Attachment 6 - Revised Site Plan

CONCEPTUAL SITE PLAN

THE DISTRICT AT UA

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 2.96 AC (129,021 SF)
2. THE EXISTING ZONING IS: R-3 (1.66 AC) & C-3 (1.30 AC)
3. PROPOSED USE: GROUP DWELLING "30" (IN R-3) & "33" (IN C-3)
4. PROPOSED NUMBER OF BEDROOMS:

TYPE	UNIT AREA	UNIT COUNT	TOTAL AREA	NO. OF BEDROOM	NO. OF BED PER ROOM	TOTAL NO. OF BEDS	TOTAL NO. OF RESIDENTS
B1	810 SF	7	5,670 SF	2	1	14	14
B3	836 SF	5	4,180 SF	2	1	10	10
C1	1,078 SF	40	43,120 SF	3	1	120	120
C2	1,106 SF	4	4,424 SF	3	1	12	12
D1	1,198 SF	45	53,910 SF	4	1	180	180
D2	1,295 SF	83	107,485 SF	4	1	332	332
D2-ALT	1,300 SF	20	26,000 SF	4	1	80	80
D4	1,365 SF	2	2,730 SF	4	1	8	8
TOTAL		206	247,519 SF			TOTAL	756 RESIDENTS

	REQUIRED/ALLOWED	PROPOSED
5. SITE AREA:	0 SF (R-3) 0 SF (C-3)	1.66 AC 1.30 AC
FAR:	0.75 (R-3) 1.50 (C-3)	EXEMPTED EXEMPTED
BUILDING HEIGHT:	40' (R-3) 60' (C-3)	60' 60'

MODIFICATIONS OF DEVELOPMENT REGULATION

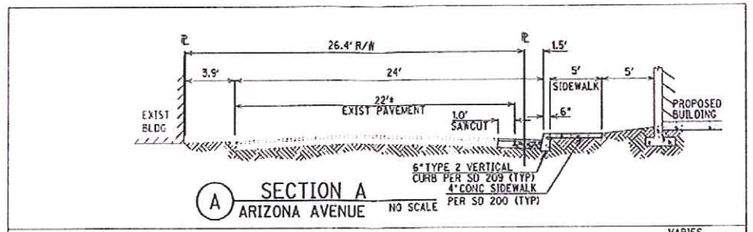
1. ZERO FOOT PERIMETER YARD BUILDING SETBACK FROM ADJACENT STREETS AND ALLEYS
2. ZERO FOOT LANDSCAPE BORDER AND SCREENING REQUIREMENTS FROM ADJACENT STREETS AND ALLEYS
3. INCREASE THE HEIGHT FOR BUILDING AND PARKING STRUCTURE TO 60 FEET IN BOTH R-3 & C-3 ZONES
4. EXEMPTION TO FAR REQUIREMENTS IN BOTH R-3 & C-3 ZONES
5. REDUCE LOADING SPACE REQUIREMENT TO ZERO.

BASIS OF BEARING

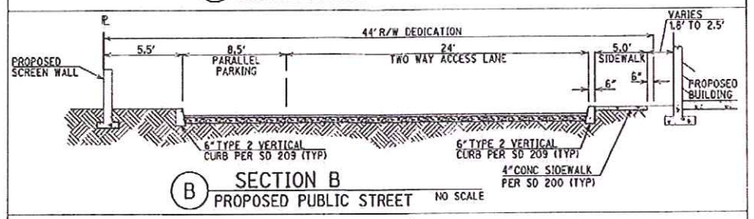
THE BASIS OF BEARING FOR THIS PROJECT IS THE CENTERLINE OF 5TH AVENUE. SAID BEARING BEING N 00°00'00" W

BASIS OF ELEVATION

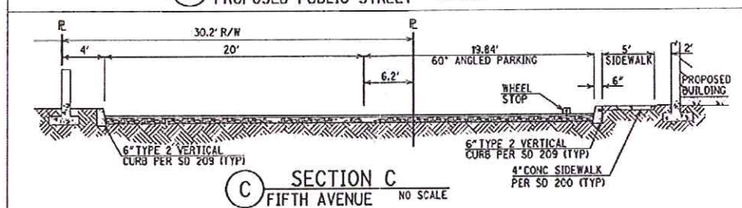
THE BASIS OF ELEVATION IS A BM 104. AN X ON THE NORTHWEST CORNER OF HSE. WALK AT #727 NORTH FIFTH AVENUE. COT FIELD BOOK 1989-A-1. SAID ELEVATION BEING=2392.341' NAVD88 DATUM.



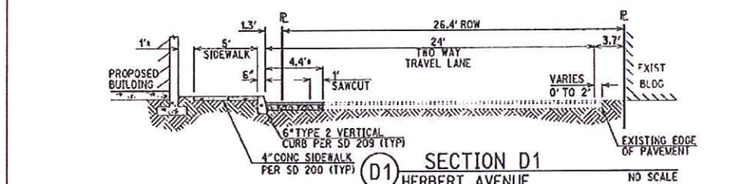
(A) SECTION A
ARIZONA AVENUE
NO SCALE



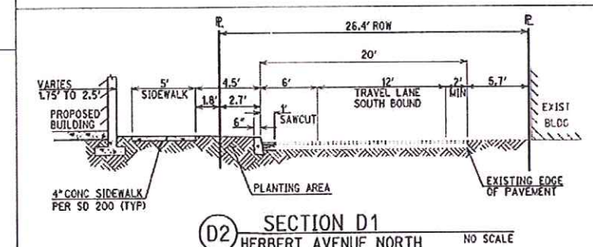
(B) SECTION B
PROPOSED PUBLIC STREET
NO SCALE



(C) SECTION C
FIFTH AVENUE
NO SCALE



(D1) SECTION D1
HERBERT AVENUE
TWO WAY TRAFFIC
NO SCALE



(D2) SECTION D1
HERBERT AVENUE NORTH
ONE WAY TRAFFIC
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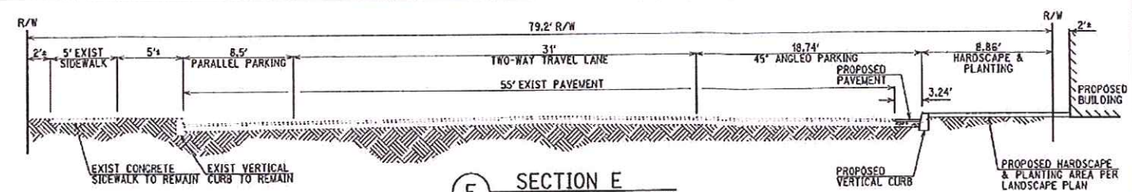
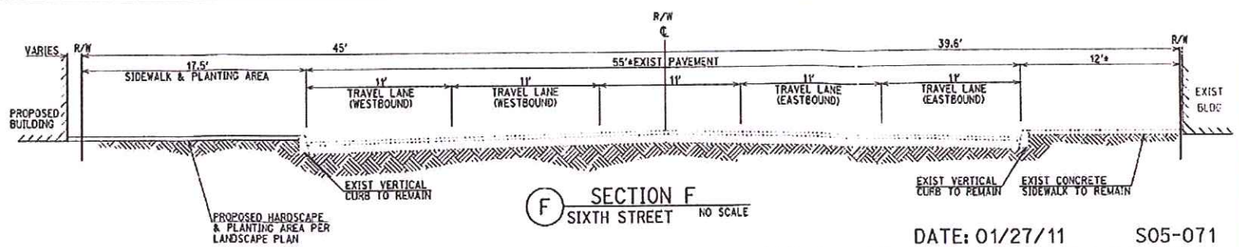


(E) SECTION E
FIFTH STREET
NO SCALE



(F) SECTION F
SIXTH STREET
NO SCALE

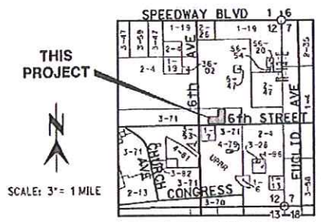
DATE: 01/27/11 S05-071

SITE ADDRESS

550 NORTH FIFTH AVENUE
TUCSON, AZ 85705

DEVELOPER

RESIDENTIAL HOUSING DEVELOPMENT, LLC
1302 WAUGH DRIVE, SUITE 305
HOUSTON, TEXAS 77019
ATTN: NICK ANDERSON



LOCATION MAP
SECTION 12, T 14 S, R 13 E
G & SRM
PIMA COUNTY, ARIZONA

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	
6" TYPE 2 VERTICAL CURB	
EASEMENT BOUNDARY	
LANDSCAPE BUFFERYARD LIMITS	
BUILDING SETBACKS	
EXIST PAVEMENT EDGE	
25' BUFFER	
FLOW ARROW	
FINISHED FLOOR ELEVATION	FFE
BUILDING NUMBER	19
PARKING SPACES PROVIDED	5
HANDICAP PARKING	(5)
RETAINING WALL	
LANDSCAPE/SCREENWALL	
APPROX FINISH GRADE	FG 00.0
CURB ACCESS RAMPS	

NO.	BY	DATE	REVISION	APPR	DATE

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.323.9696
Phoenix, Sun Lakes, Tucson, Flagstaff, Prescott, Sierra Vista, Chino Valley, Bakersfield

DESIGNED BY: THM DATE: 11/10
CHECKED BY: THM DATE: 11/10
DRAWN BY: FA DATE: 11/10
APPROVED BY: PJL DATE: 11/10

CONCEPTUAL SITE PLAN PREPARED FOR:
THE DISTRICT AT UA

LOTS 8, 9 AND 12 OF BLOCK 60
AND LOTS 2, 3, 6, 7, 10 AND 11 OF BLOCK 61

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

D10-0034
HORIZ : 1" = N/A
VERT : 1" = N/A
SHEET 1 OF 4

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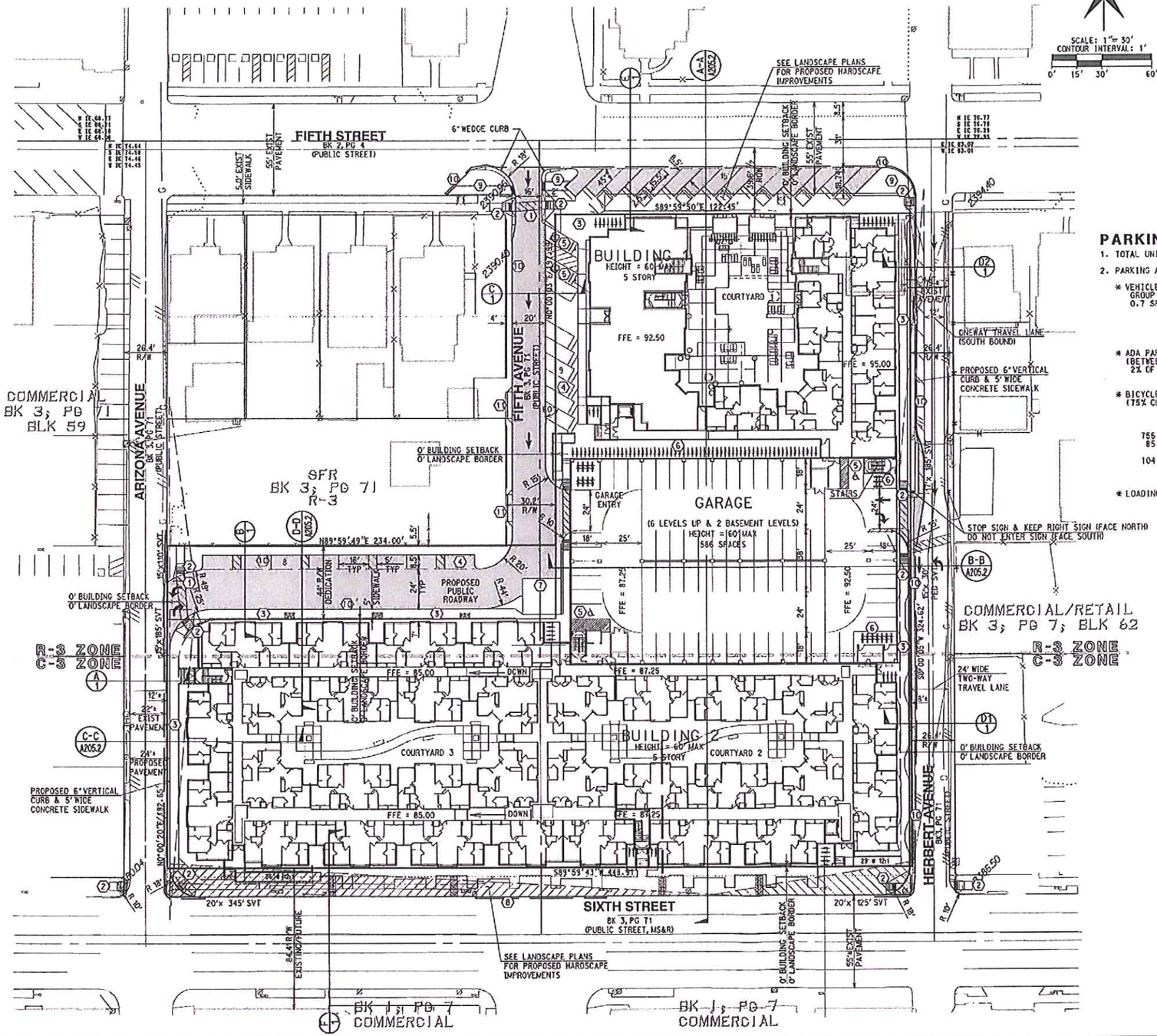
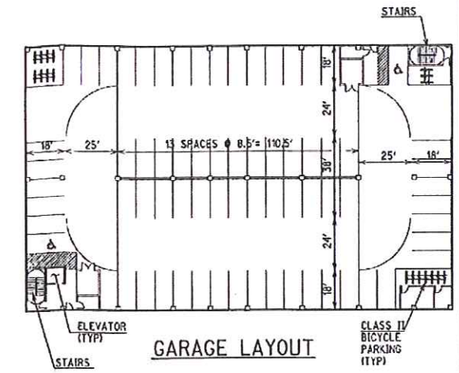
BSP 1/10



SCALE: 1" = 30'
CONTOUR INTERVAL: 1'
0' 15' 30' 60'



GARAGE LAYOUT

PARKING CALCULATIONS

1. TOTAL UNIT AREA: 247,519 SF
2. PARKING AND LOADING SPACE CALCULATIONS

	PARKING REQUIRED	PARKING PROVIDED
* VEHICLE: GROUP DWELLING - DORMITORY 0.7 SP/RESIDENT * 756 RESIDENTS =	529 SPACES	586 SPACES IN GARAGE 17 SPACES ON SURFACE PARKING
	TOTAL	603 SPACES (0.80 SP/RES)
* ADA PARKING: (BETWEEN 501 - 1000 2% OF PARKING SPACES PER TABLE 1106.1)	12 SPACES	18 SPACES (2 ON SURFACE + 16 IN GARAGE 3 VAN ACCESSIBLE)
* BICYCLE (1 SPACE PER RESIDENT) (75% CLASS I AND 25% CLASS II)	756 SPACES (567 CLASS I & 189 CLASS II)	

756 CLASS I SPACES ARE PROVIDED WITHIN THE BEDROOMS = 756 CLASS I
85 CLASS II SPACES ARE PROVIDED AROUND THE SITE AT THE ENTRANCES AND
104 CLASS II SPACES ARE PROVIDED IN THE GARAGE = 189 CLASS II
TOTAL 756 CLASS I & 189 CLASS II

* LOADING SPACES (PER SECTION 3.4.5.4):	4 SPACES	0 SPACES

KEYNOTES

1. 5' WIDE STRIPED ACCESSIBLE ROUTE
2. ACCESSIBLE CURB ACCESS RAMP PER ADAAG AND COT STANDARDS PROVIDE TRUNCATED DOMES PER ADAAG STANDARD
3. NEW CONCRETE SIDEWALK PER SD 200
4. STANDARD PARKING SPACE, TYP (8.5' x 18')
5. DISABLED PARKING SPACE
6. CLASS II BICYCLE PARKING IN CONFORMANCE WITH COT DEVELOPMENT STANDARDS NO. 2-09.2.3
7. TRASH STAGING/PICK UP AREA. TRASH ENCLOSURES AREA LOCATED WITHIN THE GARAGE
8. EXIST CURB CUT TO BE CLOSED
9. PROPOSED LANDSCAPE ISLAND (TYP)
10. 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
11. DRIVEWAY APRON PER SD 206 (TYP)

BASE PLAN

DATE: 01/27/11 S05-071

NO.	BY	DATE	REVISION	APPR	DATE

J-3811

RICK ENGINEERING COMPANY
3945 EAST FONT CONNELL ROAD - SUITE 111
TEMPE, AZ 85282
520-795-1000
(FAX) 520.322.0956
www.rickengineering.com

DESIGNED BY: TMM DATE: 11/10
DRAWN BY: FA DATE: 11/10
CHECKED BY: TMM DATE: 11/10
APPROVED BY: PJI DATE: 11/10

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(OUTSIDE MARICOPA COUNTY)

D10-0034

SCALE: HORIZ : 1" = 30'
VERT : 1" = N/A

SHEET 2 OF 4

28-JAN-2011 08:55

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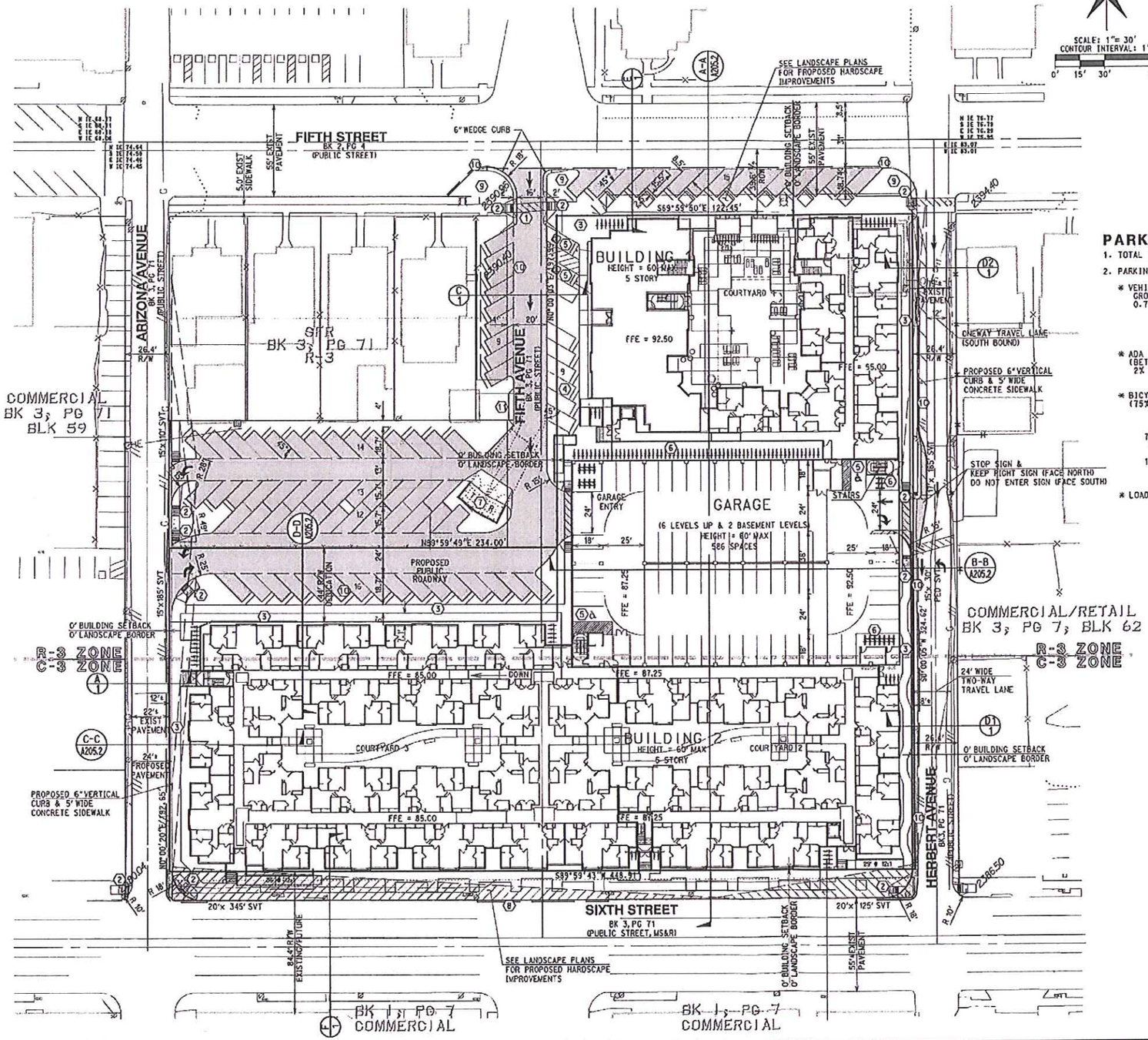
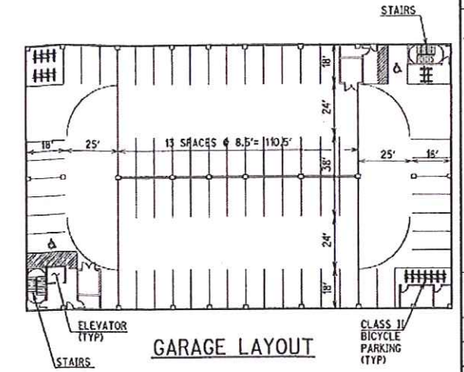
RSP 2/10





GARAGE LAYOUT

PARKING CALCULATIONS

1. TOTAL UNIT AREA: 247,519 SF
2. PARKING AND LOADING SPACE CALCULATIONS

	PARKING REQUIRED	PARKING PROVIDED
* VEHICLE: GROUP DWELLING - DORMITORY 0.7 SP/RESIDENT * 756 RESIDENTS =	529 SPACES	586 SPACES IN GARAGE 73 SPACES ON SURFACE PARKING
	TOTAL	659 SPACES (0.87 SP/RES)
* ADA PARKING: (BETWEEN 501 - 1000 2% OF PARKING SPACES PER TABLE 1106.1)	13 SPACES	16 SPACES (2 ON SURFACE + 14 IN GARAGE 3 VAN ACCESSIBLE)
* BICYCLE (1 SPACE PER RESIDENT) (75% CLASS I AND 25% CLASS II)	756 SPACES (567 CLASS I & 189 CLASS II)	
756 CLASS I SPACES ARE PROVIDED WITHIN THE BEDROOMS = 756 CLASS I 85 CLASS II SPACES ARE PROVIDED AROUND THE SITE AT THE ENTRANCES AND 104 CLASS II SPACES ARE PROVIDED IN THE GARAGE =		189 CLASS II
	TOTAL	756 CLASS I & 189 CLASS II
* LOADING SPACES (PER SECTION 3.4.5.4):	4 SPACES	0 SPACES

KEYNOTES

1. 5' WIDE STRIPED ACCESSIBLE ROUTE
2. ACCESSIBLE CURB ACCESS RAMP PER ADAAG AND COT STANDARDS PROVIDE TRUNCATED DOMES PER ADAAG STANDARD
3. NEW CONCRETE SIDEWALK PER SD 200
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7. TRASH STAGING/PICK UP AREA. TRASH ENCLOSURES AREA LOCATED WITHIN THE GARAGE
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9. PROPOSED LANDSCAPE ISLAND (TYP)
10. 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
11. DRIVEWAY APRON PER SD 206 (TYP)

BASE PLAN WITH ADDITIONAL PARKING

DATE: 01/27/11 S05-071

NO.	BY	DATE	REVISION	APPR	DATE

RICK ENGINEERING COMPANY
1945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85719
520-795-1300
FAX: 520-795-1303
www.rickengineering.com
Phoenix · Tucson · Las Vegas · Albuquerque · Flagstaff · Colorado Springs · Salt Lake · Denver · Los Angeles

J-3811

DESIGNED BY: THM DATE: 11/10
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D10-0034

HORIZ : 1" = 30'
VERT : 1" = N/A

SHEET 3 OF 4

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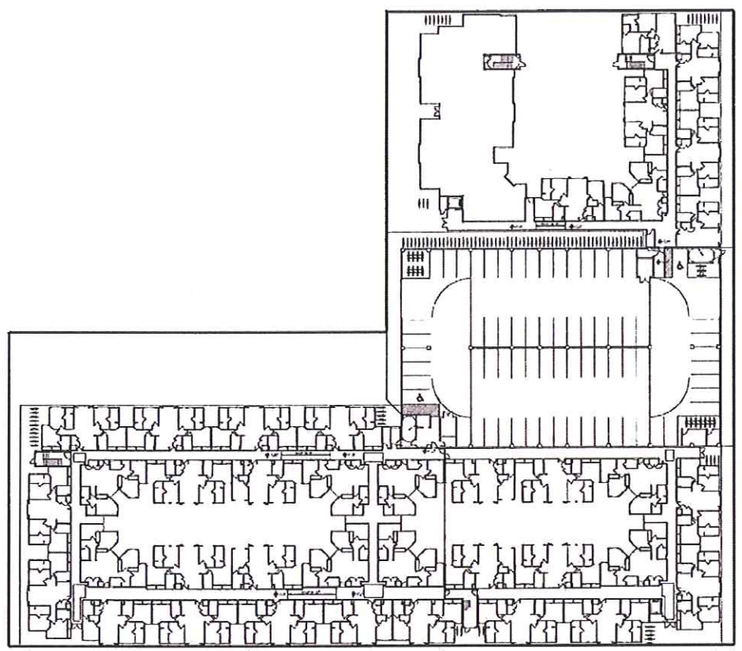
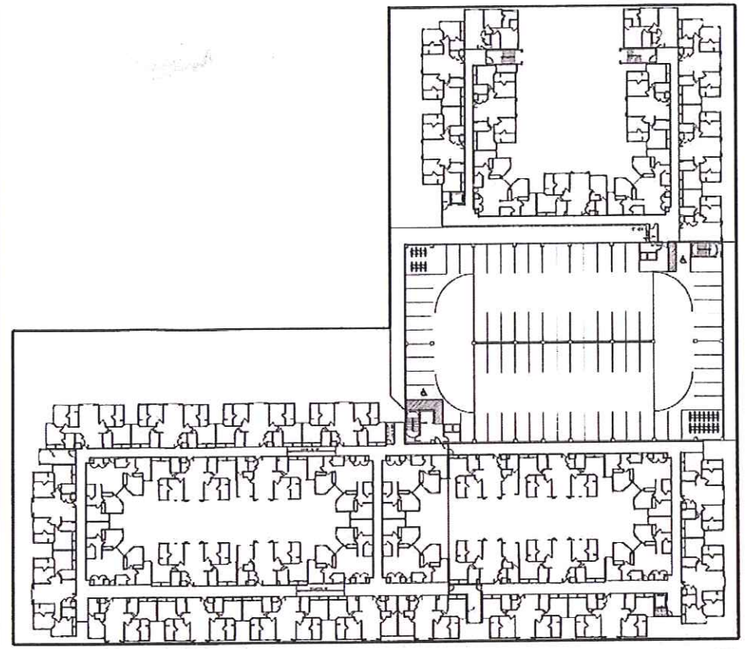
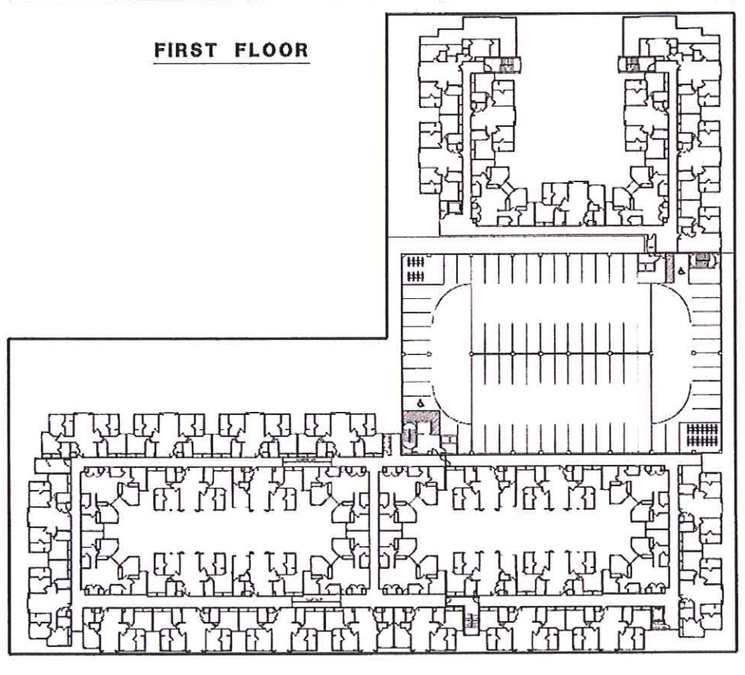
RSP 3/10



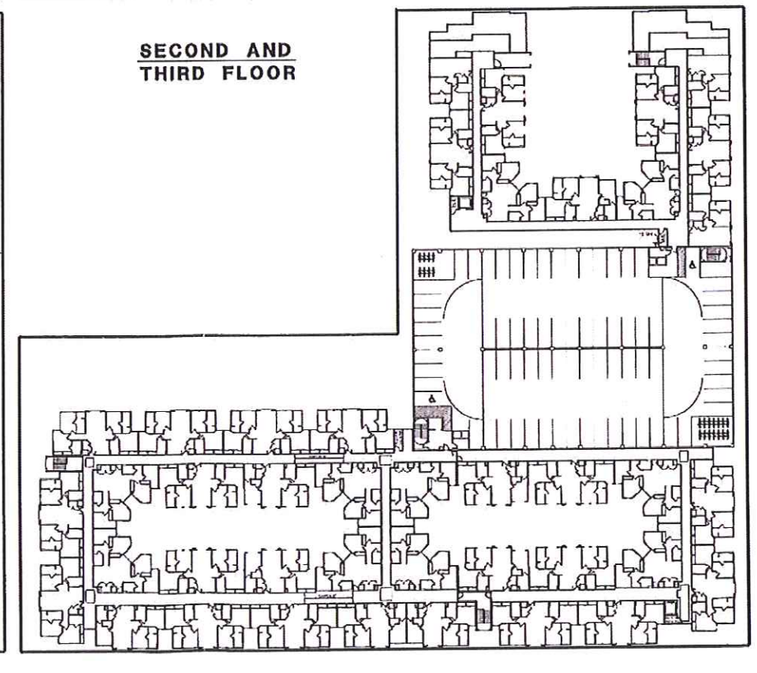
FIRST FLOOR



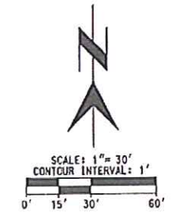
SECOND AND THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



BUILDING FLOOR PLAN

DATE: 01/27/11 S05-071

NO.	BY	DATE	REVISION	APPR	DATE

RICK ENGINEERING COMPANY
Tucson
8945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85711
520.795.1000
(FAX) 520.322.0496
www.rickengineering.com
Professional Land Surveyors • Environmental Scientists • Civil Engineers • Landscape Architects

DESIGNED BY: THM DATE: 11/10 CHECKED BY: THM DATE: 11/10
DRAWN BY: FA DATE: 11/10 APPROVED BY: PJT DATE: 11/10

J-3811

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THE DISTRICT AT UA

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AND LOTS 2, 3, 6, 7, 10 AND 11 OF BLOCK 61

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D10-0034

SCALE: HORIZ : 1"= 40'
VERT : 1"= N/A

SHEET 4 OF 4

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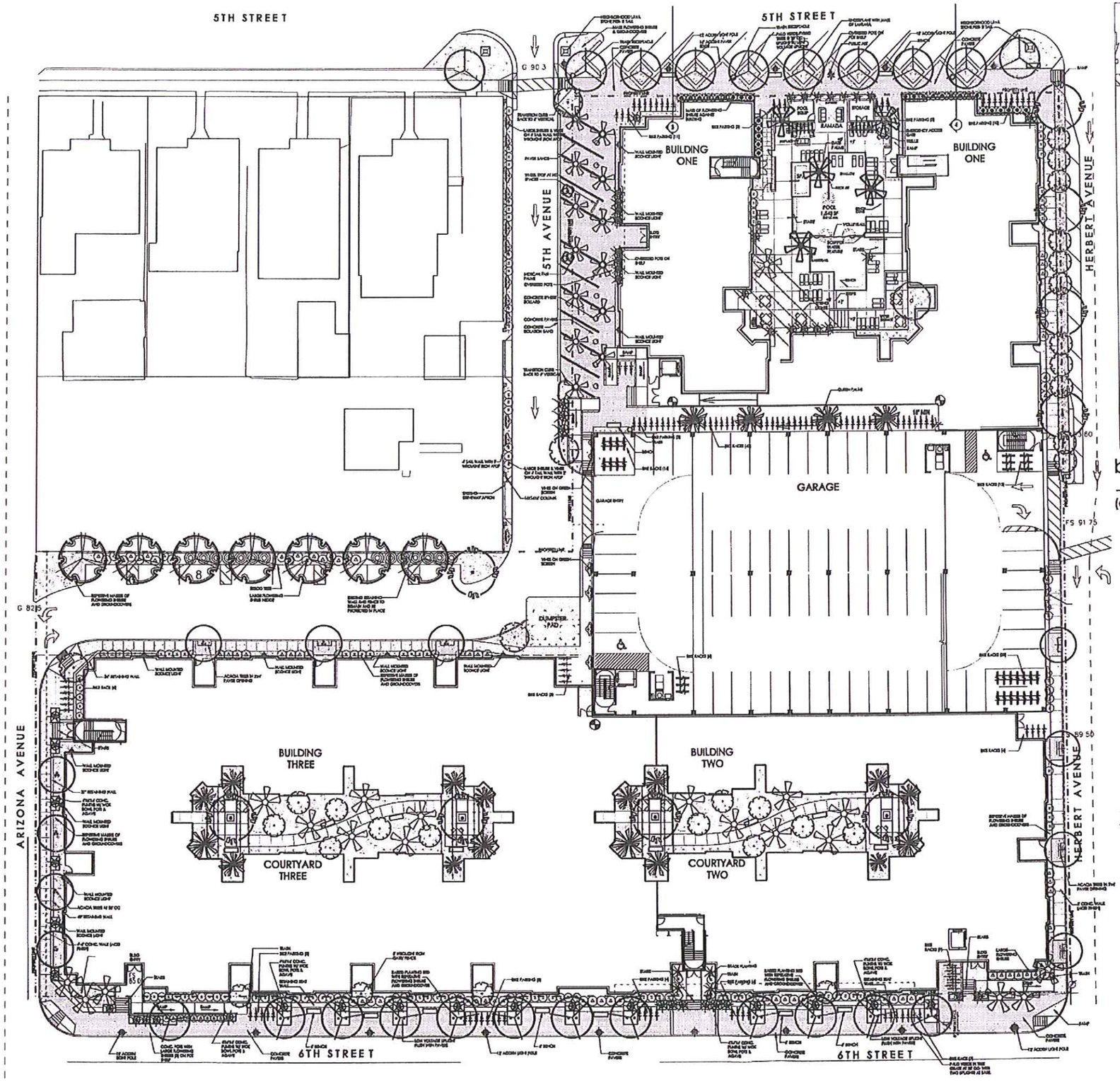
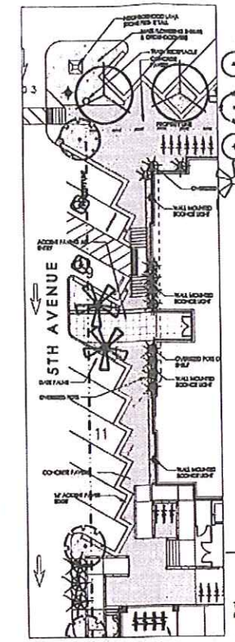
RSP 4/10





building one entry
-option two 1"=20'-0"
(as shown on civil plans)

PLANT LEGEND

STREETSCAPE RIGHT OF WAY PLANTS OR ADVIR APPROVED PLANT LIST)

TREES	NAME	SIZE/QUANT.
	ACACIA SALICINA WILLOW ACACIA	1 1/2" CAL./7
	CERCIDIUM X 'DESERT MUSEUM' HYBAID PALO VERDE	3" CAL/32
	DALBERGIA SISSOO SISSOO TREE	2" CAL/9
	ACACIA WILLARDIANA PALO BLANCO	1" CAL/21
	ACACIA ETBENOPHYLLA SHOESTRING ACACIA	2" CAL/4
	TIPUANIA CONFERTA BRISBANE BOX TREE	2" CAL/7
	WASHINGTONIA ROBUSTA (NOT IN ROW) MEXICAN FAN PALM	15' TALL/32

SHRUBS/GROUNDCOVERS/VINES PALETTE

CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL./
CALLIANDRA CALIFORNICA BAJA RED FAIRY DUSTER	5 GAL./
DODONEA VISCOSA HOP BUSH	5 GAL./
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL./
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL./
TECOMA STANS AZ YELLOW BELLS	5 GAL./
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL./
LANTANA M PURPLE TRAILING LANTANA	1 GAL./
ROSEA BANKSIAE LADY BANKS ROSE	15 GAL./
FICUS PUMILA LITTLE LEAF FIG	15 GAL./
BOUGAINVILLEA SP. RED	15 GAL./
HESPERALOE PARVIFLORA RED YUCCA	5 GAL./
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL./
ASCLEPIAS SUBULATA DESERT HOLLYWEED	5 GAL./

MATERIALS

- 3/4" THICK 5/8" HONUS DECOMPOSED GRANITE IN ALL NON-TURF AREAS "DESERT GOLD"
- DECORATIVE STREET LIGHT - 12' POLE MOUNTED

NOTE:
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED ADDITION OF THE ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS.
SEE ZONING 1503(K)(A), ZONING CODE

PLANT PALETTE

INTERIOR COURTYARDS (NOT ALL PLANTS ON ADVIR APPROVED PLANT LIST)

TREES	NAME	
	SYAGRUS ROMANZOFFIANA QUEEN PALM	18' TALL
	PROSOPIS GLANDULOSA TEXAS HONEY MESQUITE	2" CAL
	PHOENIX DACTYLIFERA DATE PALM	18' TALL
	ERIOPHYLLA M. 'VALENTINE' VALENTINE BUSH	5 GAL./
	SALVIA GREGGII AUTUMN SAGE	5 GAL./
	BUDDLEIA MARRUBIFOLIA WOOLLY BUTTERFLY BUSH	5 GAL./
	ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL./
	VAUQUELINIA CALIFORNICA ARIZONA ROSEWOOD	5 GAL./
	NERIUM OLEANDER PETITE PINK OLEANDER	5 GAL./
	NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL./
	TECOMA STANS ORANGE JUBILEE	5 GAL./
	DIETES VEGETA FORTNIGHT LILLY	5 GAL./
	PENSTEMON SP. PENSTEMON	5 GAL./
	CHAMEROPS HUMILIS MEDITTERANEAN FAN PALM	25 GAL./
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL./
	STRELITZIA REGINAE TROPICAL-BIRD-OF-PARADISE	5 GAL./
	MUHLENBERGIA RIGENS	5 GAL./
	TURF -CYNODON DACTYLON - BERMUDA/ARIZUNA "HIDEION"	SOD

SHADE CALCULATIONS:

STREETSCAPE:
TOTAL SIDEWALK AREA ON SURROUND STREETSCAPE= 12,902 SF
TOTAL PROVIDED SHADE ON STREETSCAPE:
TREES- TOTAL SF SHADE = 20,400 SF
PALMS- TOTAL OF SHADE= 1,216 SF
SIDEWALK SHADE CREDIT (25%) = 3,227 S.F.
REQUIRED SHADE (50%): 6,451 S.F.
PERCENT OF SHADE ON STREETSCAPE = 59%

INTERIOR COURTYARDS:
TOTAL COURTYARD/PLAZA/PATIO AREA = 6,010 SF
TOTAL PROVIDED SHADE OVER COURTYARD/PLAZA/PATIO AREA:
TREES- TOTAL SF SHADE = 3,600 SF
PALMS- TOTAL OF SHADE= 1,200 SF
REQUIRED SHADE (50%)= 3,005 S.F.
PERCENT OF SHADE ON COURTYARD/PLAZA/PATIO = 79%

preliminary
landscape plan: 1"=20'-0" NORTH

Designed by: D. Erlandson
Drawn by:
Architect of Record: D. Erlandson
Date Plotted: 1-27-11

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:
Revisions:

#	DATE	COMMENTS
1	1/27/11	ADR submittal
2		

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The District at UA Residential Development, llc

Tucson, Arizona

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 26132 DANIEL R. ERLANDSON ARIZONA, U.S.A.

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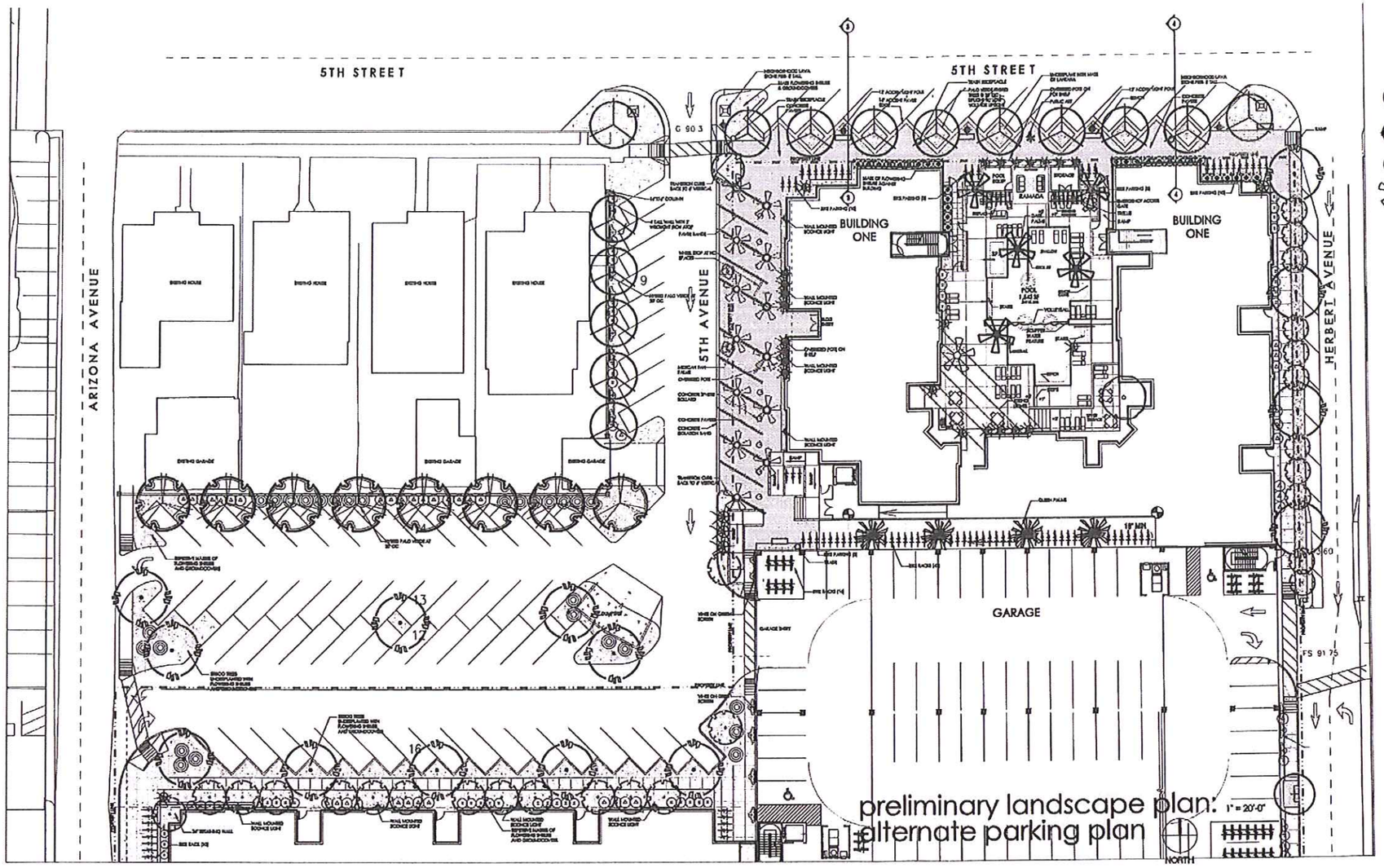
SHEET CONTENTS:
preliminary landscape plan

SHEET NO.
L1.2

HPA # 10230

RSP 5/10



preliminary landscape plan: alternate parking plan 1" = 20'-0"

PLANT LEGEND

STREETSCAPE: RIGHT OF WAY (PLANTS ON ADOR APPROVED PLANT LIST)

TREES

NAME	SIZE/QUANT.
ACACIA SALICINA WILLOW ACACIA	1 1/2" CAL./7
CERCIDIUM X 'DESERT MUSEUM' HYBRID PALO VERDE	3" CAL/22
DALBERGIA SISSOO SISSOO TREE	2" CAL/9
ACACIA WILLARDIANA PALO BLANCO	1" CAL/21
ACACIA STENOPHYLLA SHOESTRING ACACIA	2" CAL/4
TRISTANIA CONFERTA BRISBANE BOX TREE	2" CAL/7
WASHINGTONIA ROBUSTA (NOT IN ROW) MEXICAN FAN PALM	18' TALL/32

SHRUBS/GROUNDCOVERS/VINES PALETTE

CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL./
CALLIANDRA CALIFORNICA BAJA RED FAIRY DUSTER	5 GAL./
DODONEA VISCOSA HOP BUSH	5 GAL./
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL./
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL./
TECOMA STANS AZ YELLOW BELLS	5 GAL./
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL./
LANTANA N PURPLE TRAILING LANTANA	1 GAL./
ROSEA BANKSIAE LADY BANKS ROSE	15 GAL./
FICUS PUMILA LITTLE LEAF FIG	15 GAL./
BOUGAINVILLEA SP. RED	15 GAL./
HESPERALOE PARVIFLORA RED YUCCA	5 GAL./
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL./
ASCLEPIAS BUBULLATA DESERT MILKWEED	5 GAL./

MATERIALS

2" THICK 3/8" MINUS DECOMPOSED GRANITE IN ALL NON-TURF AREAS 'DESERT GOLD'

DECORATIVE STREET LIGHT - 12' POLE MOUNTED

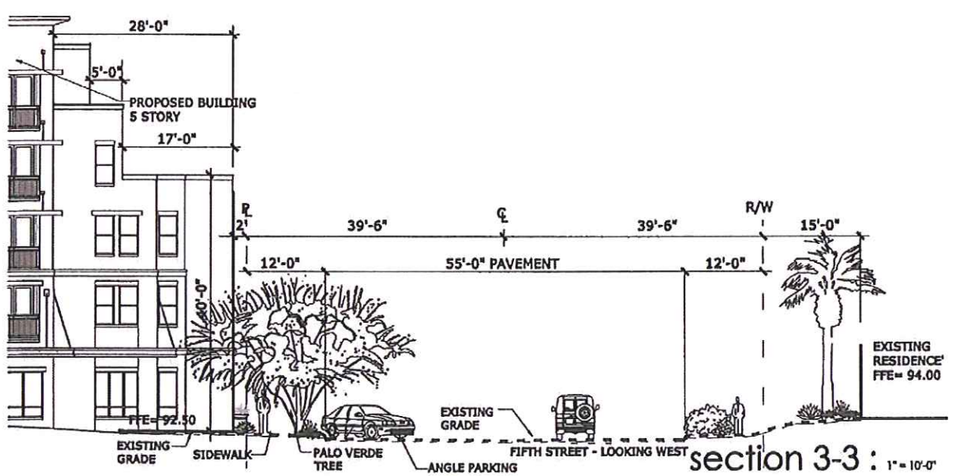
NOTE:
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED ADDITION OF THE ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS. SEE ZONING 1963(X)(A), ZONING CODE

PLANT PALETTE

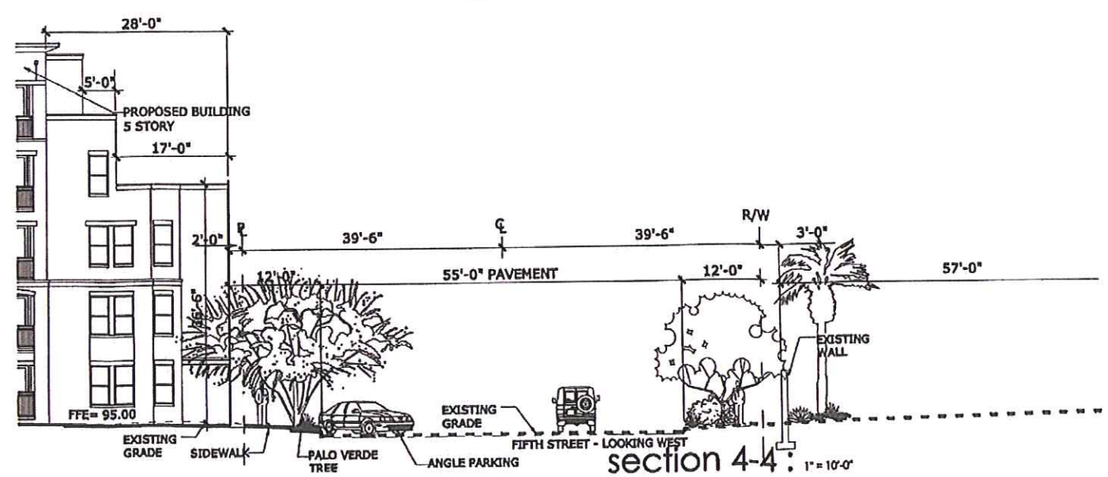
INTERIOR COURTYARDS ALL PLANTS ON ADOR APPROVED PLANT LIST

TREES

NAME	
SYAGRUS ROMANZOFFIANA QUEEN PALM	18' TALL
PROSOPIS GLANDULOSA TEXAS HONEY MESQUITE	2" CAL
PHOENIX DACTYLIFERA DATE PALM	18' TALL
ERIOPHYLLA N. 'VALENTINE' VALENTINE BUSH	5 GAL./
SALVIA GREGGII AUTUMN SAGE	5 GAL./
BUDDLEIA MARRUBIFOLIA WOOLLY BUTTERFLY BUSH	5 GAL./
ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL./
VAUQUELINIA CALIFORNICA ARIZONA ROSEWOOD	5 GAL./
NERIUM OLEANDER PETITE PINK OLEANDER	5 GAL./
NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL./
TECOMA STANS ORANGE JUBILEE	5 GAL./
DIETES VEGETA FORTNIGHT LILLY	5 GAL./
PENSTEMON SP. PENNSTEMON	5 GAL./
CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM	25 GAL./
HESPERALOE FUNIFERA GREEN HESPERALOE	5 GAL./
STRELITZIA REGINAE TROPICAL-BIRD-OF-PARADISE	5 GAL./
MUHLENBERGIA RIGENS	5 GAL./
TURF -CYNODON DACTYLON - BERMUDA "MIDIRON"	SOD



section 3-3 : 1" = 10'-0"



section 4-4 : 1" = 10'-0"

Designed by: D. Erlandson
Drawn by:
Architect of Record: D. Erlandson
Date Plotted: 1-27-11

Issue for Pricing / Bidding
Issue for Permit Application
Issue for Construction

Revisions:

#	DATE	COMMENTS
1	1/27/11	sub submittal
2		

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The District at UA Residential Development, llc

Tucson, Arizona

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 36182 DANIEL R. ERLANDSON ARIZONA, U.S.A.

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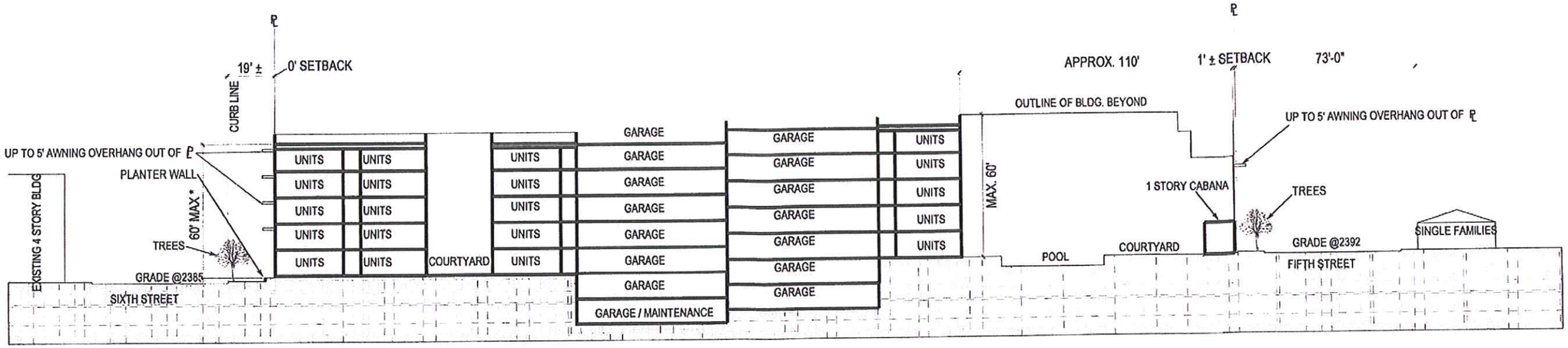
SHEET CONTENTS: alternate landscape plan

SHEET NO.

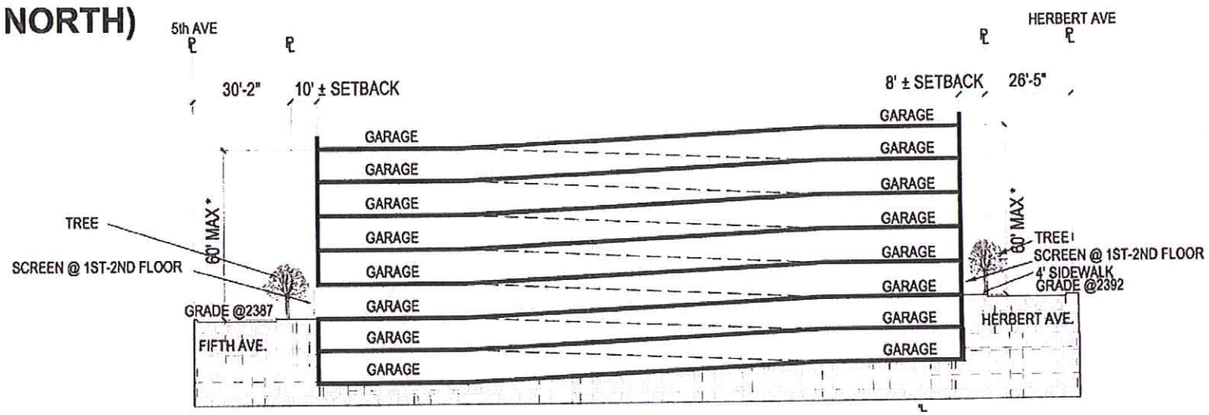
L2.2

HPA # 10230

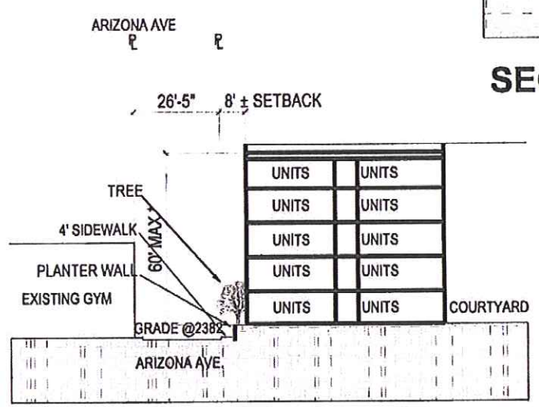
ASP 6/10



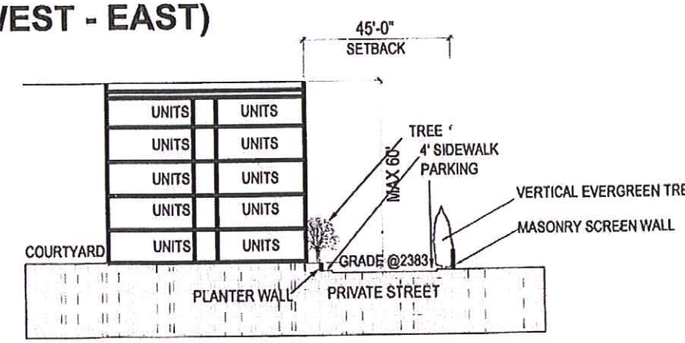
SECTION A-A (SOUTH - NORTH)



SECTION B-B (WEST - EAST)



SECTION C-C (WEST - EAST)



SECTION D-D (SOUTH - NORTH)

* NOTE: UP TO 4' OF PARAPET CAN BE HIGHER THAN MAX HEIGHT

SCALE: 1/20" = 1' (24"x36" SHEET)

0' 20' 40' 80'

A205.2 REV 2

RSP 7/10

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THE DISTRICT AT UA
RESIDENTIAL HOUSING DEVELOPMENT, LLC.

2011 / 01 / 26 TUCSON, AZ HPA #10230

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ELEVATION ALONG 5TH AVE

ELEVATION ALONG 5TH STREET

ELEVATION ALONG HERBERT STREET

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RSP 8/10

ELEVATION ALONG 6TH STREET

ELEVATION ALONG PRIVATE STREET

ELEVATION ALONG ARIZONA AVE

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RSP 1/10

PERSPECTIVE ALONG 5th STREET & 5th AVE

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RSP 10/10