

ORIGINAL SUBMISSION

MAY 3, 2013

- MAY 10, 2013 SUPPLEMENTAL REVIEW MATERIAL - APPENDIX D - STORMWATER MANAGEMENT
- JUNE 10, 2013 SUPPLEMENTAL REVIEW MATERIAL - ENTIRE PACKAGE RE-SUBMITTED FOR CLARITY DUE TO PAGE NUMBERING UPDATE
- AUGUST 1, 2013 SUPPLEMENTAL REVIEW MATERIAL - PAGES 2, 14, 19, 20, 25, 27, 29, 31, 36, 41, 41, 48 AND 49 - 56



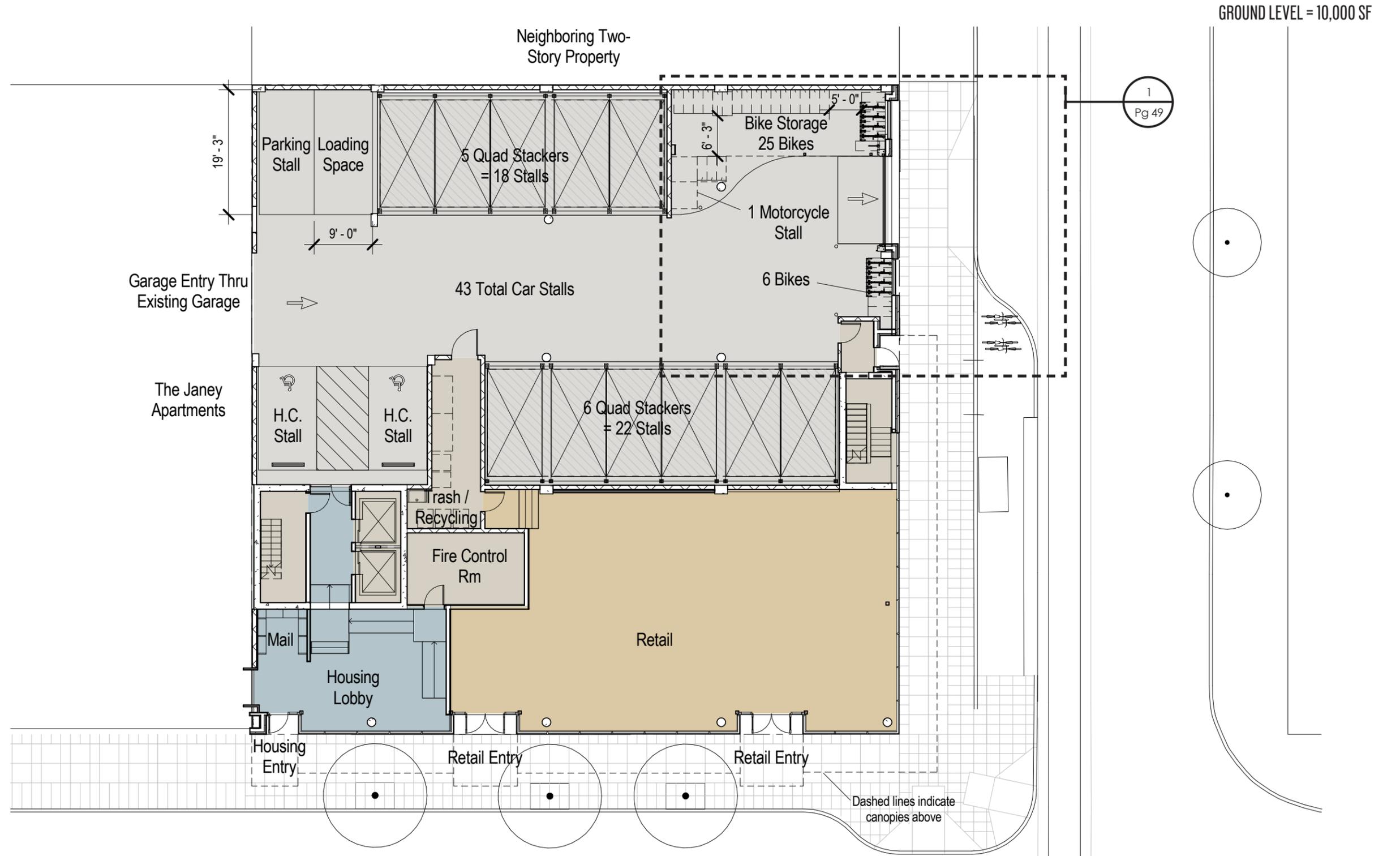
VIEW TO THE NORTHWEST FROM INTERSECTION OF 11TH & EVERETT



VIEW TO THE SOUTHWEST FROM 11TH AVENUE



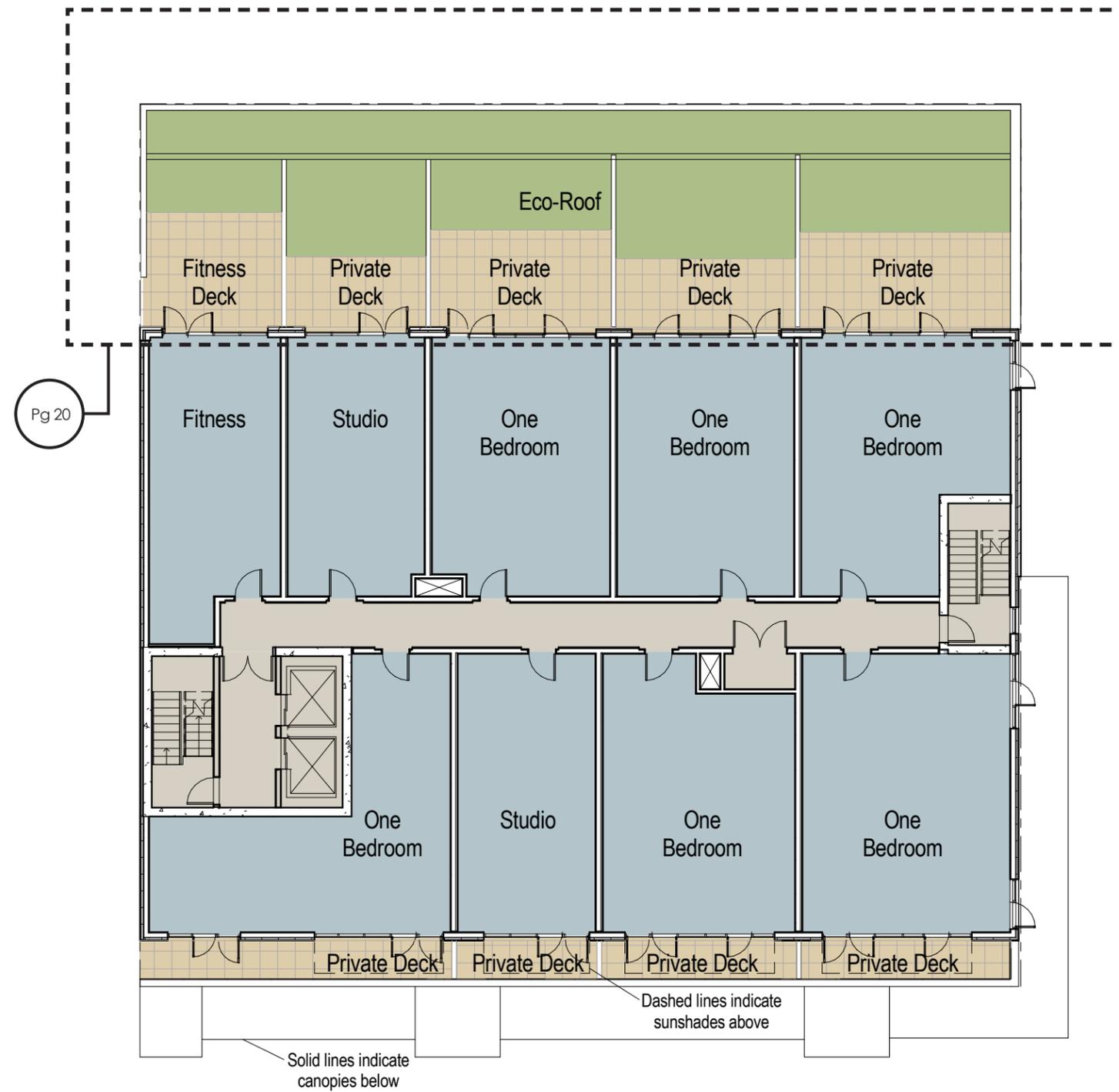
VIEW OF GROUND LEVEL WINDOWS FROM NW EVERETT



SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

GROUND LEVEL FLOOR PLAN

SECOND LEVEL = 6,968 SF



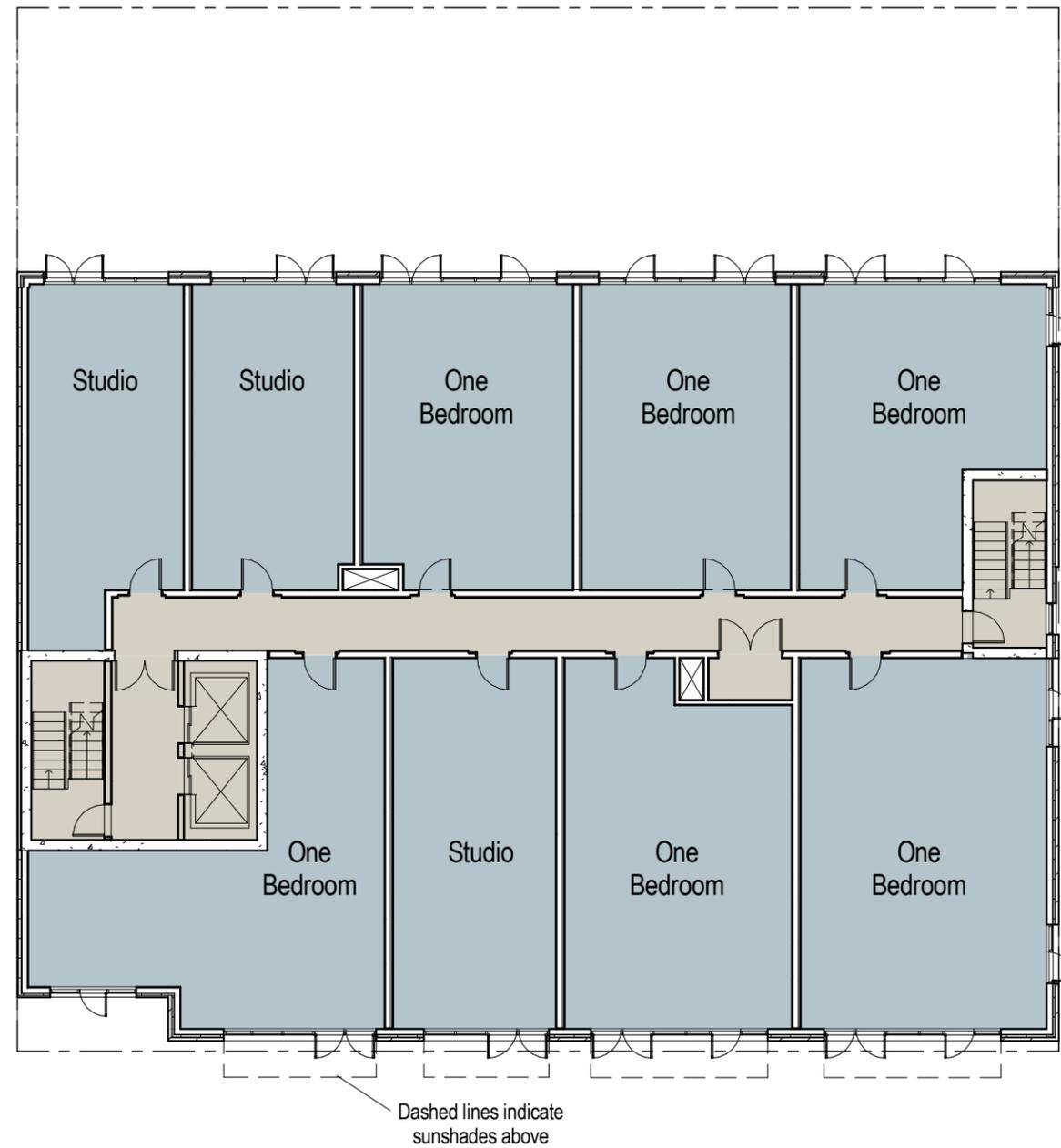
SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF



0 8 16 32

SECOND LEVEL FLOOR PLAN

THIRD - SEVENTH LEVELS = 7,268 SF



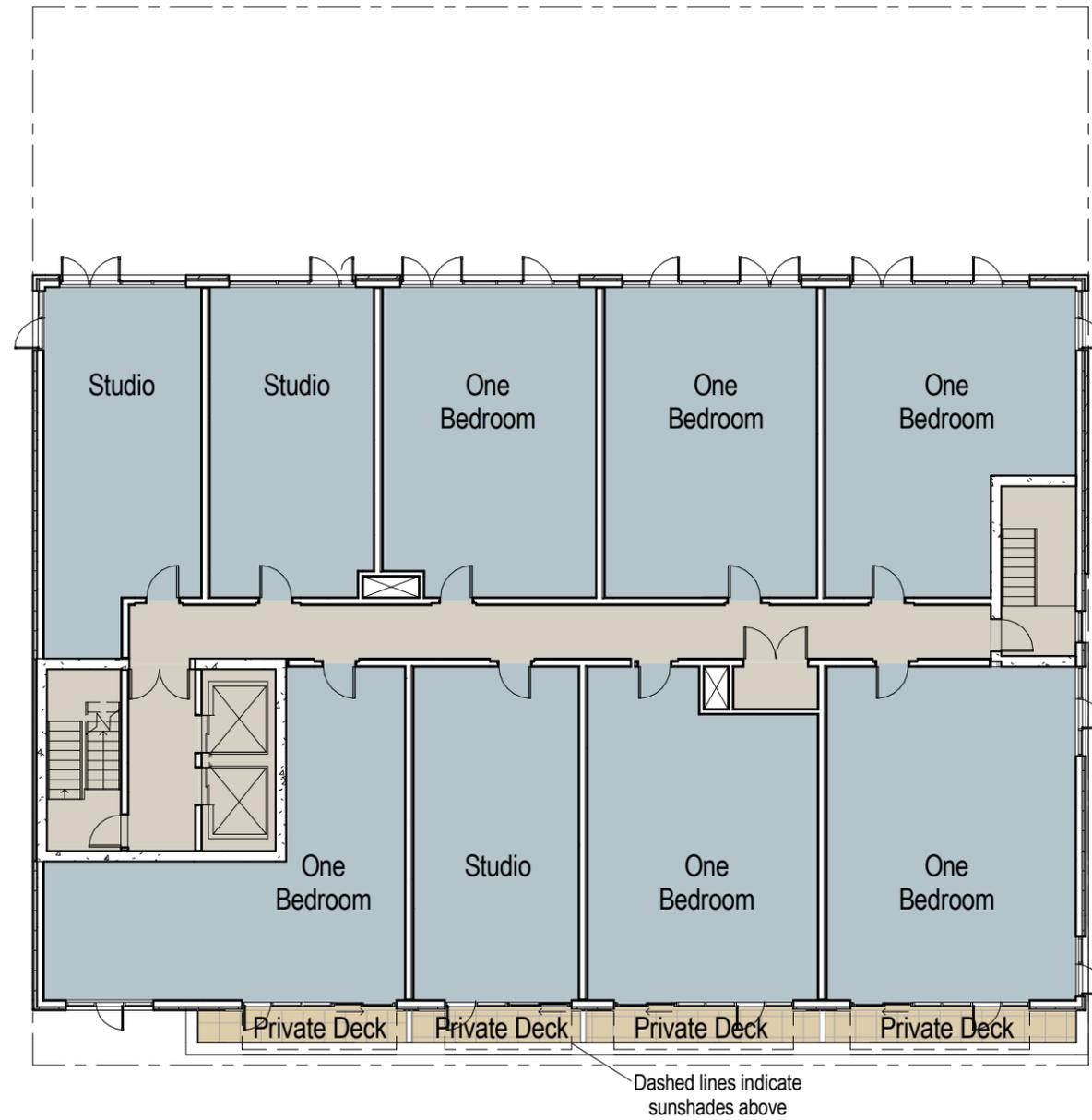
SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF



0 8 16 32

THIRD - SEVENTH LEVEL FLOOR PLANS

EIGHTH LEVEL = 6,968 SF



SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

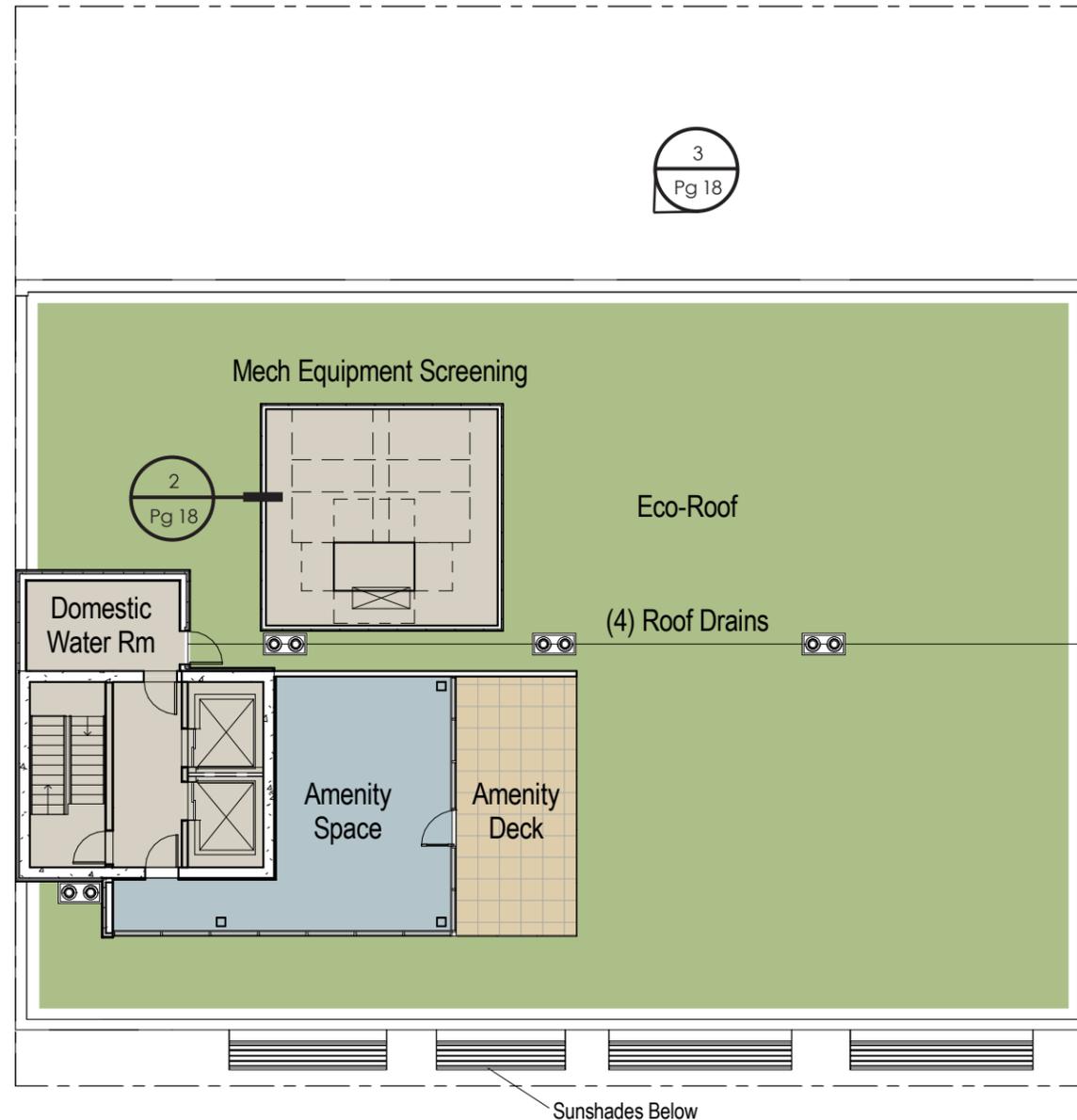


0 8 16 32

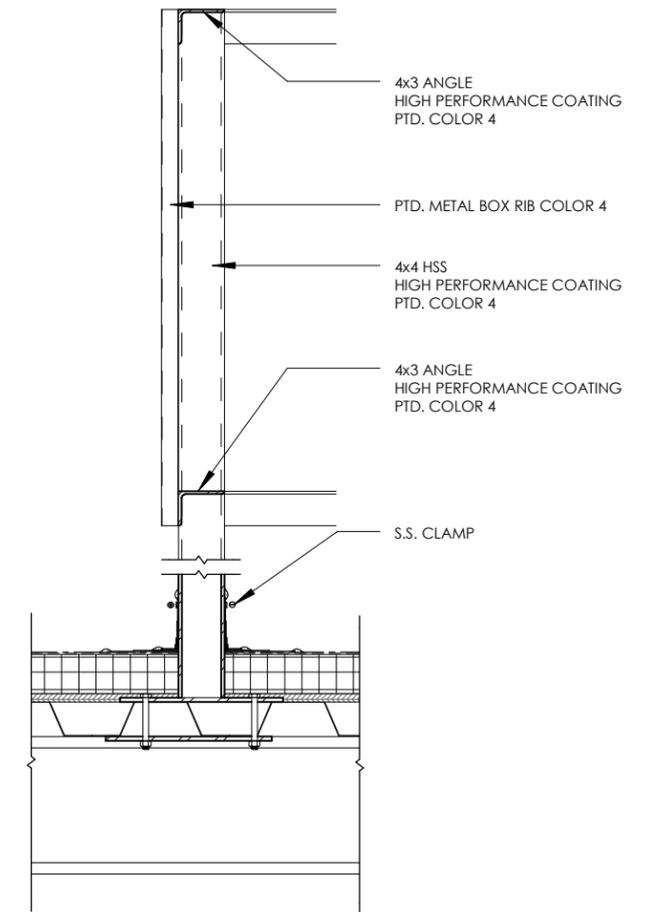
EIGHTH LEVEL FLOOR PLAN



03 MECHANICAL SCREEN



01 FLOOR PLAN



02 WALL SECTION

SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF



ROOF LEVEL FLOOR PLAN

STREETSCAPE MATERIALS



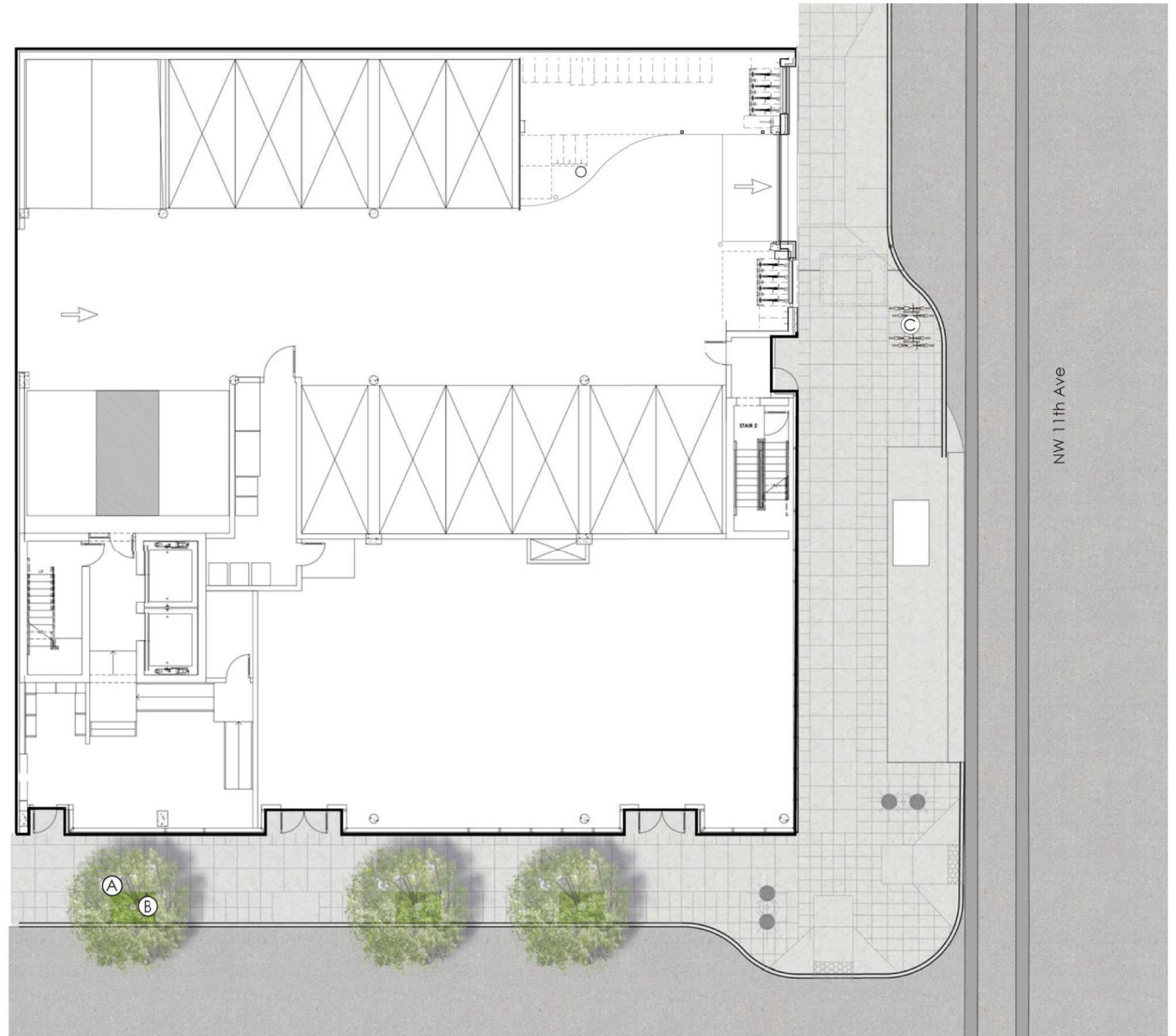
A. 3.5" Caliper Columnar European Hornbeam



B. Planting at Treewells



C. 'Ring' Bike Rack



1/16" = 1'-0"

LANGO HANSEN LANDSCAPE ARCHITECTS
GROUND FLOOR LANDSCAPE PLAN



A. Shade Gardens
B. Wood Privacy Screens



Perspective: 2nd Floor Terrace View East



MATERIALS



C. Pedestal Pavers in 'Brown' and 'Desert Sand'

PLANTS



Vine Maple

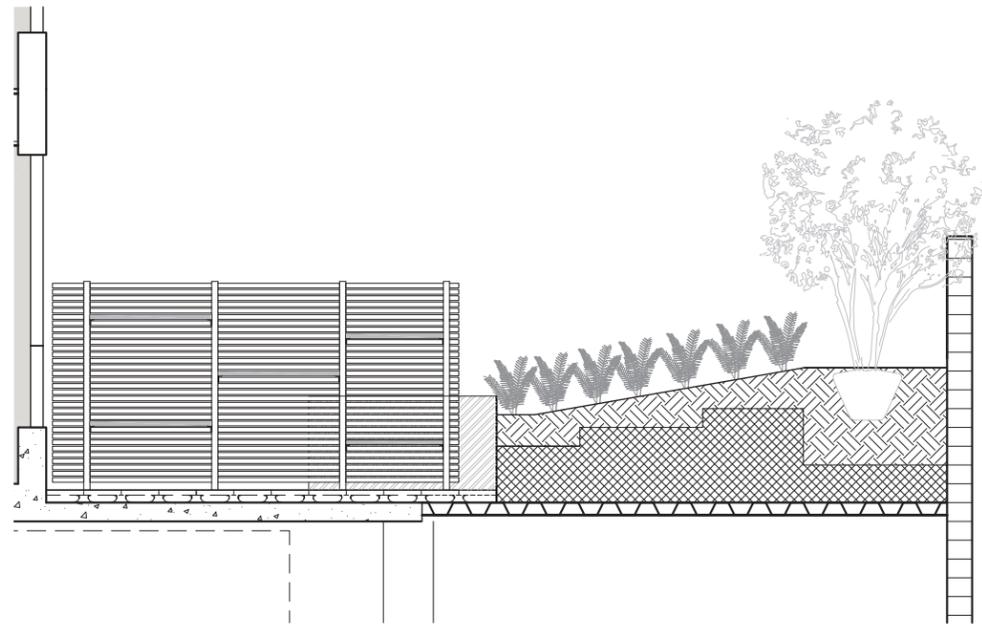
Assorted Ferns

Pachysandra

Hellebore

LANGO HANSEN LANDSCAPE ARCHITECTS
SECOND FLOOR LANDSCAPE PLAN

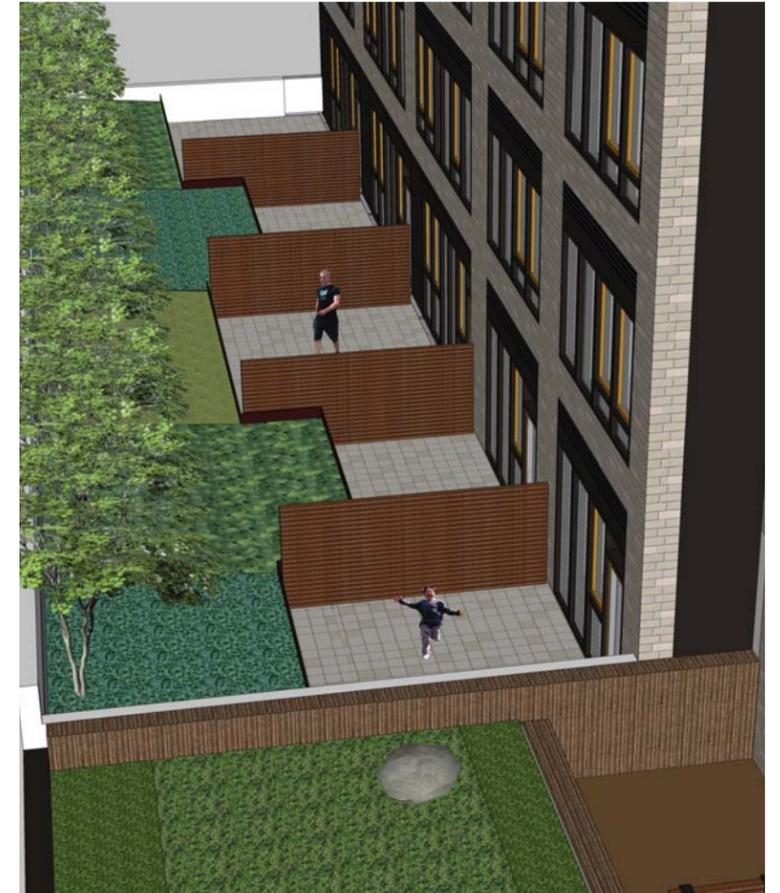
1/16" = 1'-0"



Section 1: Typical Private Terrace with Shade Garden



2nd Floor Terrace View- West



2nd Floor Terrace View- East

MATERIALS



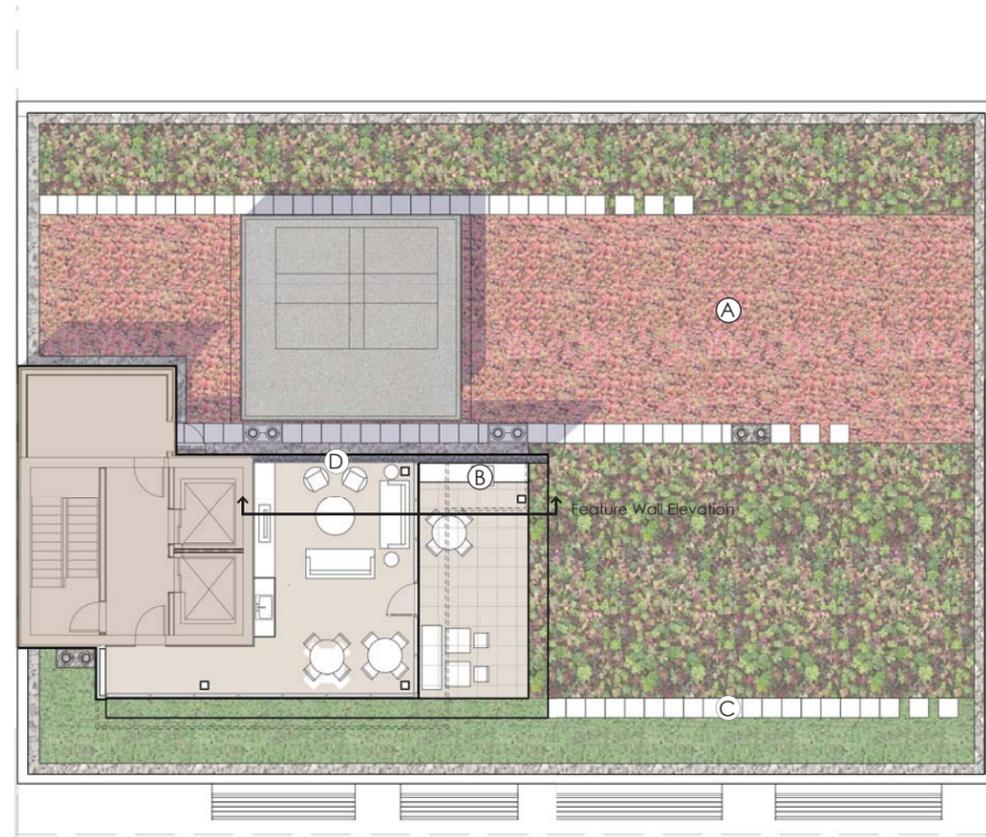
A. Pre-grown sedum tile extensive greenroof



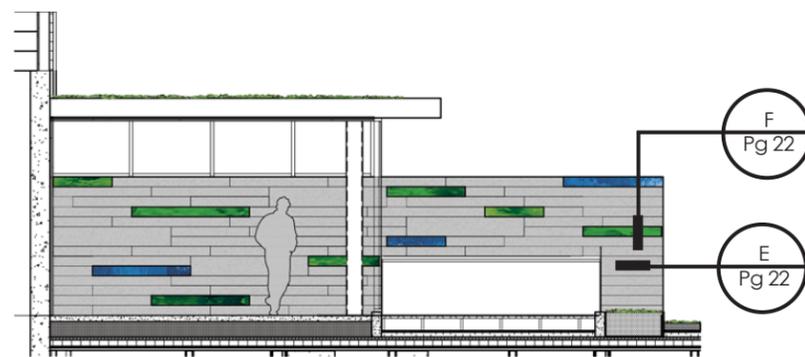
B. Outdoor Grill



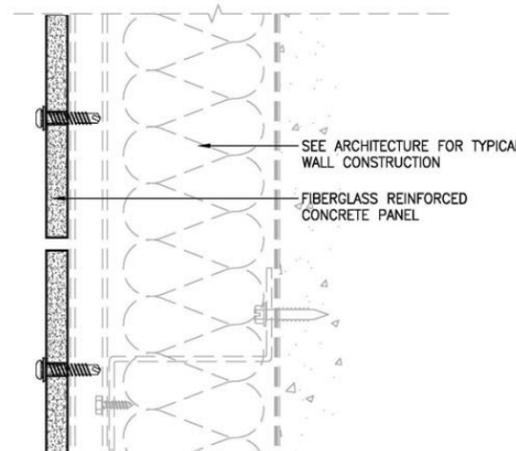
C. Concrete Unit Paving Maintenance Path



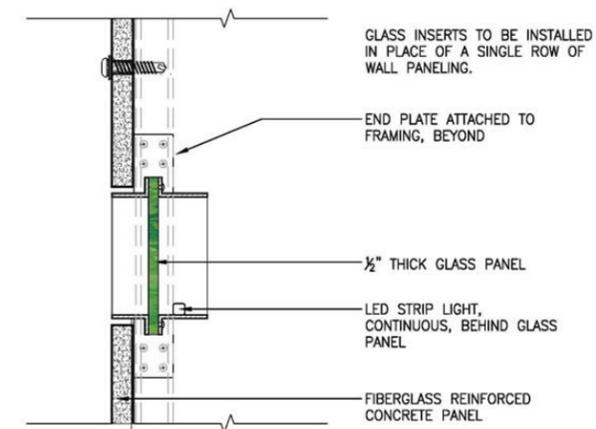
FEATURE WALL



D. Elevation: Fiberglass Reinforced Concrete Panel Wall with Glass Infill



E. Detail: Fiberglass Reinforced Concrete Panel

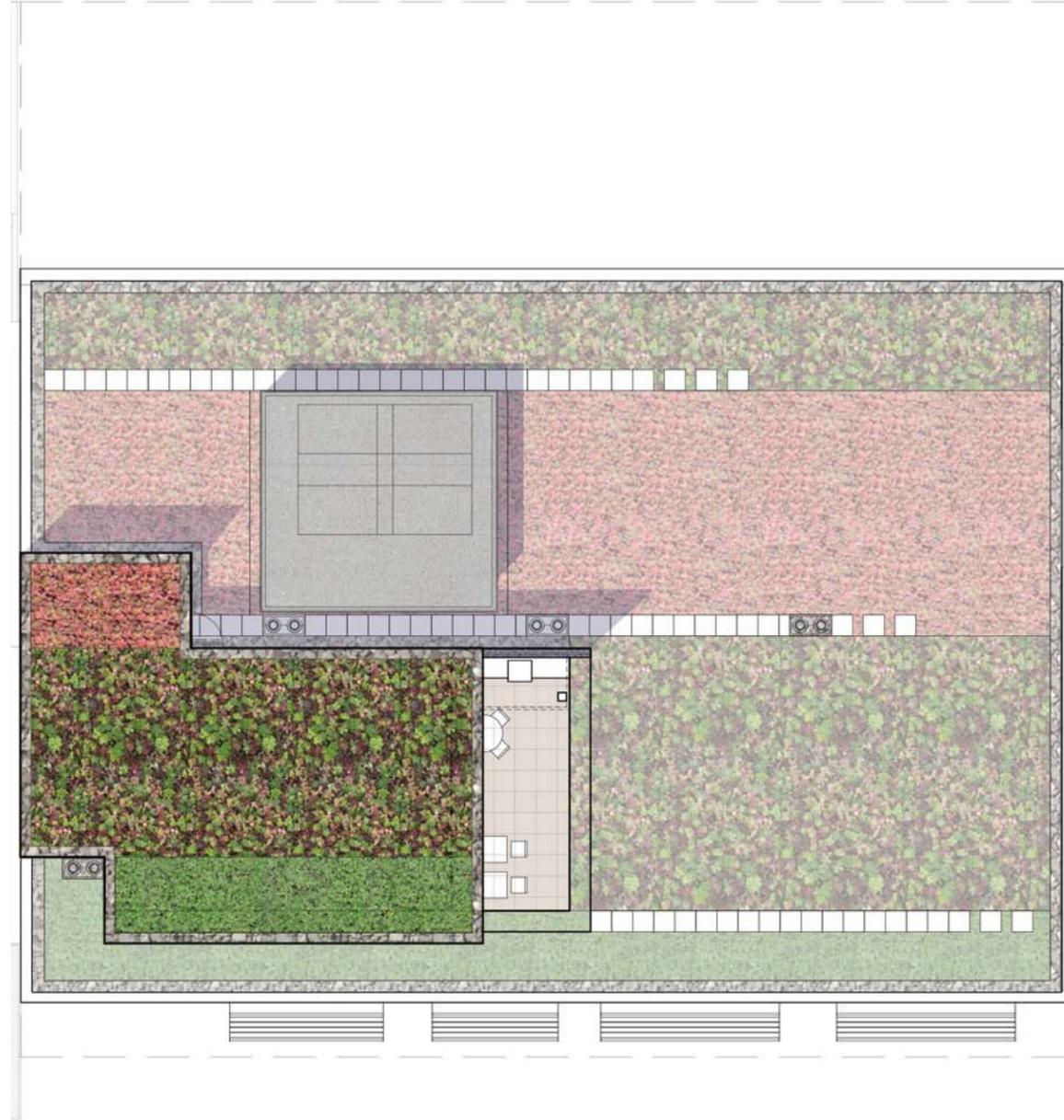


F. Detail: Glass Infill Panel at Feature Wall



Rooftop View- Northwest

LANGO HANSEN LANDSCAPE ARCHITECTS
ROOFTOP AMENITY DECK



Material Legend

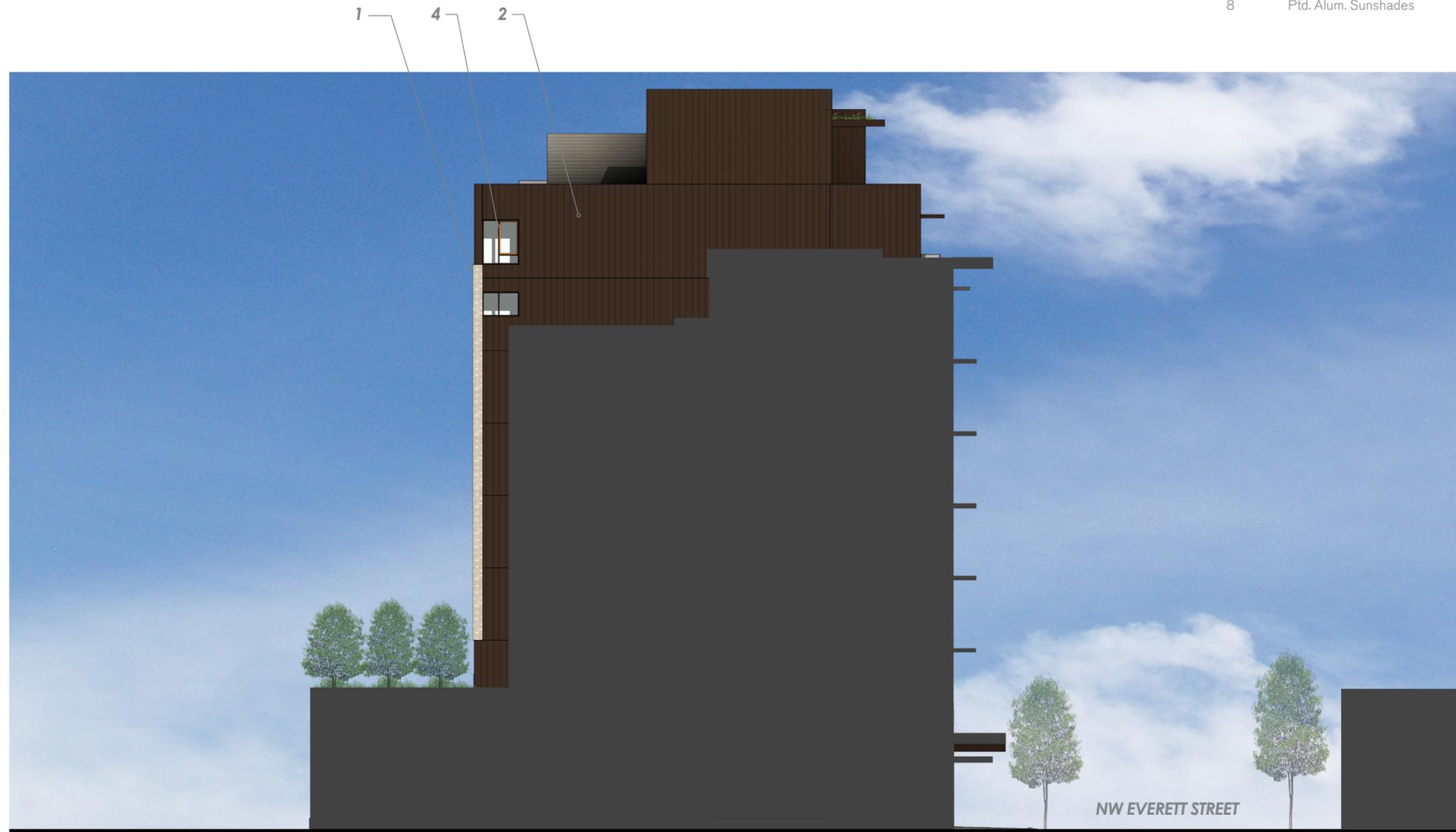
- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - SOUTH

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - WEST

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - WEST - B&W

0 | 8 | 16 | 32

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - NORTH

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - NORTH - B&W

Material Legend

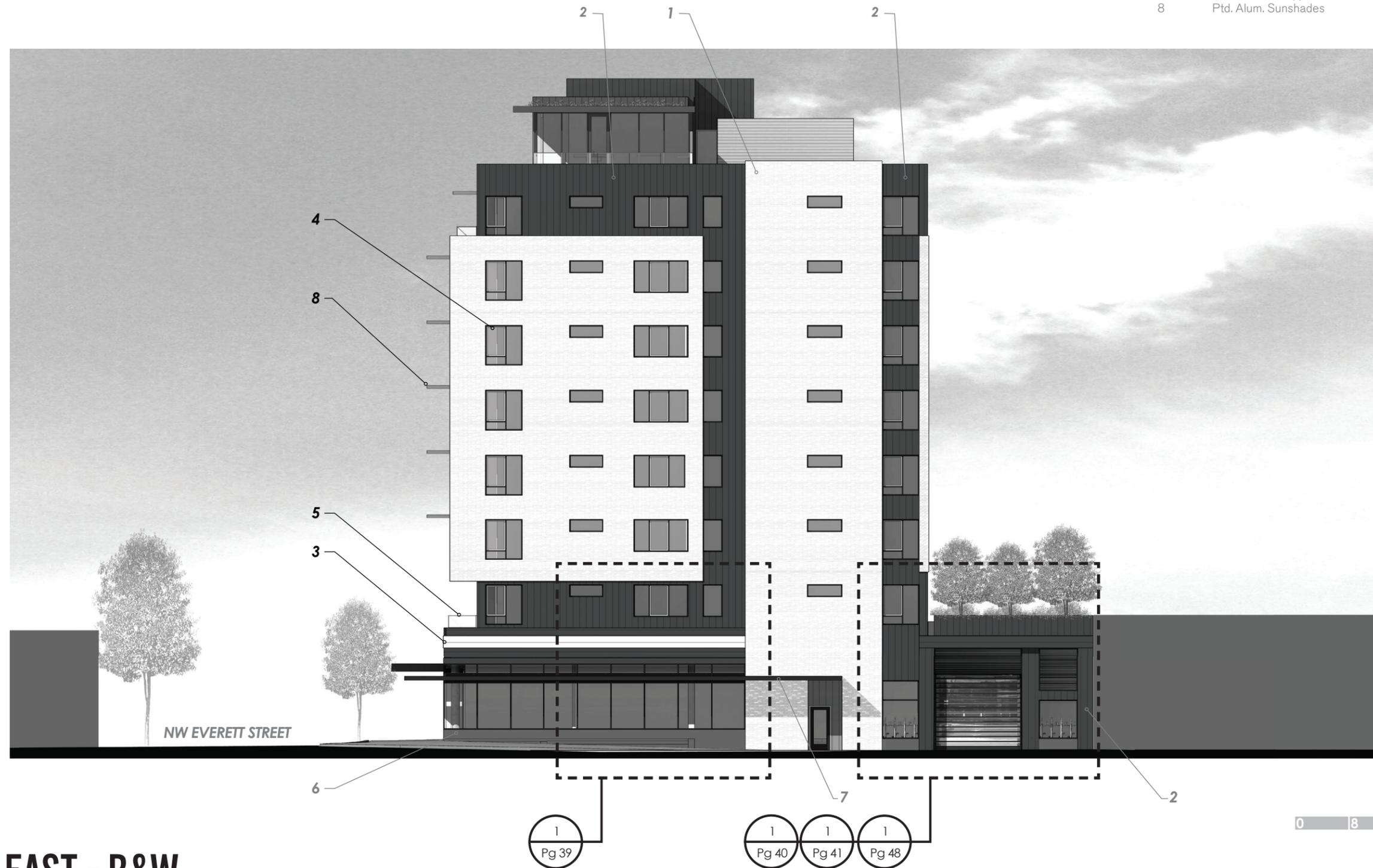
- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



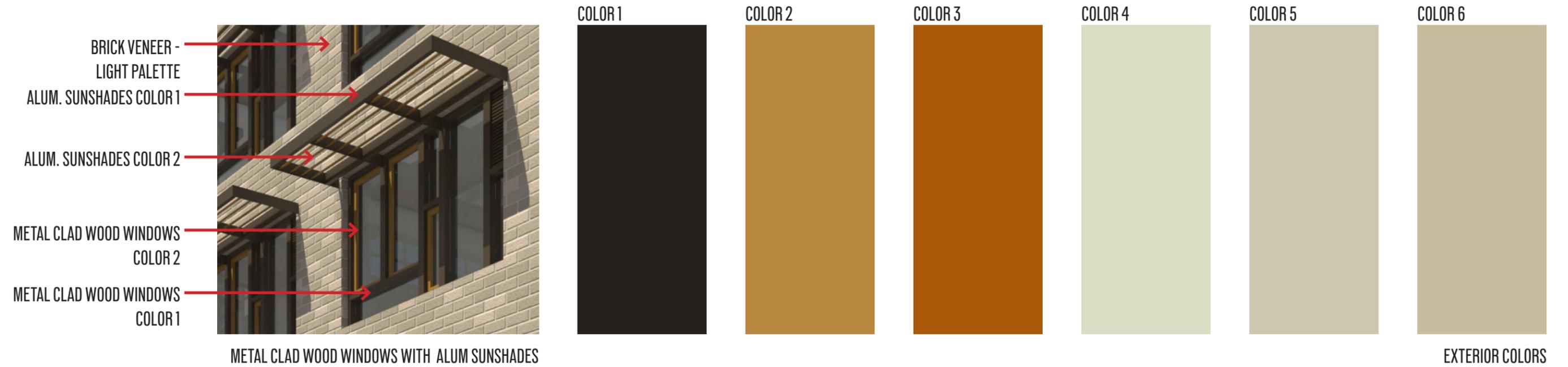
ELEVATION - EAST

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - EAST - B&W



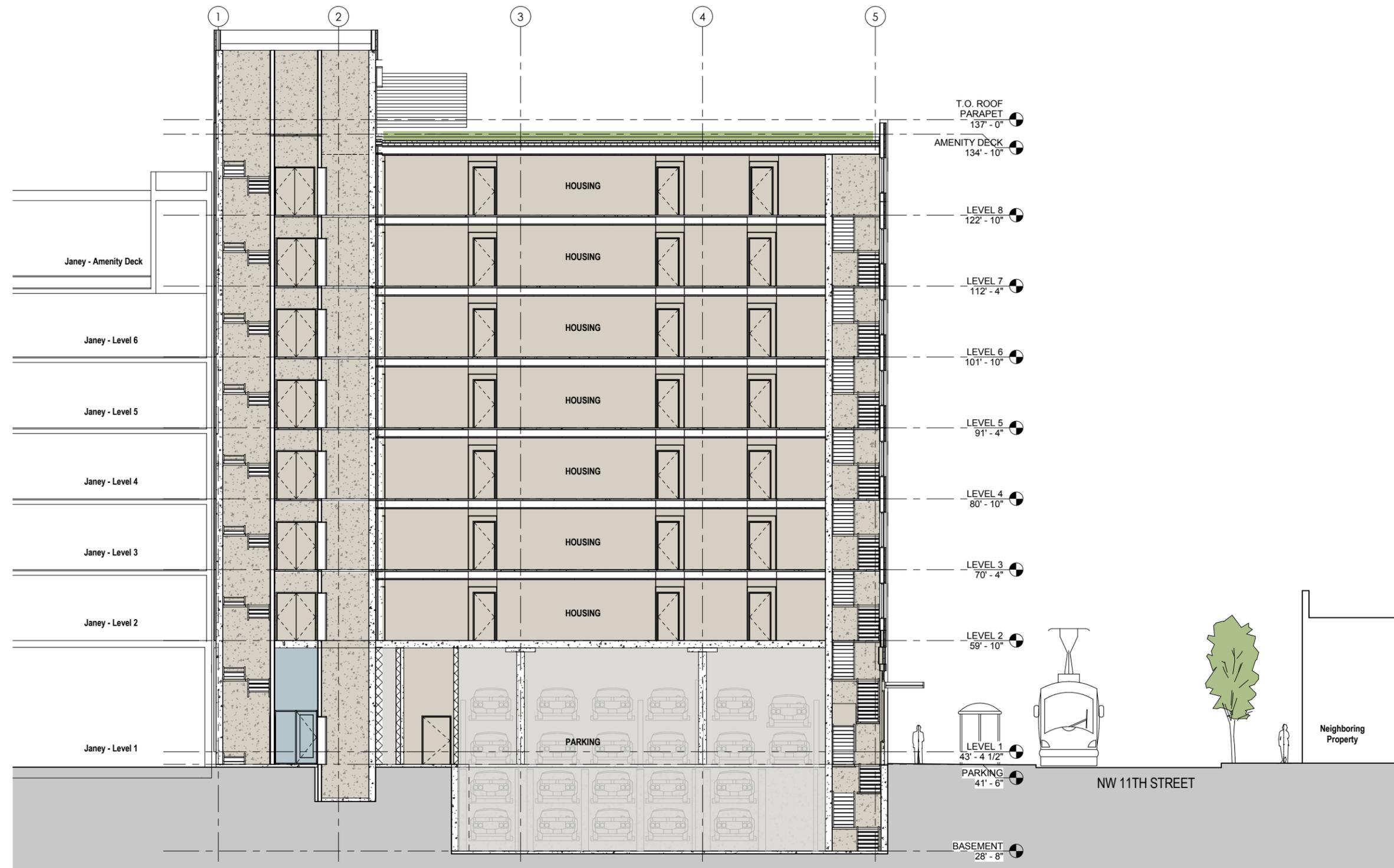
BUILDING MATERIALS



SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

0 8 16 32

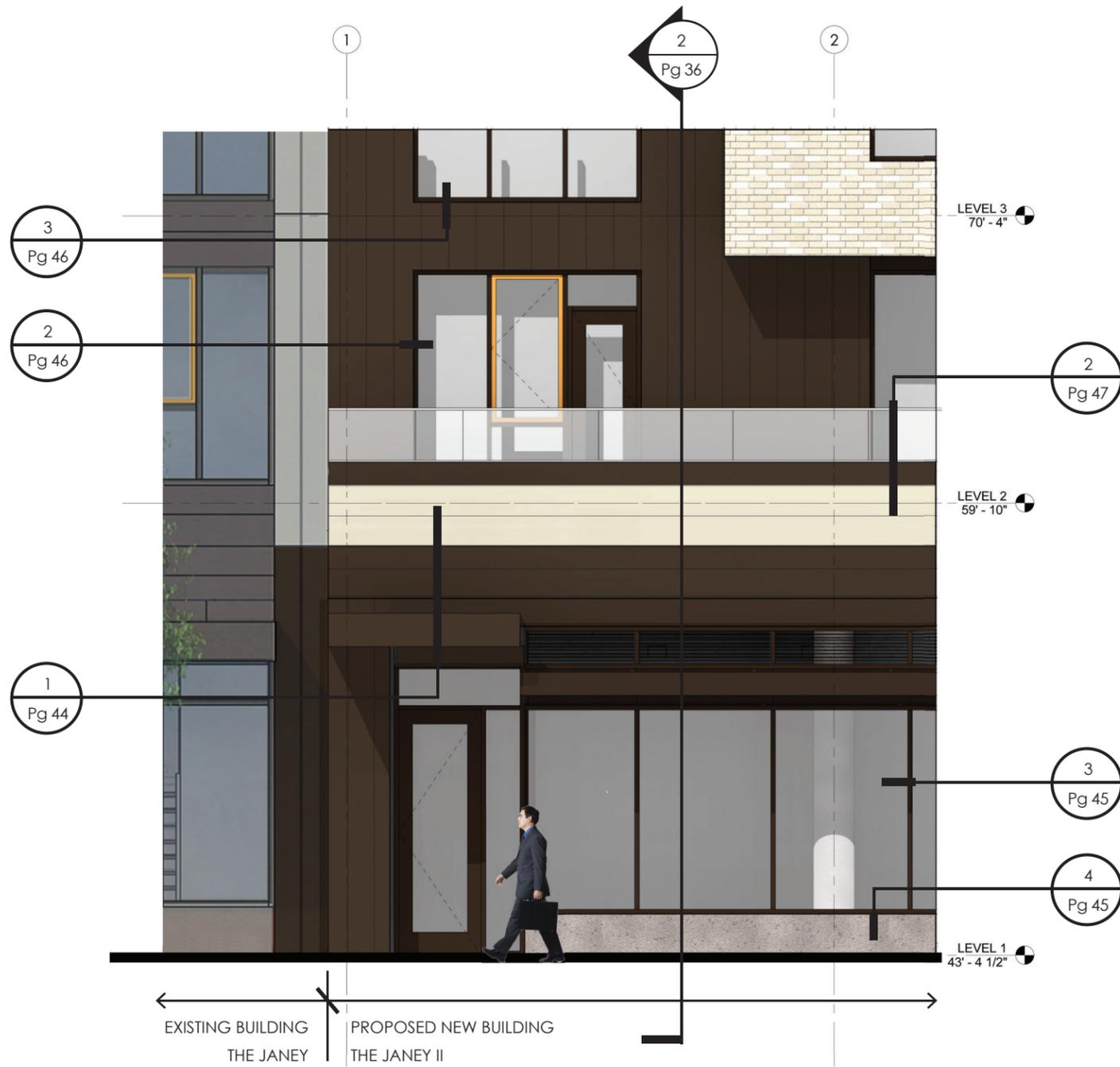
TRANSVERSE BUILDING SECTION



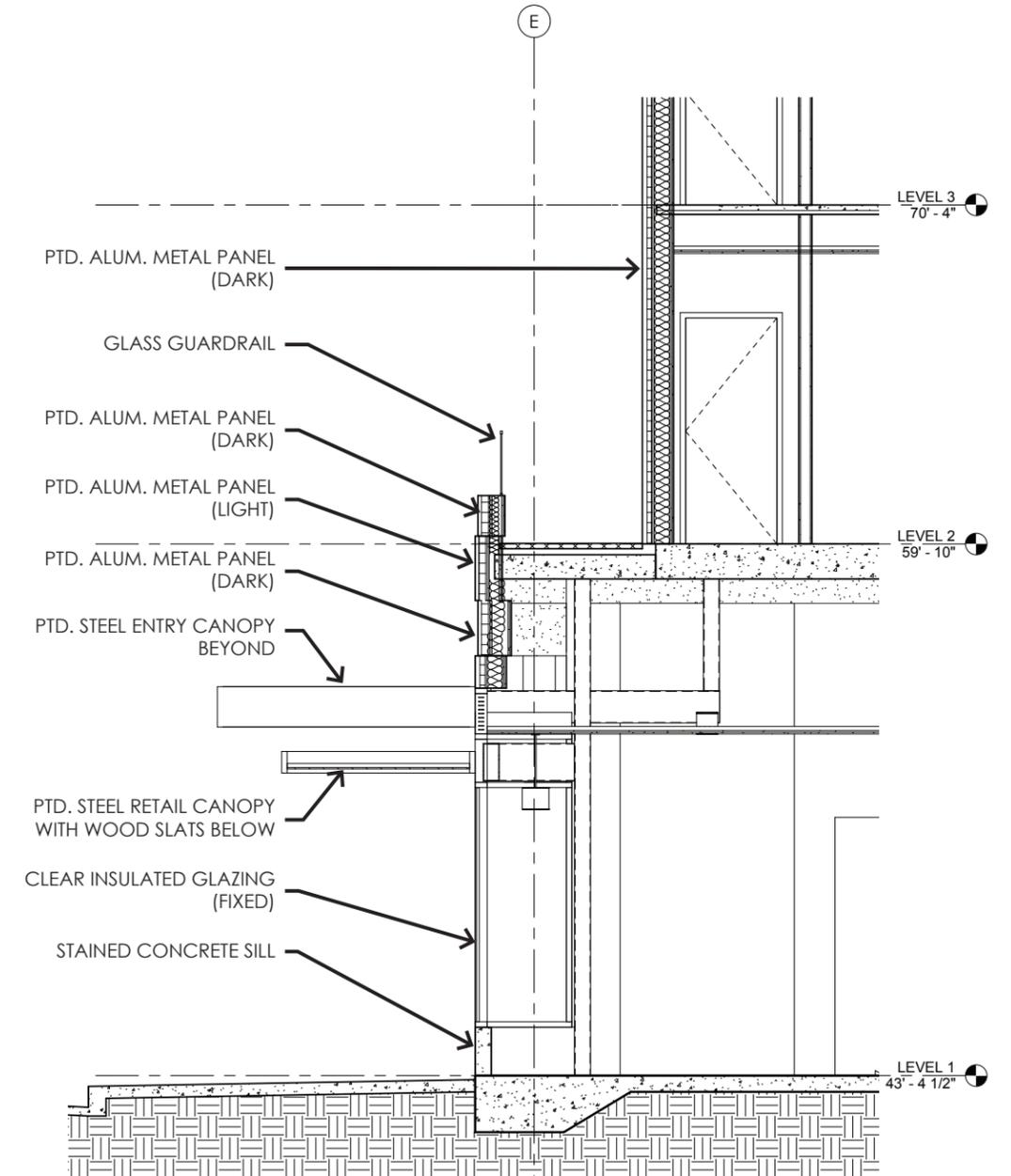
SERVICE | PARKING | RESIDENTIAL | STORAGE | RETAIL | ECO-ROOF

0 | 8 | 16 | 32

LONGITUDINAL BUILDING SECTION



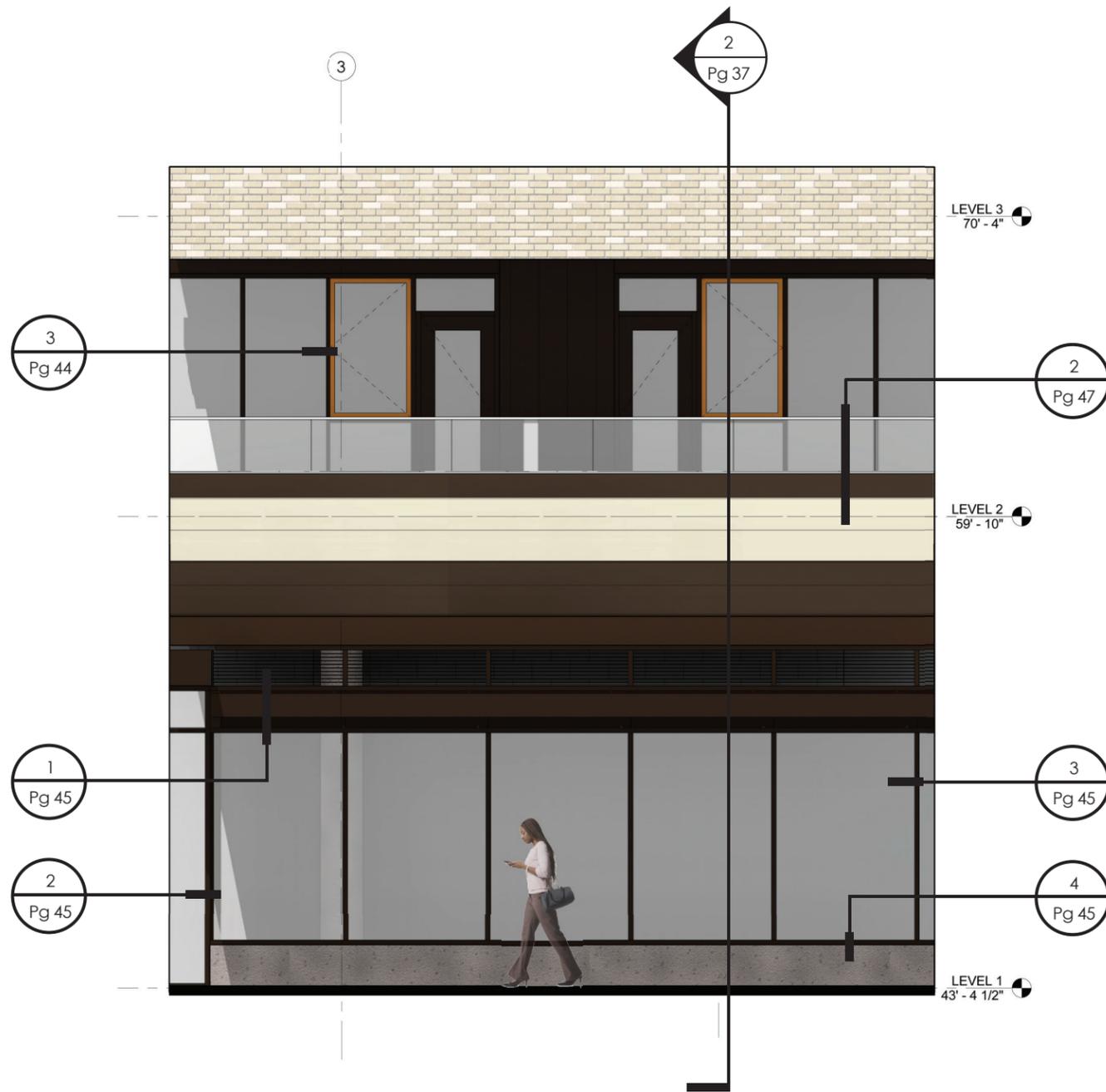
01 ENLARGED ELEVATION



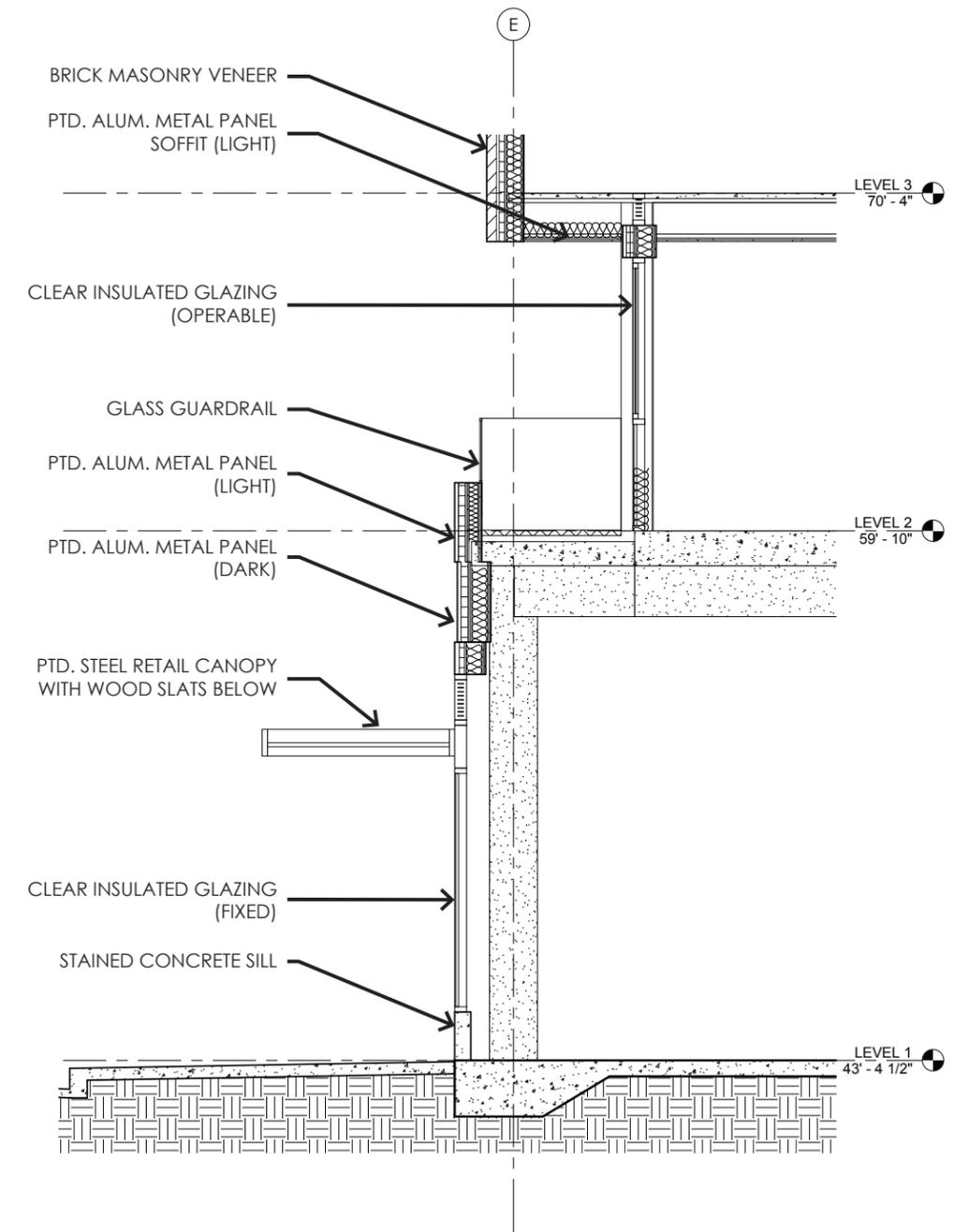
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 01



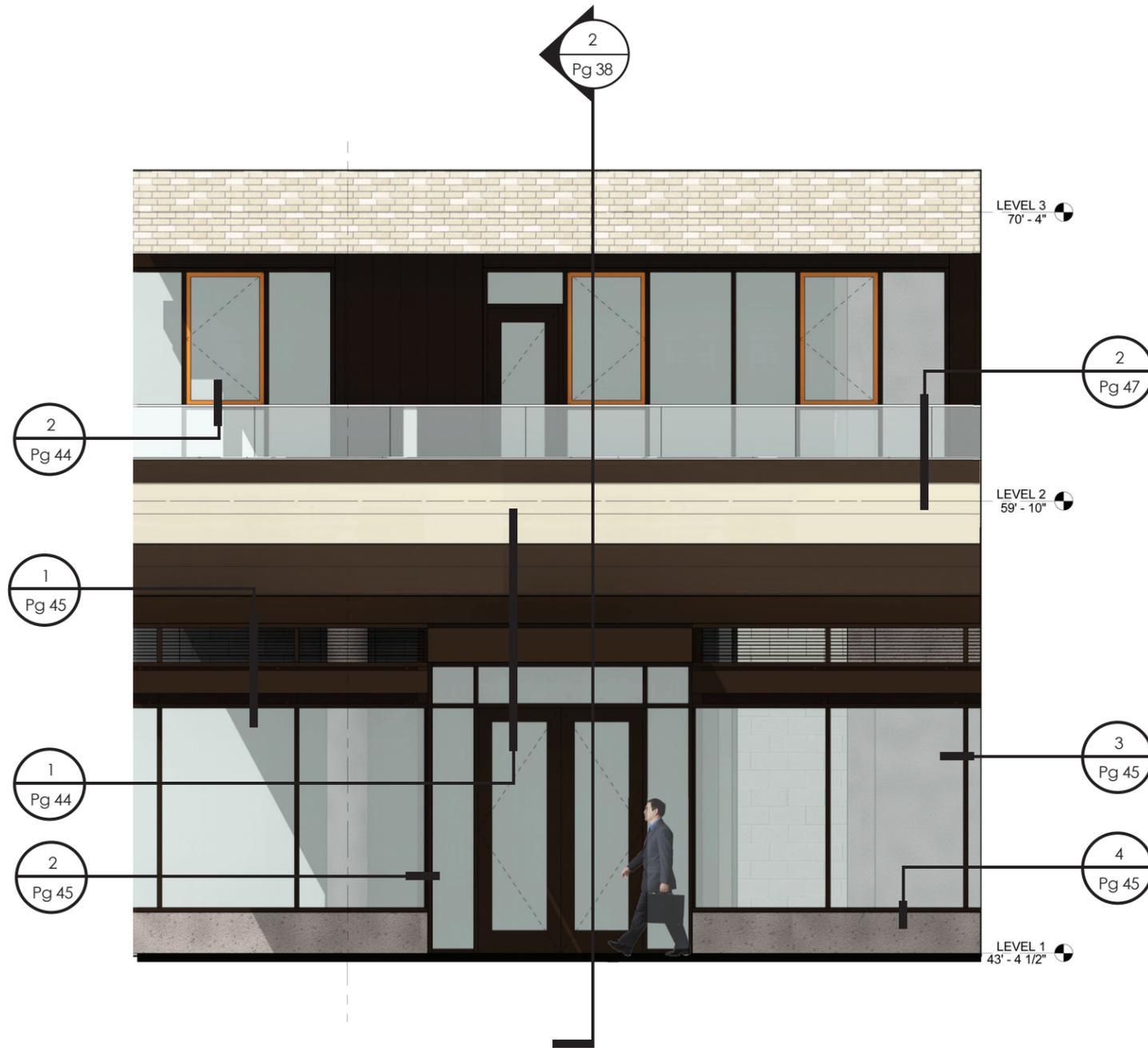
01 ENLARGED ELEVATION



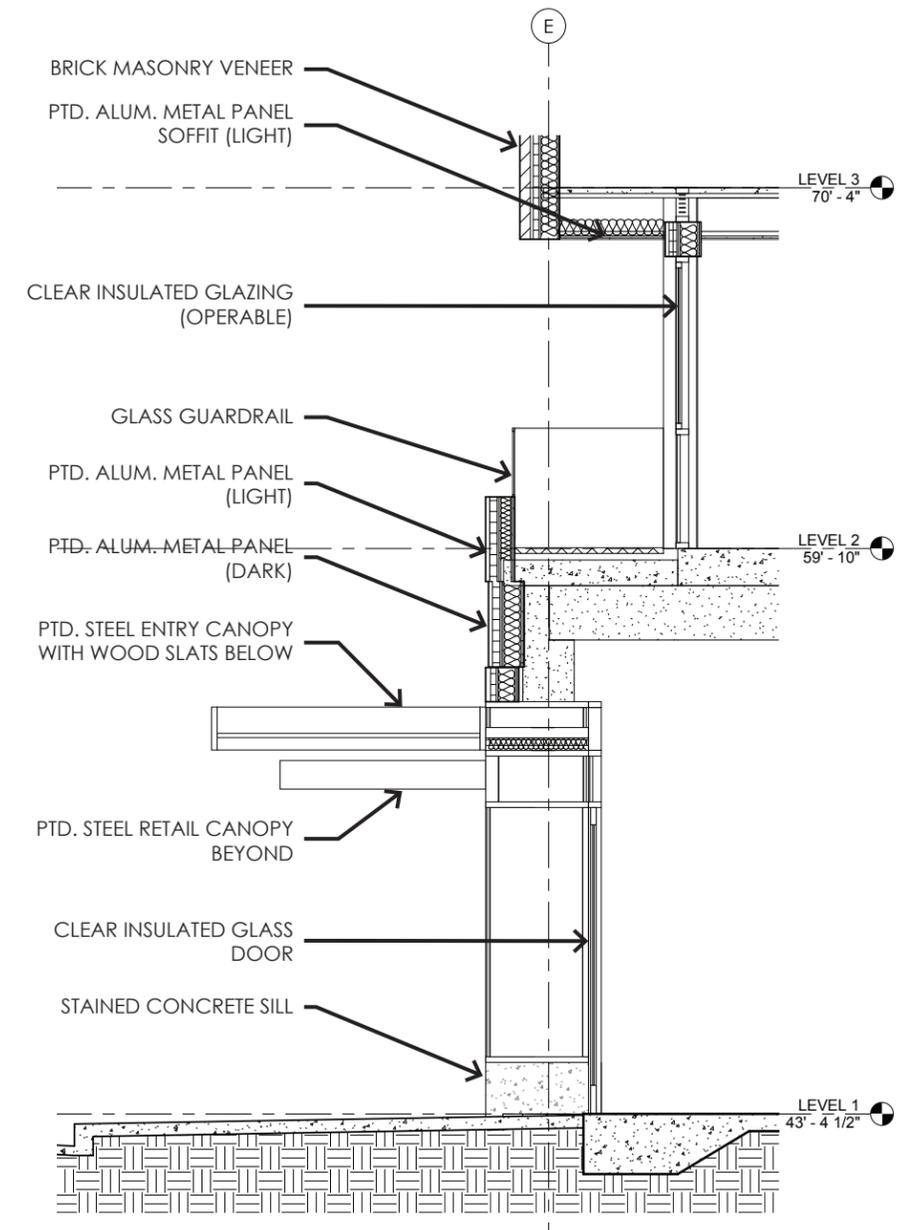
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 02



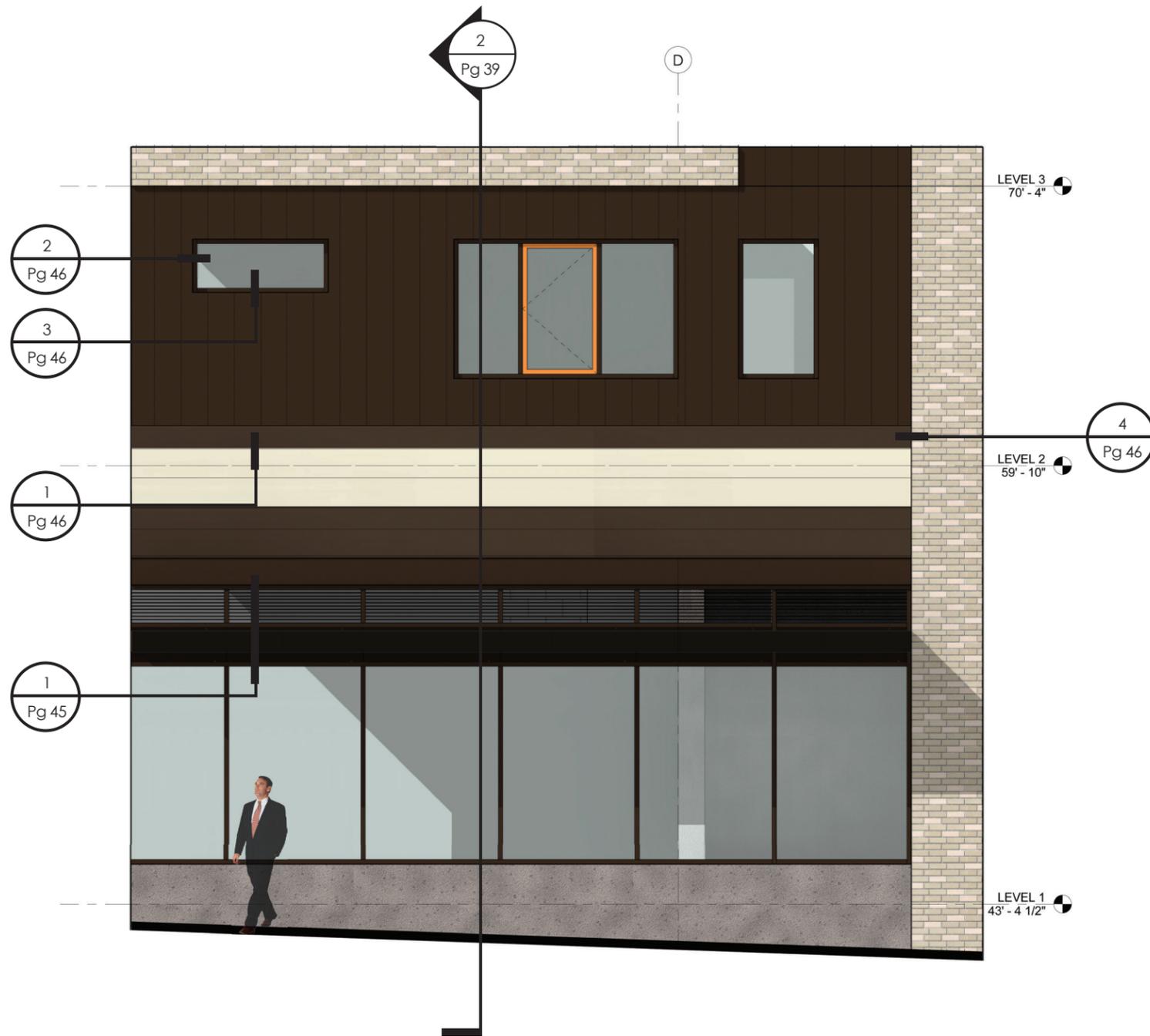
01 ENLARGED ELEVATION



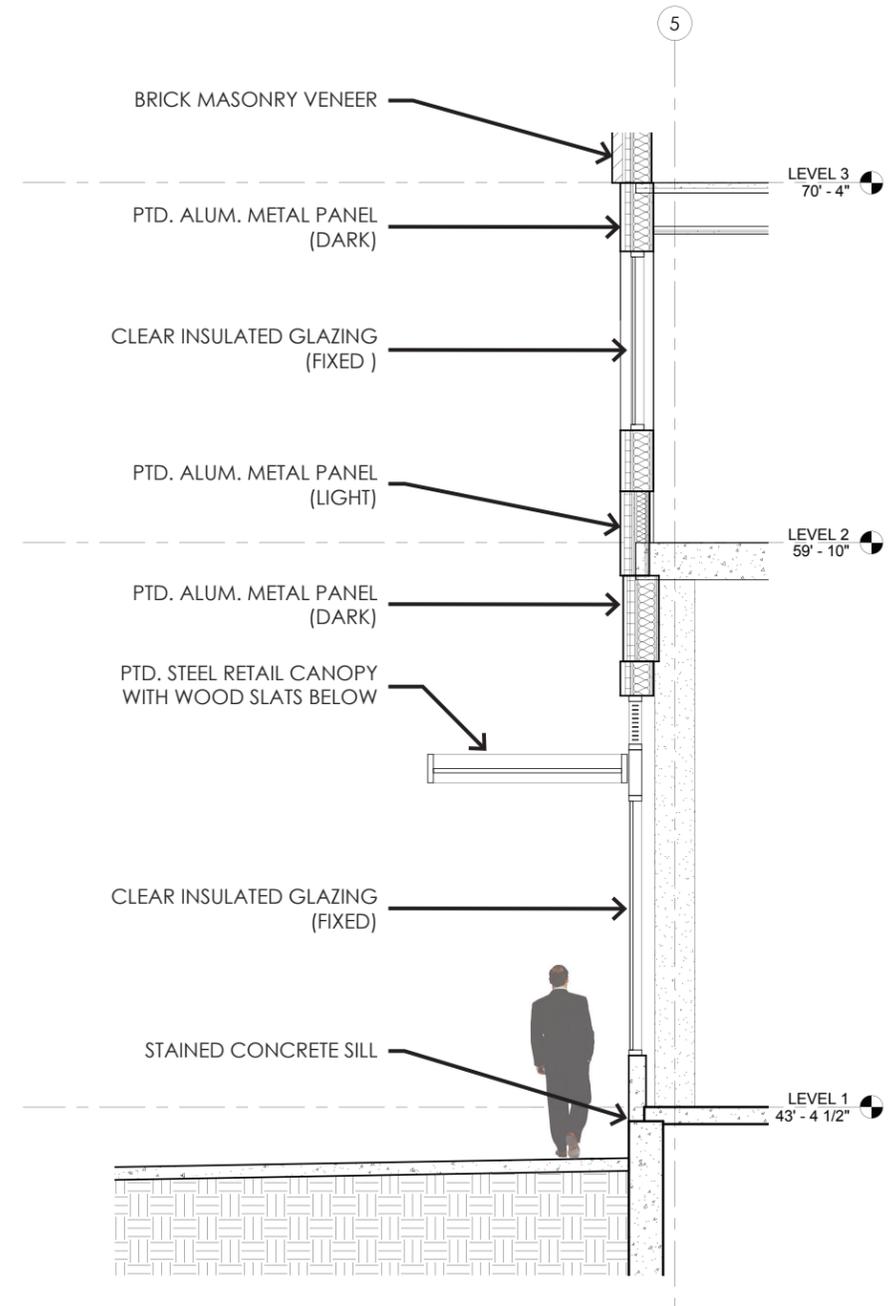
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 03



01 ENLARGED ELEVATION



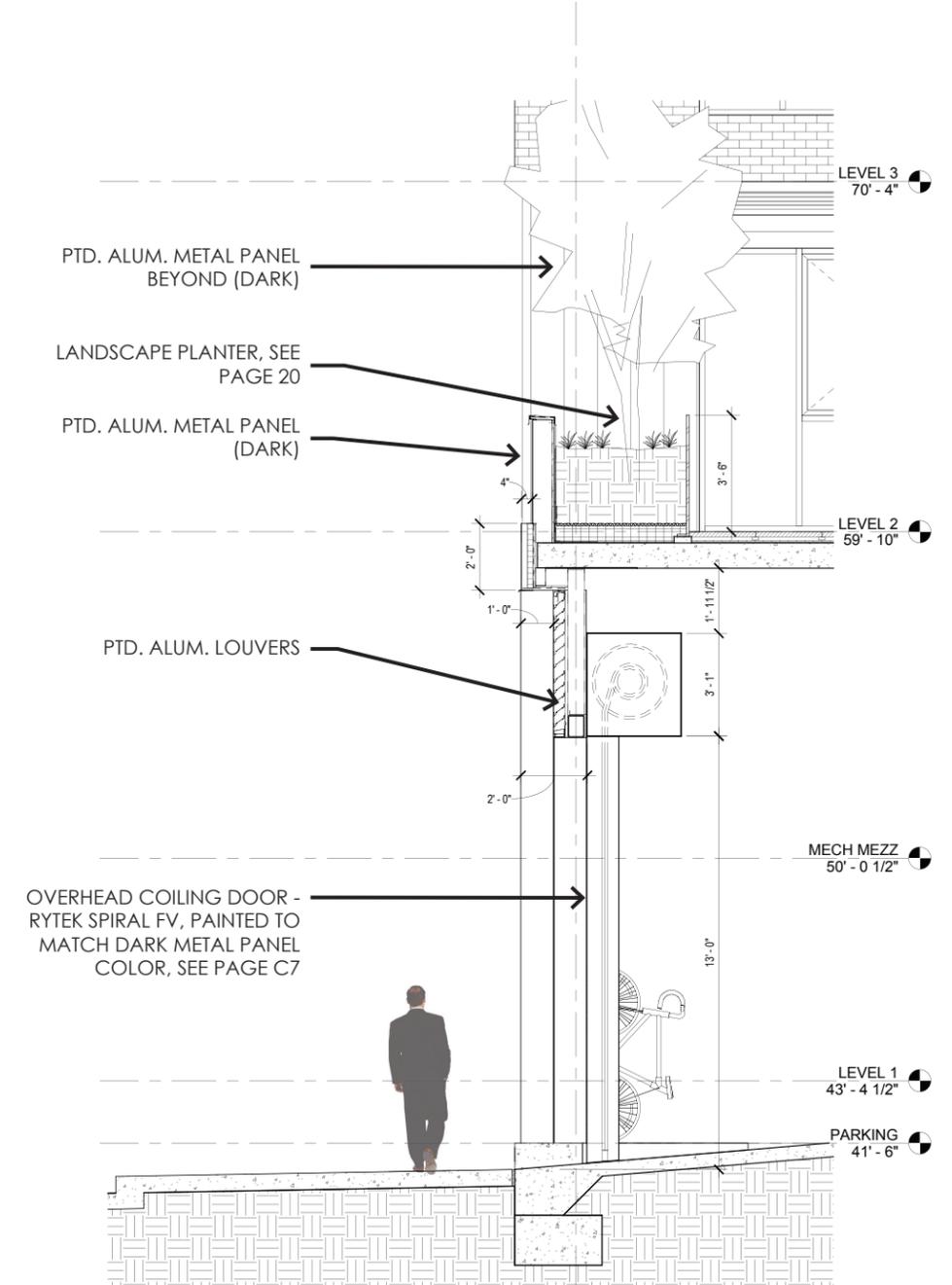
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 04



01 ENLARGED ELEVATION



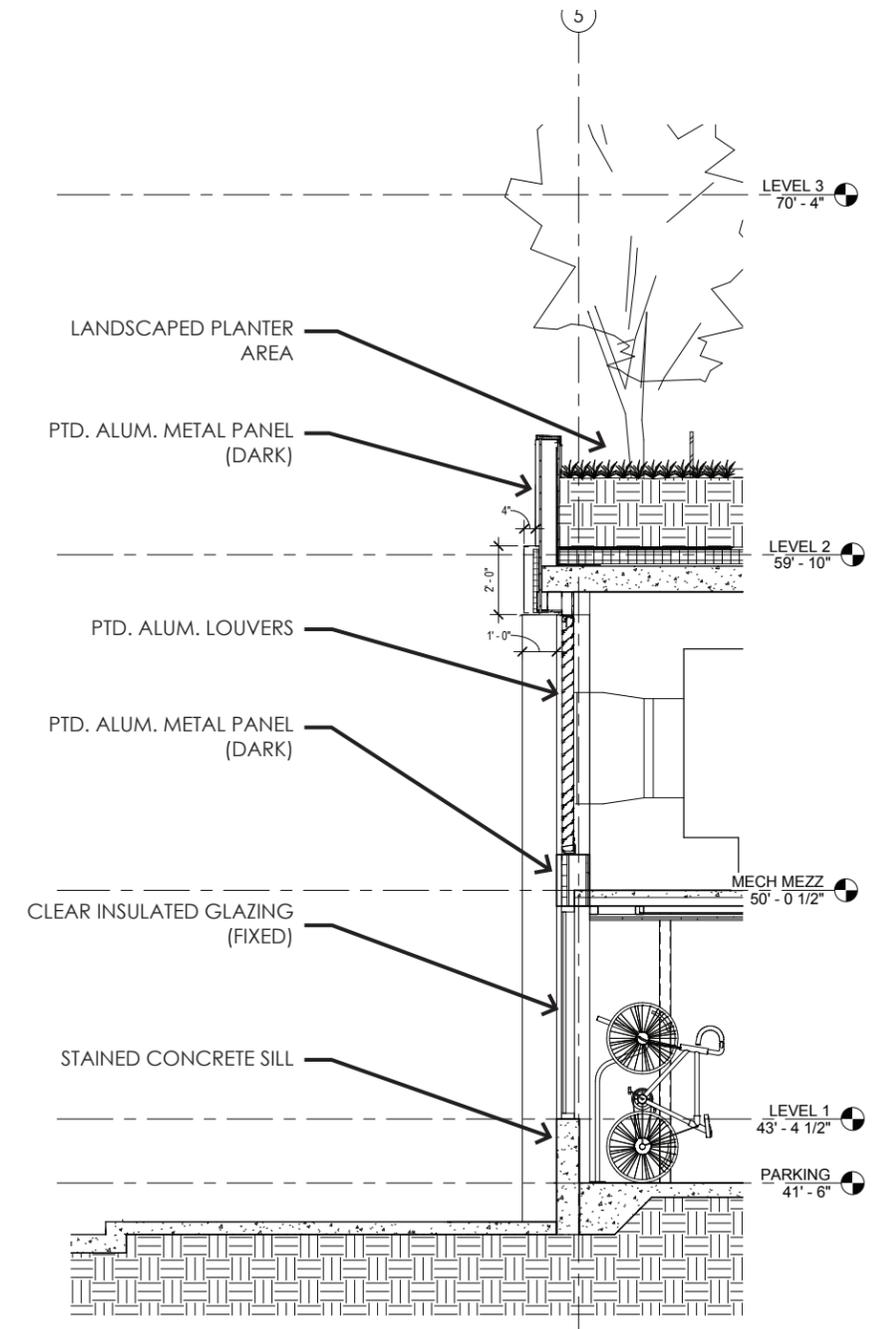
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 05



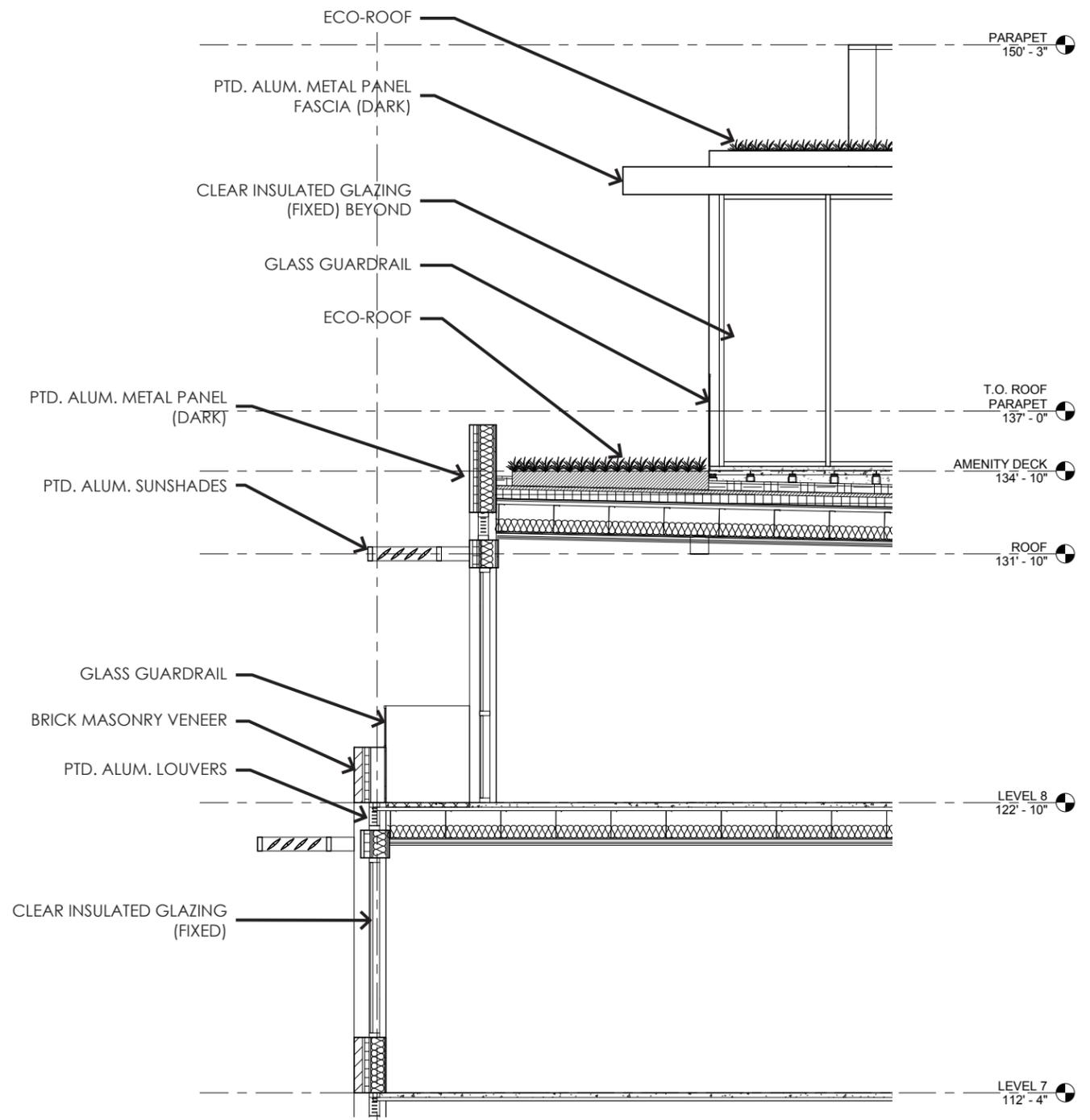
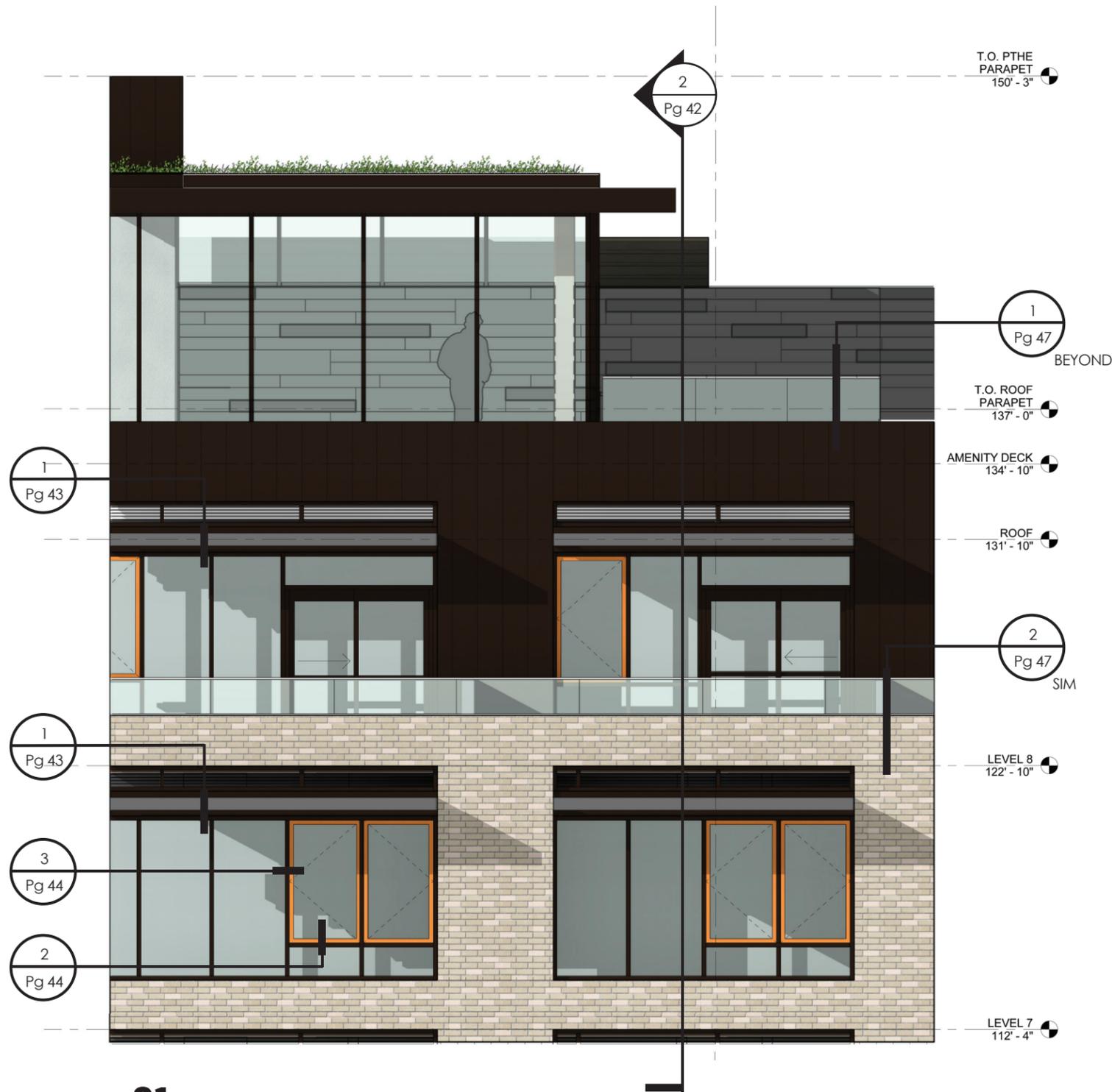
01 ENLARGED ELEVATION



02 ENLARGED SECTION

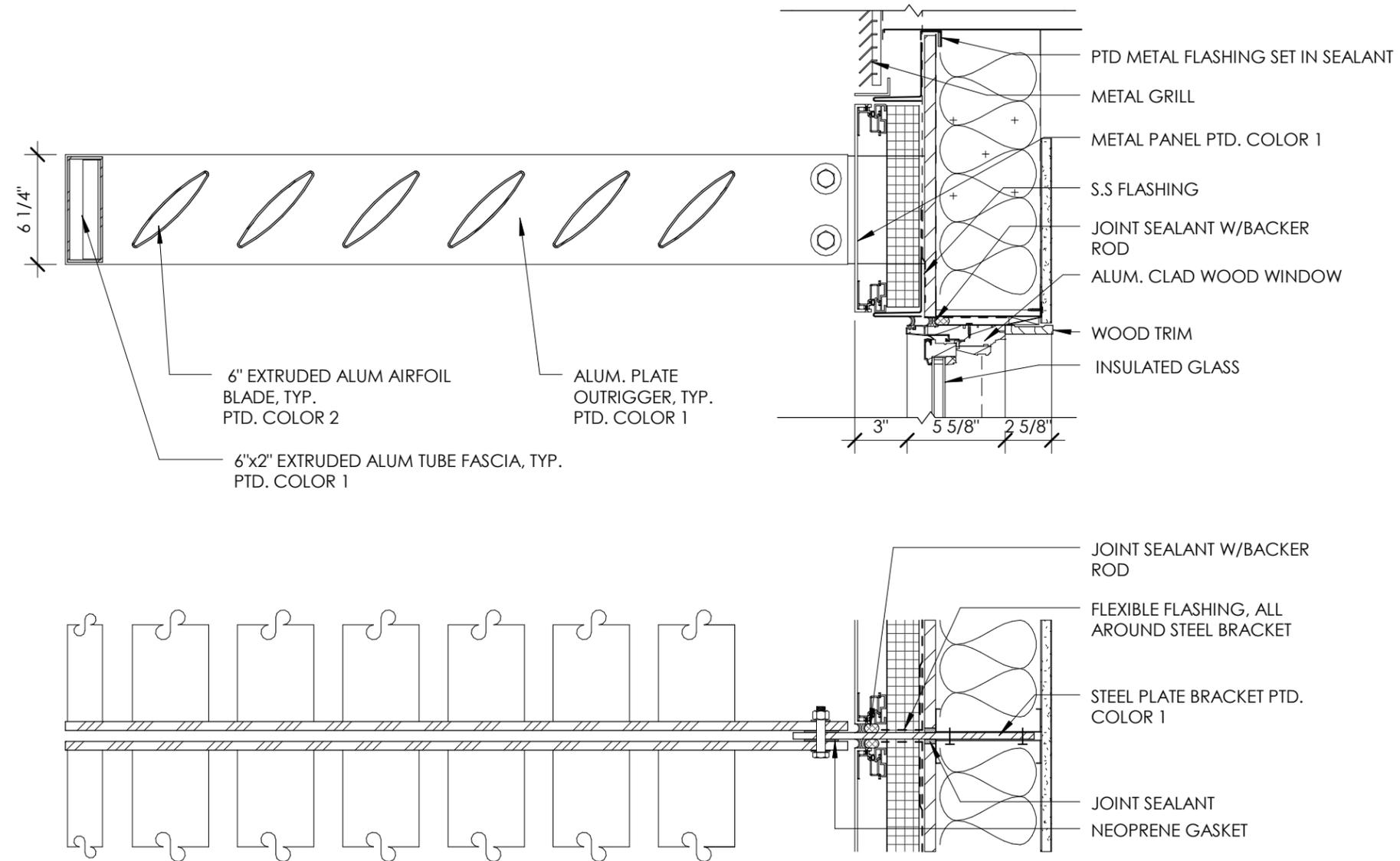
3/16" = 1'-0"

SKIN COMPOSITE 06



3/16" = 1'-0"

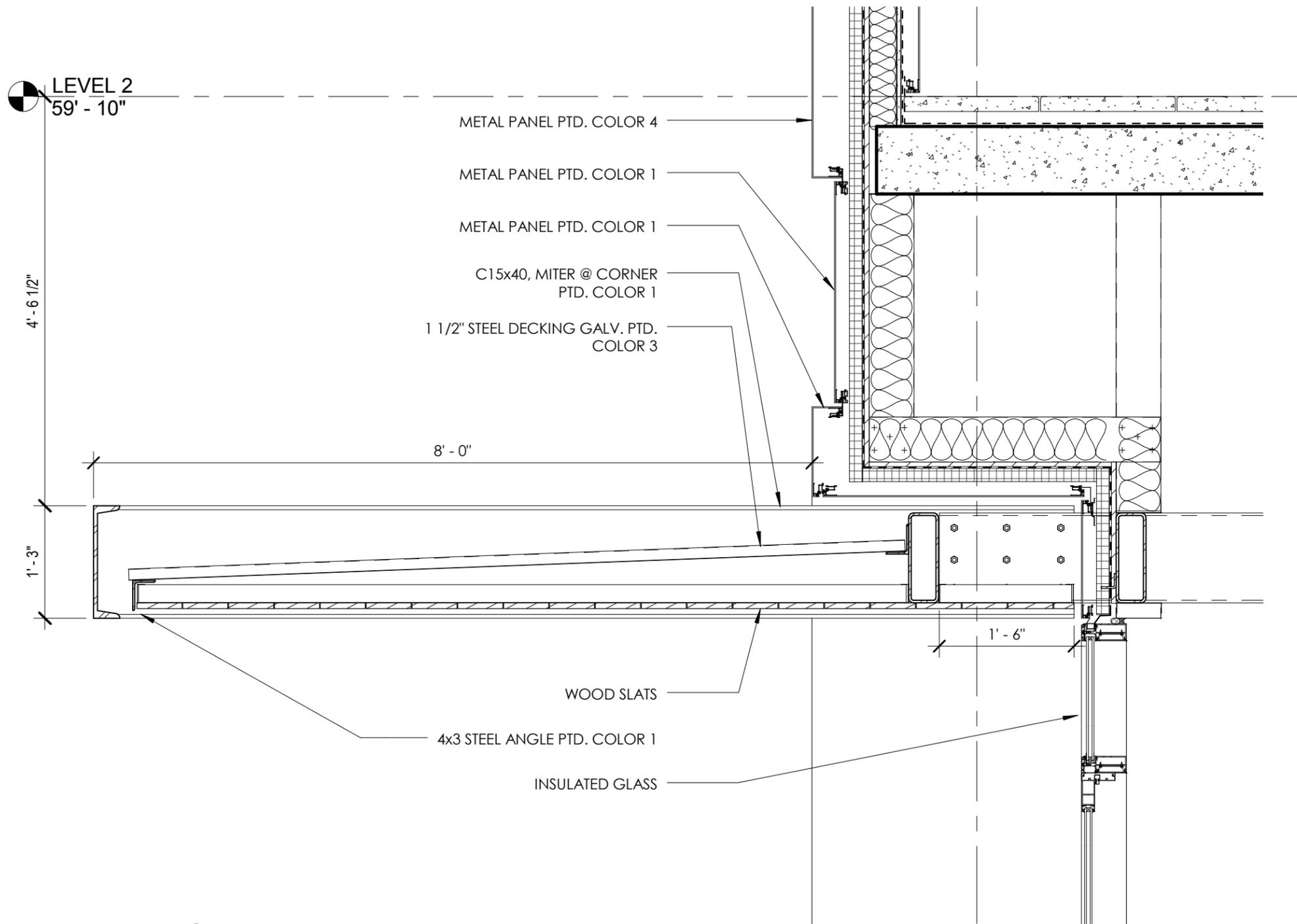
SKIN COMPOSITE 07



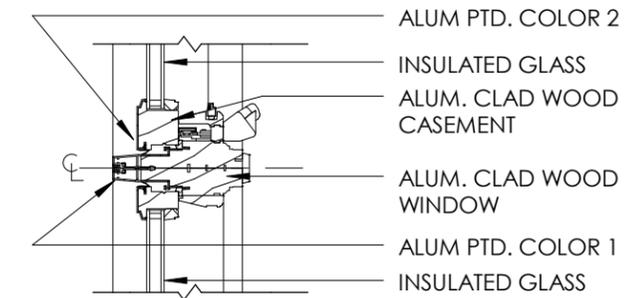
01 PLAN & SECTION DETAIL AT SUNSHADE

1-1/2" = 1'-0"

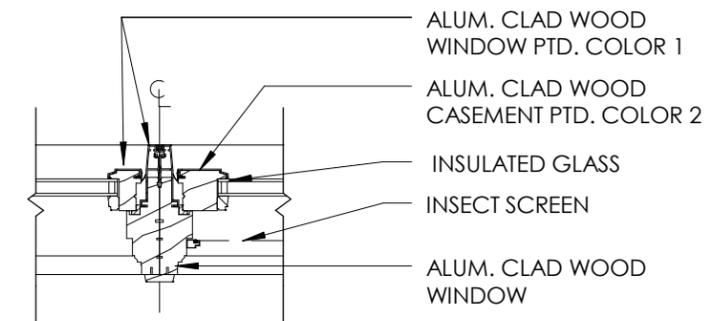
SKIN DETAILS



01 SECTION DETAIL AT ENTRY CANOPY



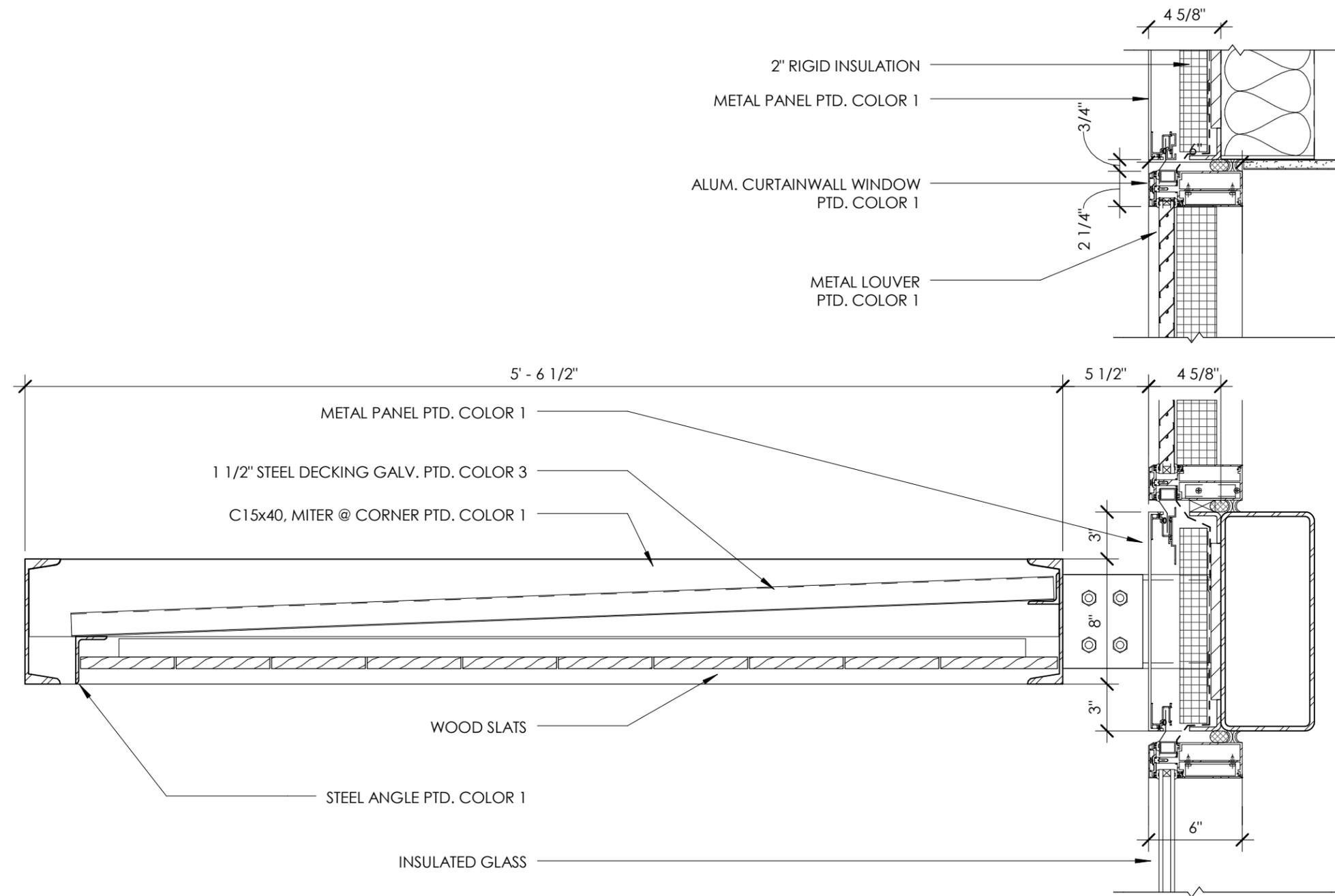
02 SECTION DETAIL AT VENT



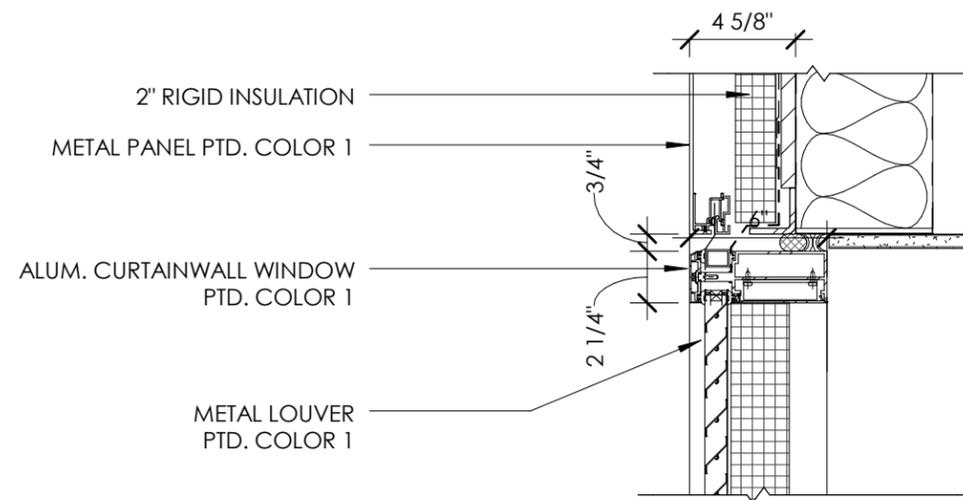
03 PLAN DETAIL AT VERTICAL MULLION

1-1/2" = 1'-0"

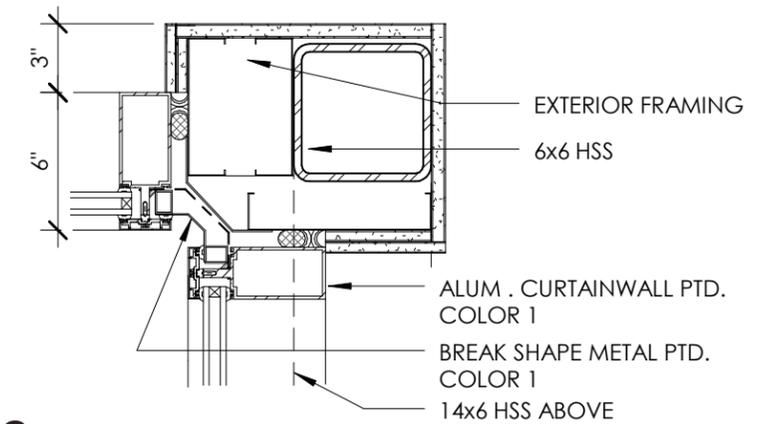
SKIN DETAILS



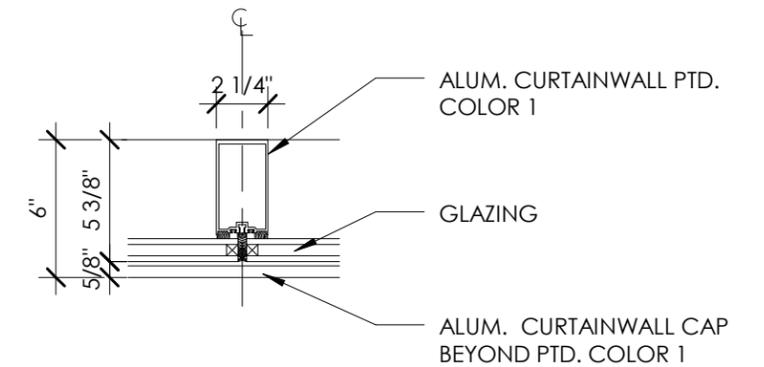
01 SECTION DETAIL AT PEDESTRIAN CANOPY



02 PLAN DETAIL AT INSIDE CORNER



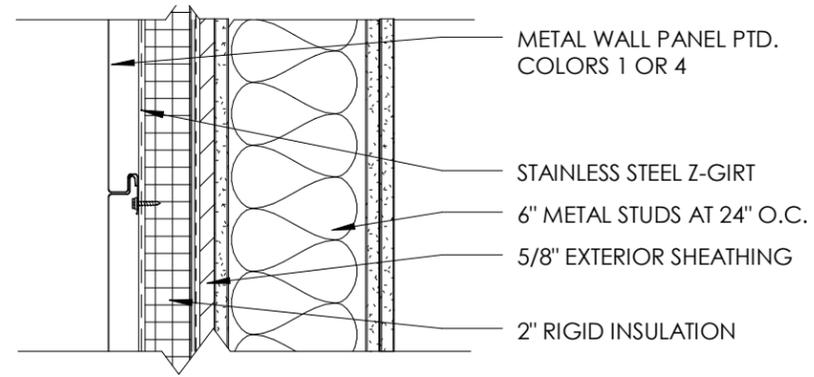
03 PLAN DETAIL AT VERTICAL MULLION



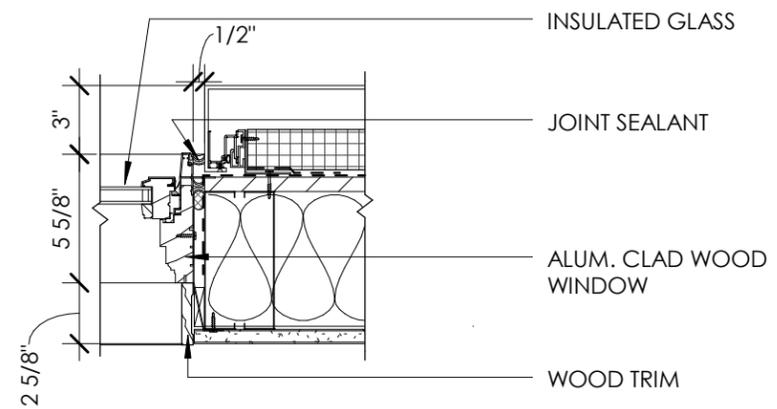
04 SECTION DETAIL AT CONCRETE CURB

1-1/2" = 1'-0"

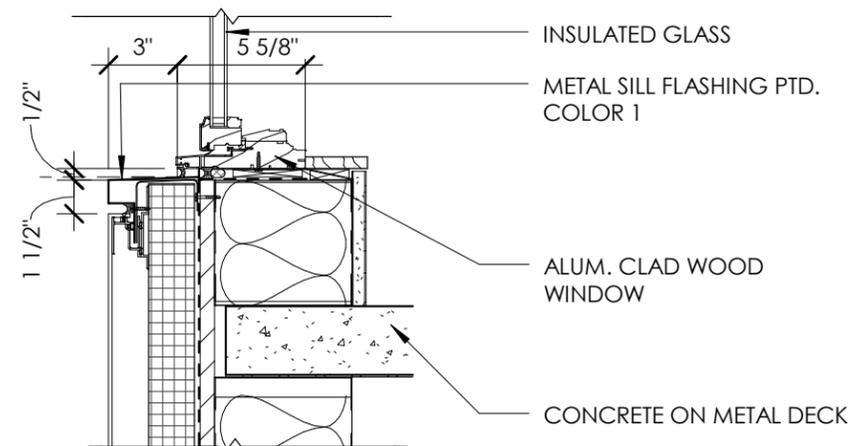
SKIN DETAILS



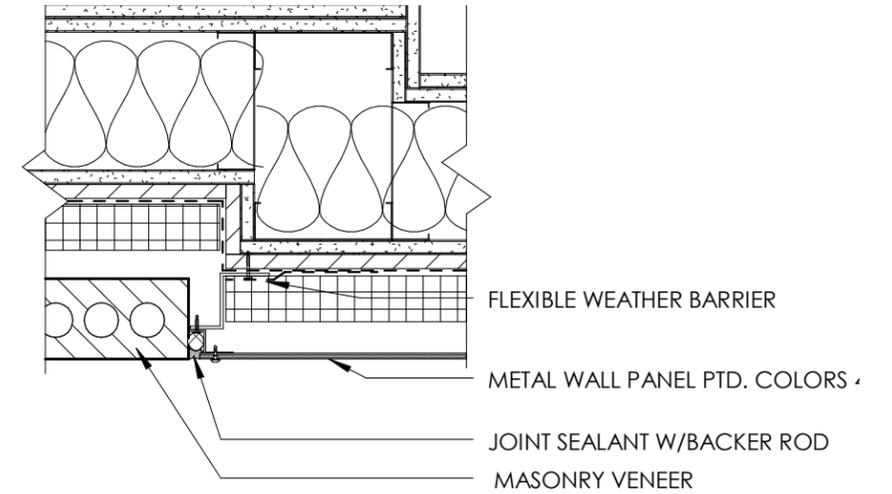
01 SECTION DETAIL AT METAL PANEL



02 PLAN DETAIL AT WINDOW/METAL



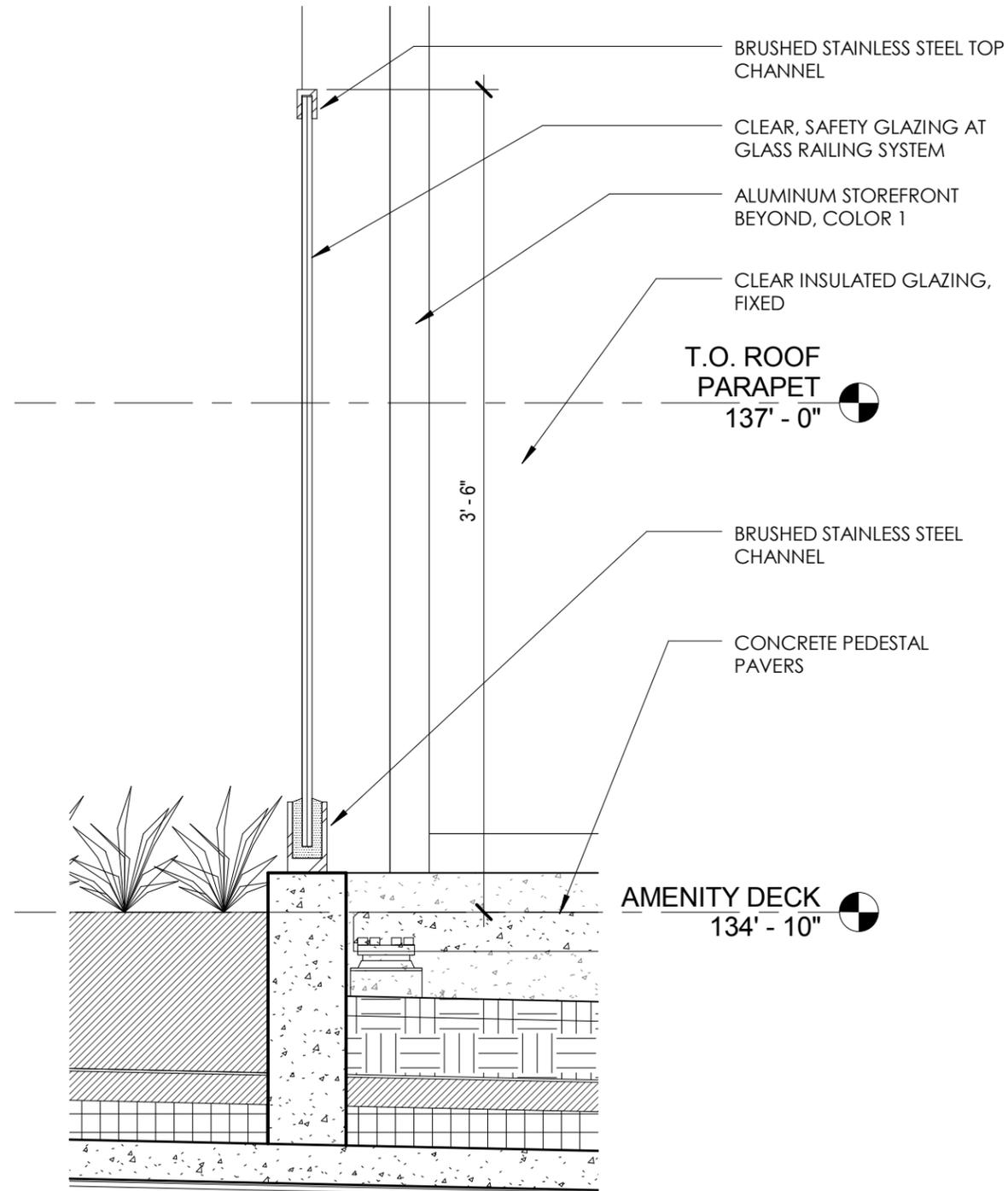
03 SECTION SILL DETAIL AT WINDOW/METAL



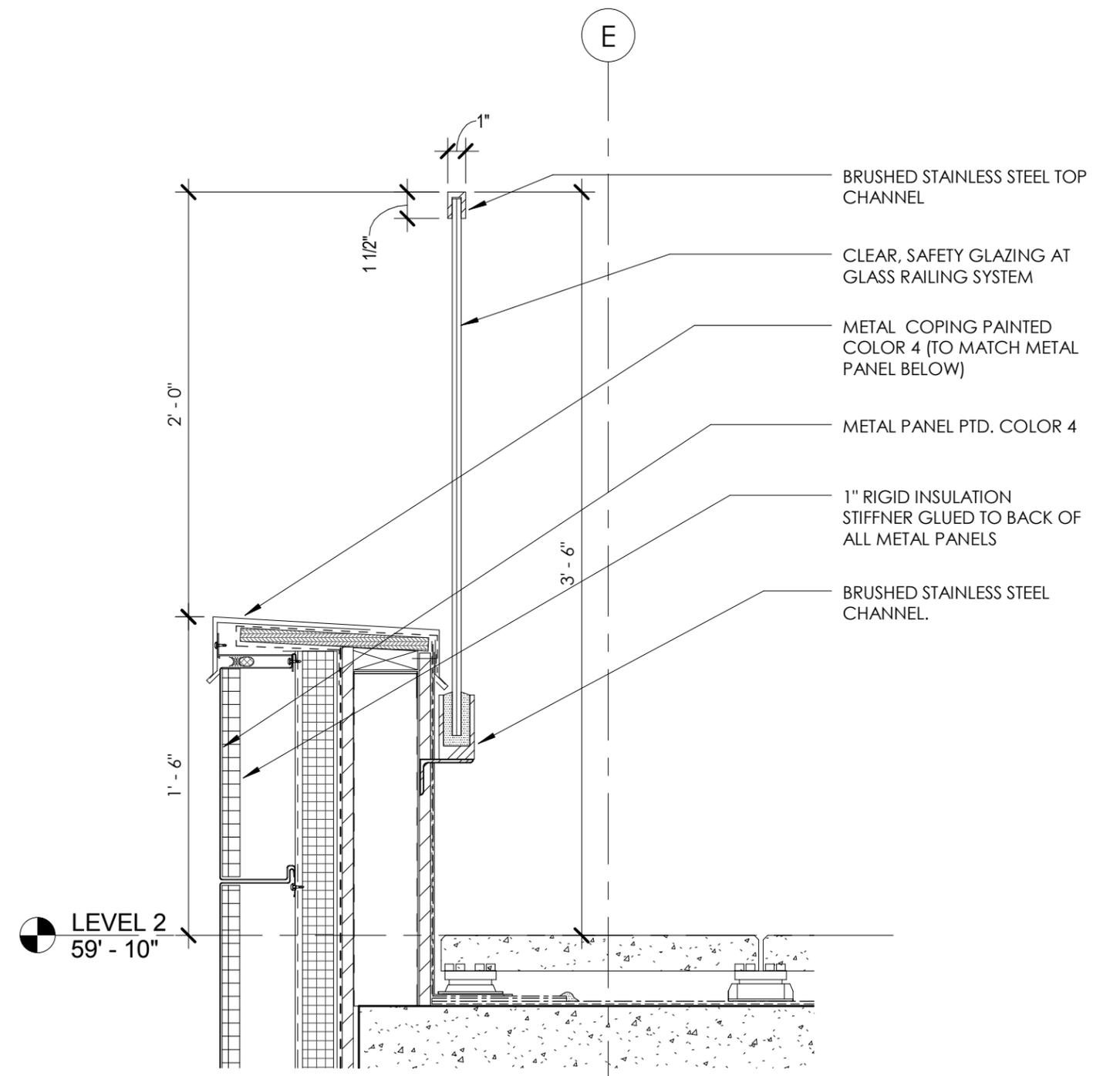
04 PLAN DETAIL AT BRICK VENEER TO METAL PANEL

1-1/2" = 1'-0"

SKIN DETAILS



01 SECTION DETAIL AT GLASS RAILING - AMENITY DECK



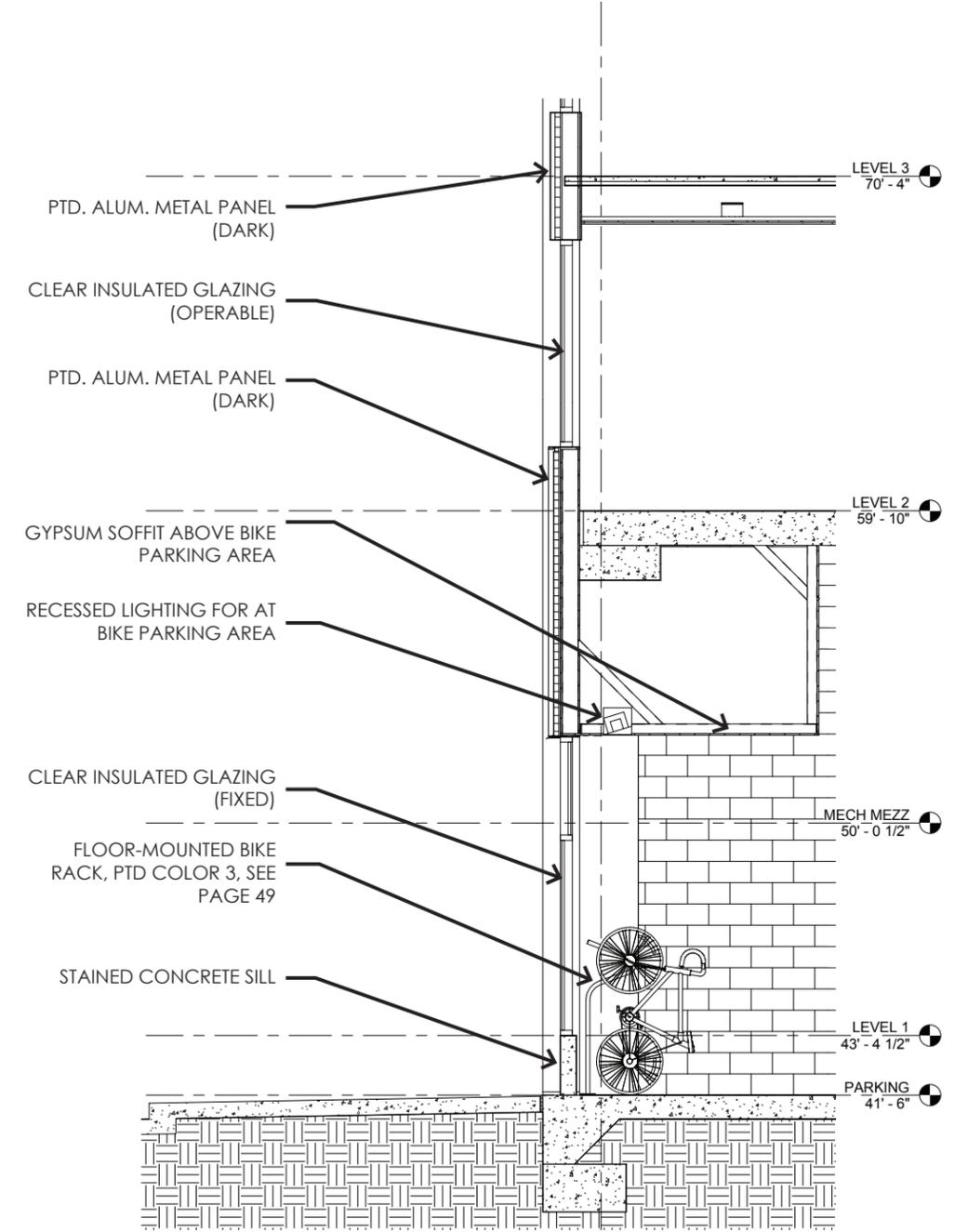
02 SECTION DETAIL AT GLASS RAILING - 2ND & 8TH FLR DECKS

1-1/2" = 1'-0"

SKIN DETAILS



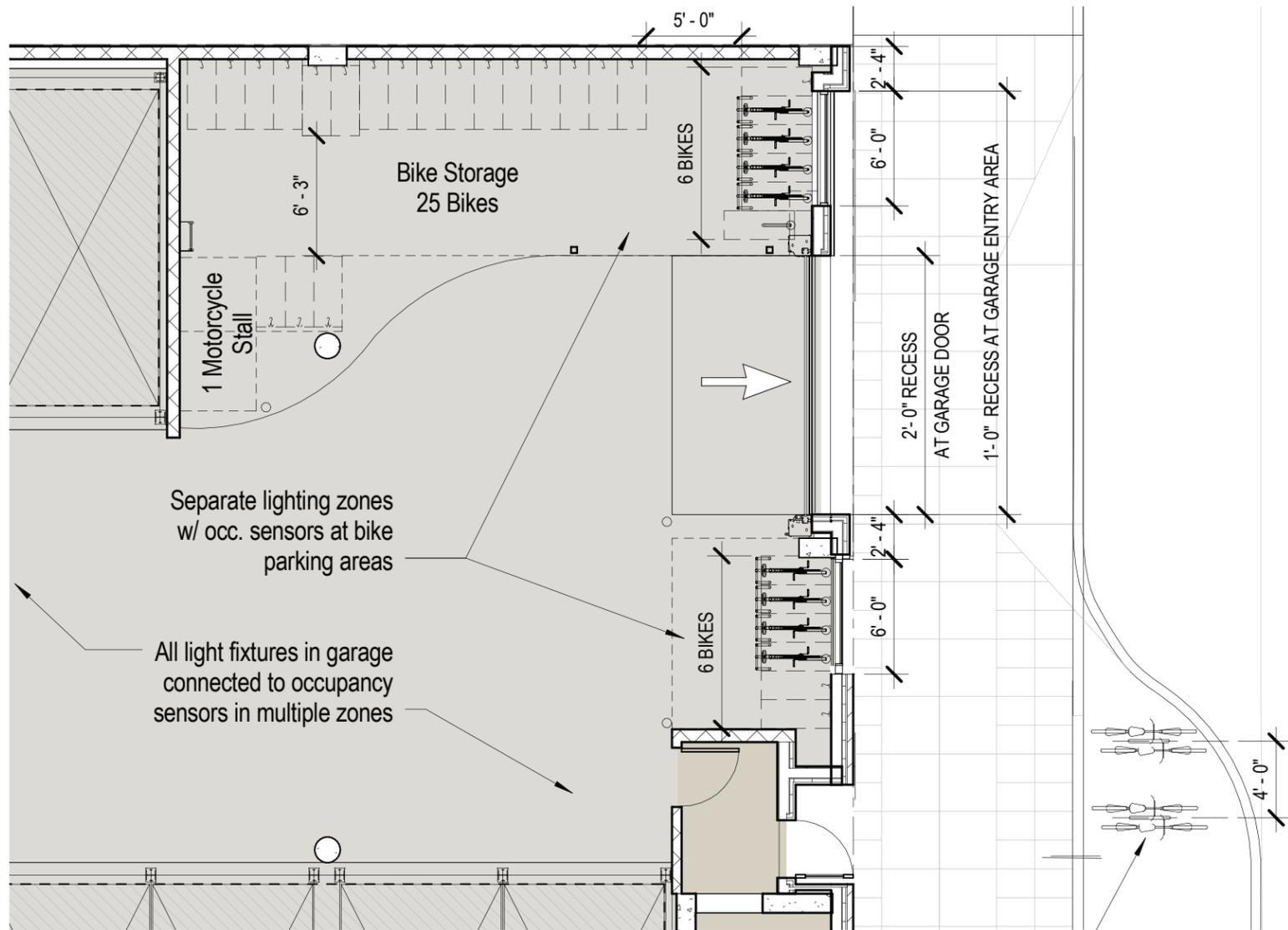
01 ENLARGED ELEVATION



02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 08



2 Bike Racks installed on curb extension per PBOT standards. To be included in PBOT, Public Works permit process

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

SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

GROUND LEVEL ENLARGED FLOOR PLAN



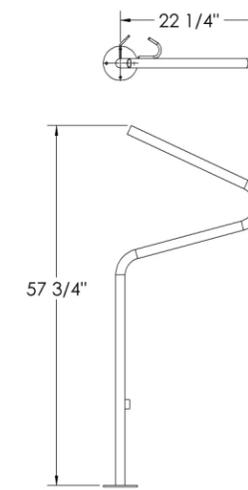
Specification Sheet The Bike Stand-Up Floor Mount

Stand the bike up, Hook the front wheel, Let gravity take over – the bike rests into place. No lifting required because the bike is not suspended, so there is minimal weight on the front wheel.

Also available as a DOUBLE BIKE RACK for two bikes.



U-Lock compatible for REAL bike security!



Indoor and Outdoor .
Great for Bike Rooms,
Commercial Parking
Garages, Home Garages,
or wherever organized
bike parking and bike
security is needed.



Finish Options

- Galvanized
Hot-dipped after fabrication
- Powder Coat Paint
With optional zinc rich prime coat
- Thermo-plastic Coating
With optional zinc rich prime coat

Function First, Inc. 3935 N. Country Club Rd. #25 Tucson, AZ 85716

<http://www.bikerack.com> - bikeribs@yahoo.com

1.888.BIKE.RIB 1.888(245.3742) FAX 1.520.844.1110

02 RACKS ALONG WINDOWS IN BIKE PARKING AREA





11TH AVENUE VIGNETTE ONE - APPROACHING FROM NORTH



11TH AVENUE VIGNETTE TWO - FROM ACROSS THE STREET



11TH AVENUE VIGNETTE THREE - LOOKING SOUTHWEST



11TH AVENUE VIGNETTE FOUR - STREET FRONTAGE



11TH AVENUE VIGNETTE FIVE - LOOKING NORTHWEST



11TH AVENUE VIGNETTE SIX - LOOKING NORTH



11TH AVENUE VIGNETTE SEVEN - FROM SOUTHEAST CORNER