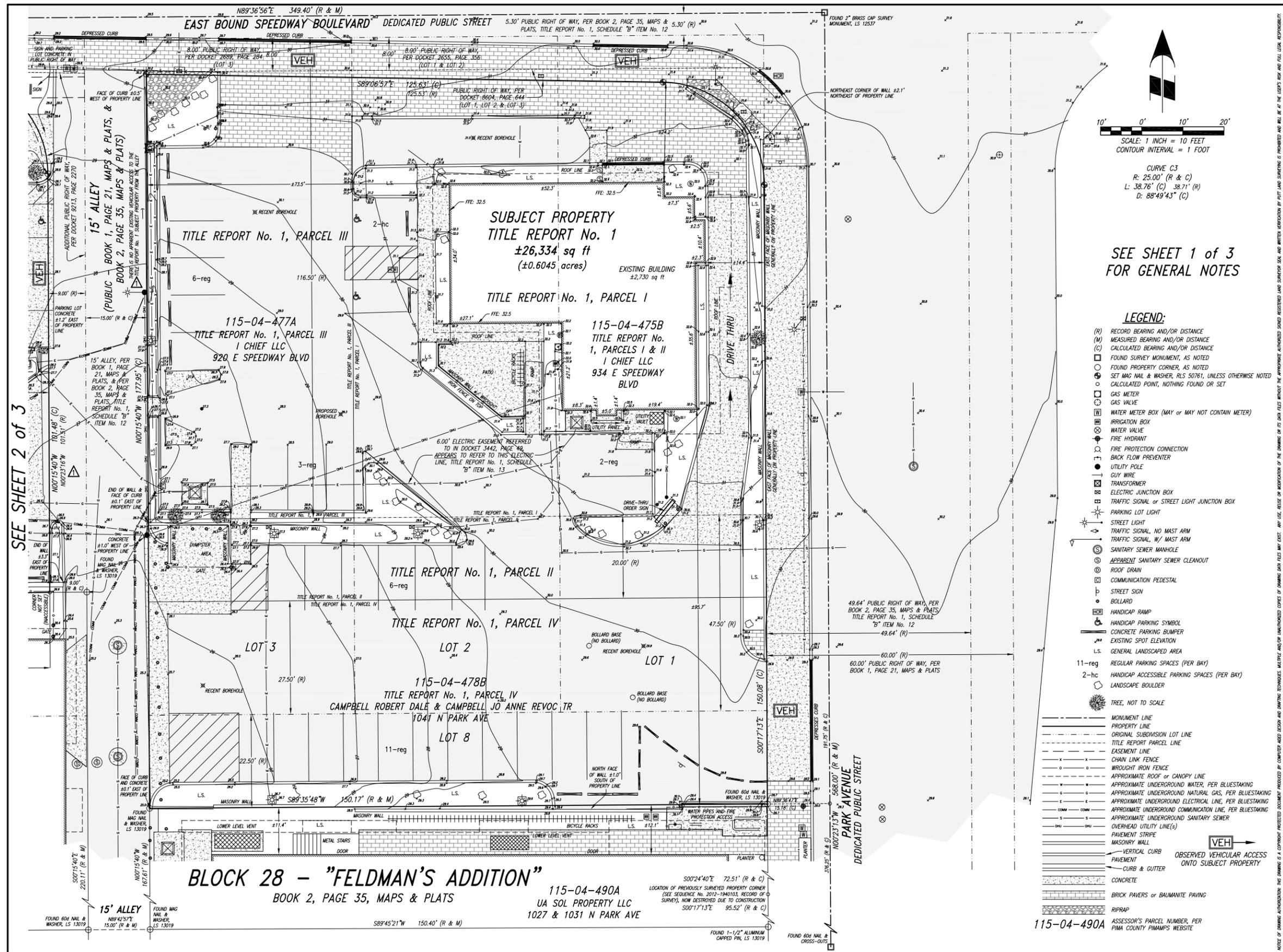
SEE SHEET 3 of 3

NO.	REVISION	ALTA/NSPS LAND TITLE SURVEY "920 - 934 EAST SPEEDWAY BOULEVARD" 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, PIMA COUNTY, ARIZONA	ADDRESSSED CLIENT COMMENTS: NO FIELD WORK PERFORMED.
1	Δ		

PLUS PUTT 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:	12/28/18
JOB No.	18-212

2 of 3



CURVE C3
 R: 25.00' (R & C)
 L: 38.76' (C) 38.71' (R)
 D: 88°49'43" (C)

SEE SHEET 1 of 3
 FOR GENERAL NOTES

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 - RIPRAP
 - ASSESSOR'S PARCEL NUMBER, PER PIMA COUNTY PIMAMPS WEBSITE

NO. REVISION
 1 JANUARY 2, 2019: ADDRESSED CLIENT COMMENTS. NO FIELD WORK PERFORMED.

ALTA/NSPS LAND TITLE SURVEY
 "920 - 934 EAST SPEEDWAY BOULEVARD"
 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, PIMA COUNTY, ARIZONA

PUS PUTT 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: 12/28/18
 JOB No. 18-212

3 of 3

PROJECT AREA ANALYSIS - 6-STORY (MAX.) | 82'-4" FT./ 84'-0" with Two Mezzanines | Residential - Retail Mixed-Use Development

LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL - APARTMENT							RETAIL		PARKING/BIKES/LOADING		Total GSF W/O BALCONIES	Total GSF	
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	Beds	UNITS	RETAIL RSF	RETAIL COMMON	AREA	SPACES			
Pool Terrace	14'-8"	82'-4"	1,430	-	-	7,198	-	-	-	-	-	-	-	-	1,430	8,628
6	9'-8"	67'-8"	3,632	-	26,697	-	-	-	84	29	-	-	-	-	30,329	30,329
5	9'-8"	58'-0"	3,632	-	26,697	-	-	-	84	29	-	-	-	-	30,329	30,329
4	9'-8"	48'-4"	3,632	-	27,511	-	-	-	87	29	-	-	-	-	31,143	31,143
3	9'-8"	38'-8"	3,632	-	27,511	-	-	-	87	29	-	-	-	-	31,143	31,143
Mezz	9'-8"	38'-8"	1,378	-	8,940	-	-	-	29	8	-	-	-	-	10,318	10,318
2	9'-8"	29'-0"	3,895	-	27,126	-	1,724	-	86	29	-	-	-	-	31,021	32,745
Mezz	9'-8"	19'-4"	692	3,801	6,617	343	-	-	2	1	-	-	-	-	11,110	11,453
1	9'-8"	9'-8"	4,019	3,291	5,674	-	-	-	26	5	10,138	418	8,746	21	32,286	32,286
LLP	-10'-0"	-10'-0"	2,101	-	-	-	-	-	-	-	-	-	23,693	75	25,794	25,794
BUILDING TOTALS			28,043	7,092	156,773	7,541	1,724	485	159	10,138			32,439	96	234,903	244,168

UNIT MATRIX - 03/28/19

HUB IV AT PARK AND SPEEDWAY

LEVEL	UNITS															OCCUPANTS															LEVEL		
	6/6 D (6 BR / 6BA DUPLEX)	6/6 (6 BR / 6BA)	6/5 (6 BR / 5BA)	5/5 D (5 BR / 5 BA DUPLEX)	5/4 (5 BR / 4 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 SS (STUDIO SHARE)	2/1 MS (MICRO SHARE)	2/1 (2 BR / 1 BA)	1/1 C (CONVERT.)	STUDIO	MICRO	TOTAL UNITS	6/6 D (6 BR / 6BA DUPLEX)	6/6 (6 BR / 6BA)	6/5 (6 BR / 5BA)	5/5 D (5 BR / 5 BA DUPLEX)	5/4 (5 BR / 4 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 SS (STUDIO SHARE)	2/1 MS (MICRO SHARE)	2/1 (2 BR / 1 BA)	1/1 C (CONVERT.)	STUDIO		MICRO	TOTAL OCCUPANTS
	0	2	0	0	6	1	1	2	2	1	1	1	2	9	1	29	6	6	6	5	5	4	4	4	4	2	2	2	1	1	1		
6	0	2	0	0	6	1	1	2	2	1	1	1	2	9	1	29	0	12	0	0	30	4	4	8	8	2	2	2	2	9	1	84	6
5	0	2	0	0	6	1	1	2	2	1	1	1	2	9	1	29	0	12	0	0	30	4	4	8	8	2	2	2	2	9	1	84	5
4	0	2	1	0	7	0	1	1	2	1	1	1	2	9	1	29	0	12	6	0	35	0	4	4	8	2	2	2	2	9	1	87	4
3	0	2	1	0	7	0	1	1	2	1	1	1	2	9	1	29	0	12	6	0	35	0	4	4	8	2	2	2	2	9	1	87	3
2.5	0	1	0	0	1	0	1	1	2	0	0	0	0	1	1	8	0	6	0	0	5	0	4	4	8	0	0	0	0	1	1	29	2.5
2	0	2	1	0	6	0	1	2	2	1	1	1	2	8	2	29	0	12	6	0	30	0	4	8	8	2	2	2	2	8	2	86	2
1.5	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	1.5	
1	1	0	0	4	0	0	0	0	0	0	0	0	0	0	0	5	6	0	0	20	0	0	0	0	0	0	0	0	0	0	26	1	
	1	11	3	4	33	2	6	9	12	6	5	5	10	45	7	159	6	66	18	20	165	8	24	36	48	12	10	10	10	45	7	485	
	0.6%	6.9%	1.9%	2.5%	20.8%	1.3%	3.8%	5.7%	7.5%	3.8%	3.1%	3.1%	6.3%	28.3%	4.4%	100.0%	1%	14%	4%	4%	34%	2%	5%	7%	10%	2%	2%	2%	2%	9%	1%	100%	

CHECK: 485

UNIT TYPE AND BATHROOM RATIO

	6/6 D (6 BR / 6BA DUPLEX)	6/6 (6 BR / 6BA)	6/5 (6 BR / 5BA)	5/5 D (5 BR / 5 BA DUPLEX)	5/4 (5 BR / 4 BA)	4/4 (4 BR / 4 BA)	4/3 (4 BR / 3 BA)	4/2 (4 BR / 2 BA)	2+2/2 (2 BR / 2 BA)	2/2 SS (STUDIO SHARE)	2/1 MS (MICRO SHARE)	2/1 (2 BR / 1 BA)	1/1 C (CONVERT.)	STUDIO	MICRO	TOTAL BATHS
Bath Per Unit	6	6	5	5	4	4	3	2	2	2	1	1	1	1	1	
Unit Type Count	1	11	3	4	33	2	6	9	12	6	5	5	10	45	7	
Total	6.0	66.0	15.0	20.0	132.0	8.0	18.0	18.0	24.0	12.0	5.0	5.0	10.0	45.0	7.0	391



THANK YOU!