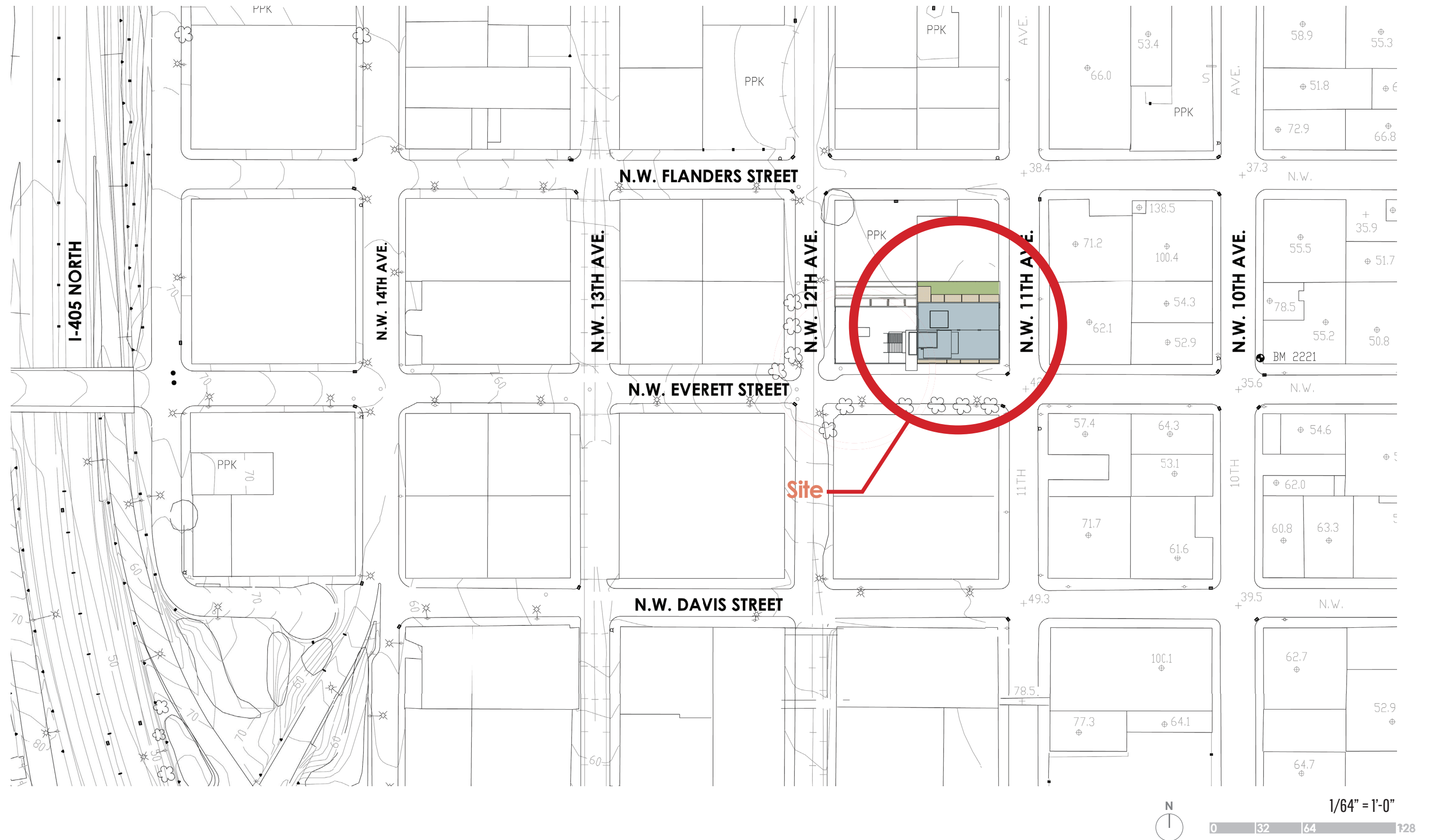


# ORIGINAL SUBMISSION

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



## VICINITY MAP





VIEW TO THE NORTHWEST FROM INTERSECTION OF 11TH & EVERETT



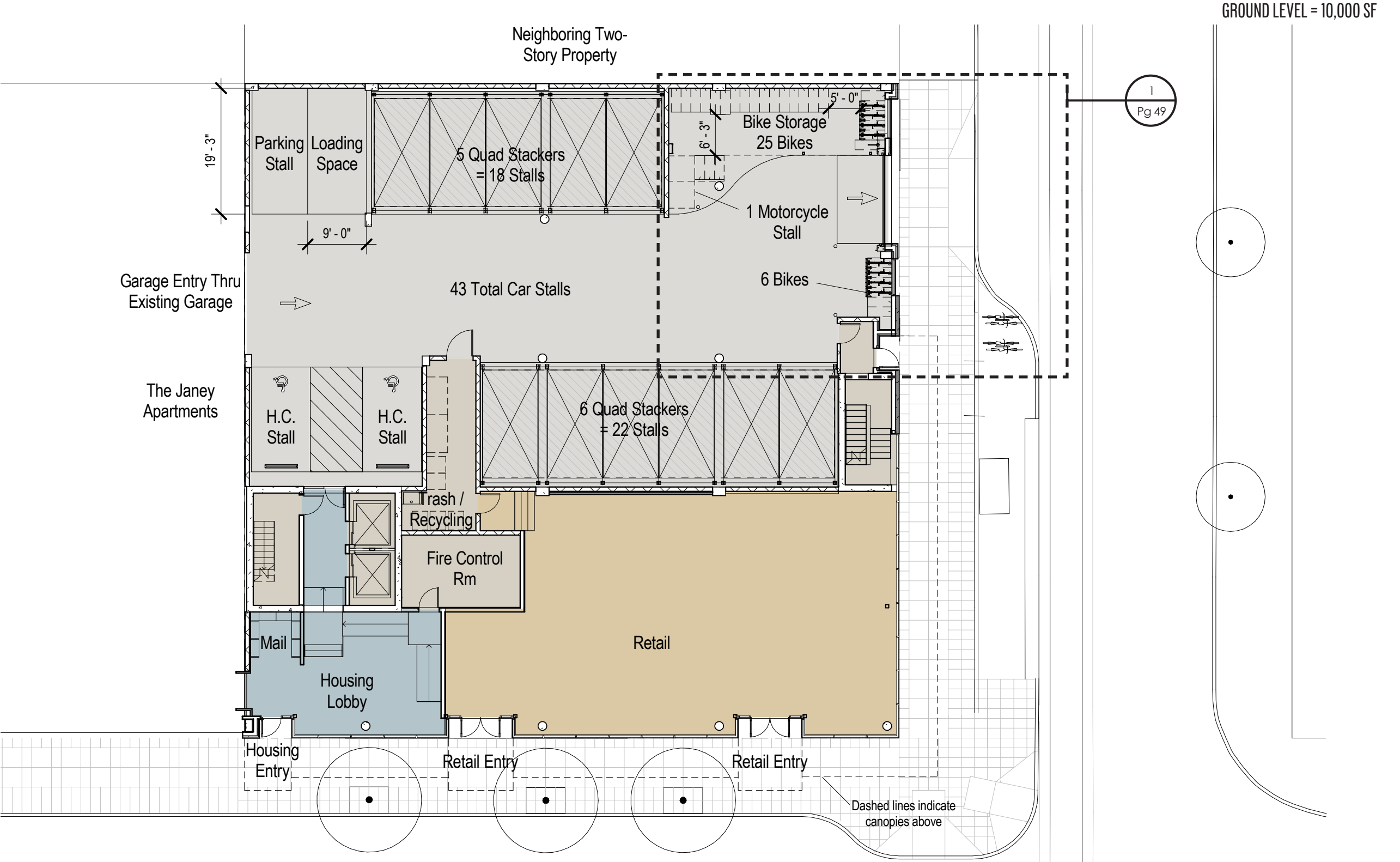


VIEW TO THE SOUTHWEST FROM 11TH AVENUE





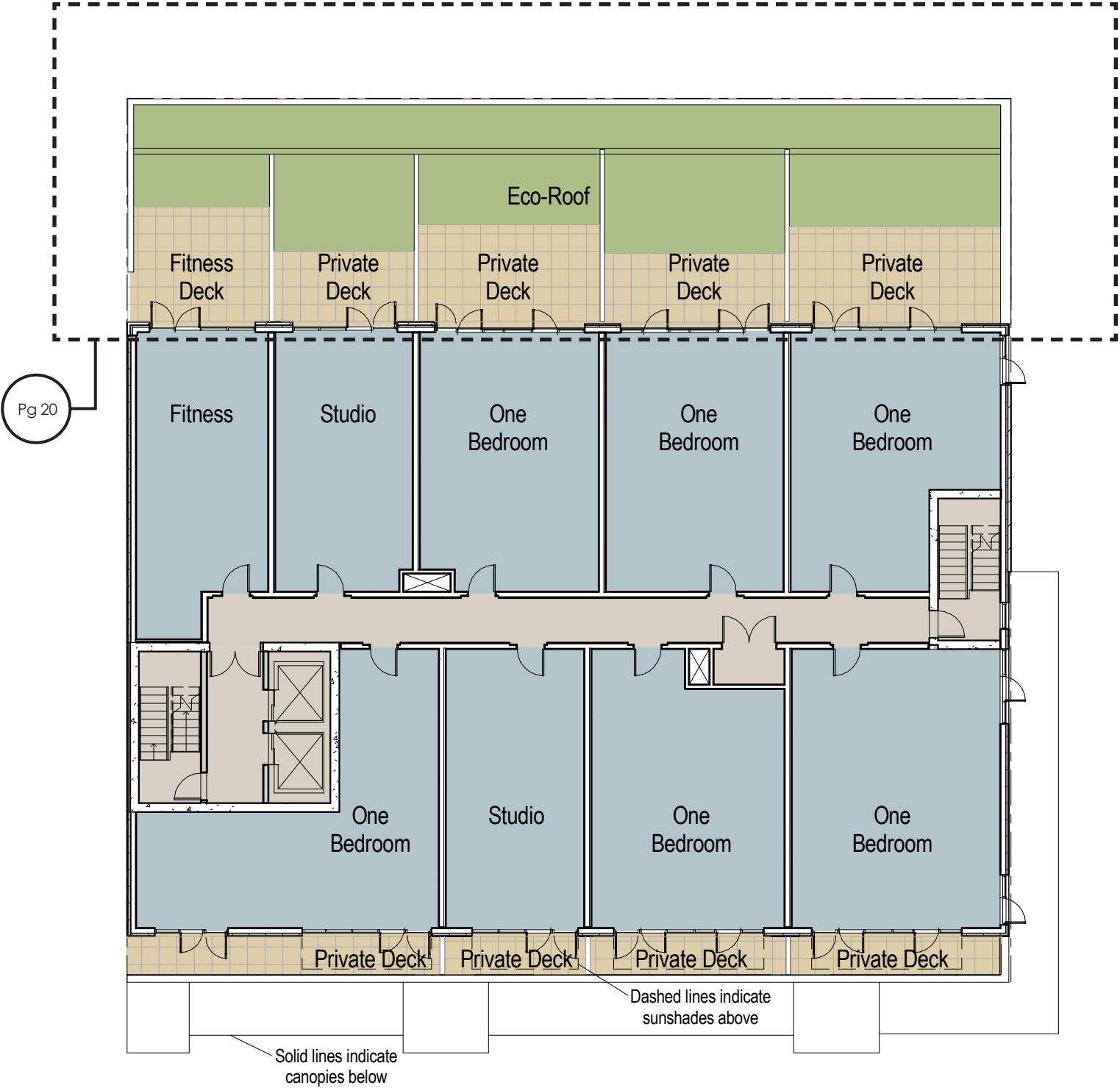
# VIEW OF GROUND LEVEL WINDOWS FROM NW EVERETT



# GROUND LEVEL FLOOR PLAN

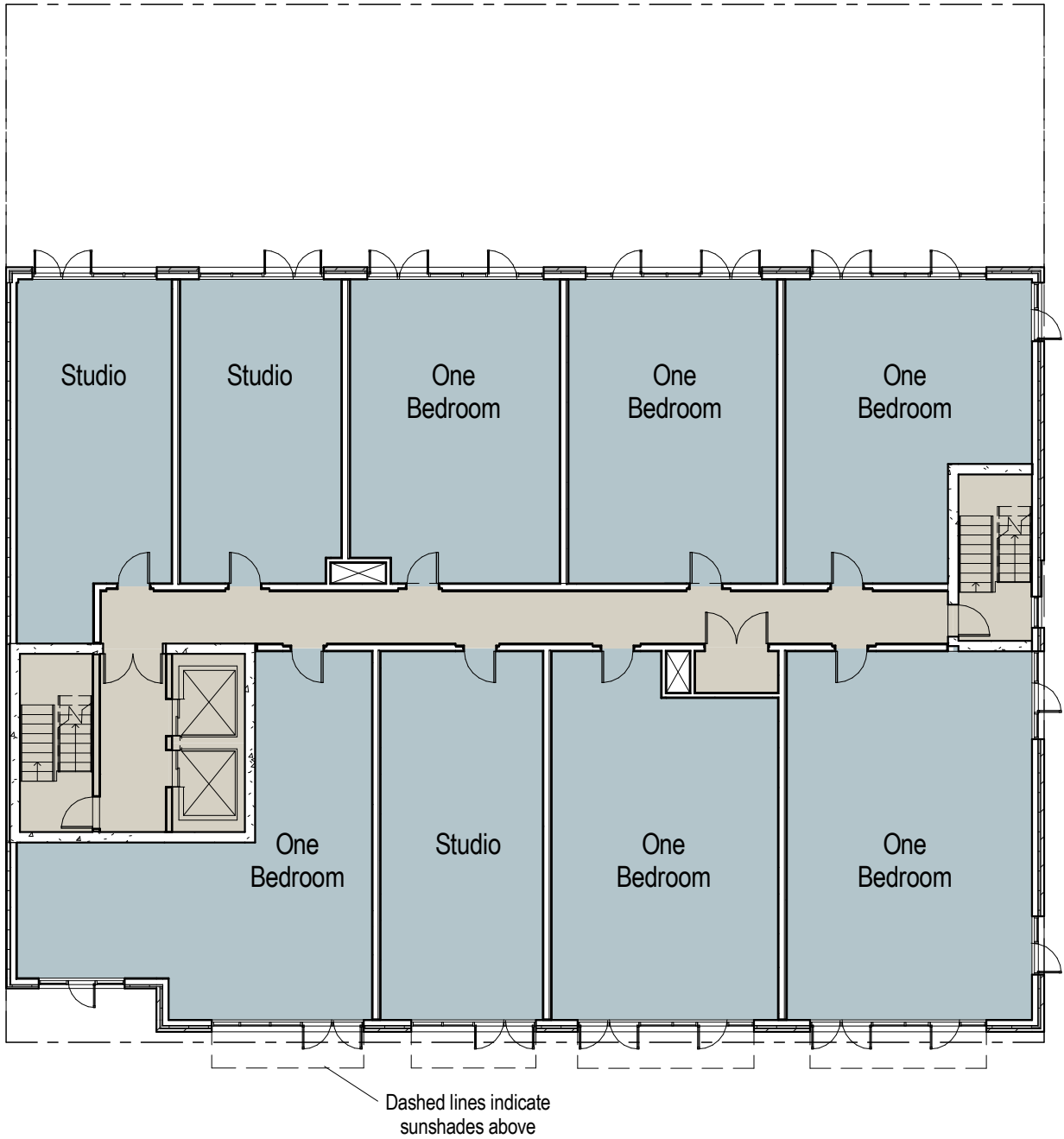


SECOND LEVEL = 6,968 SF



# SECOND LEVEL FLOOR PLAN

THIRD - SEVENTH LEVELS = 7,268 SF

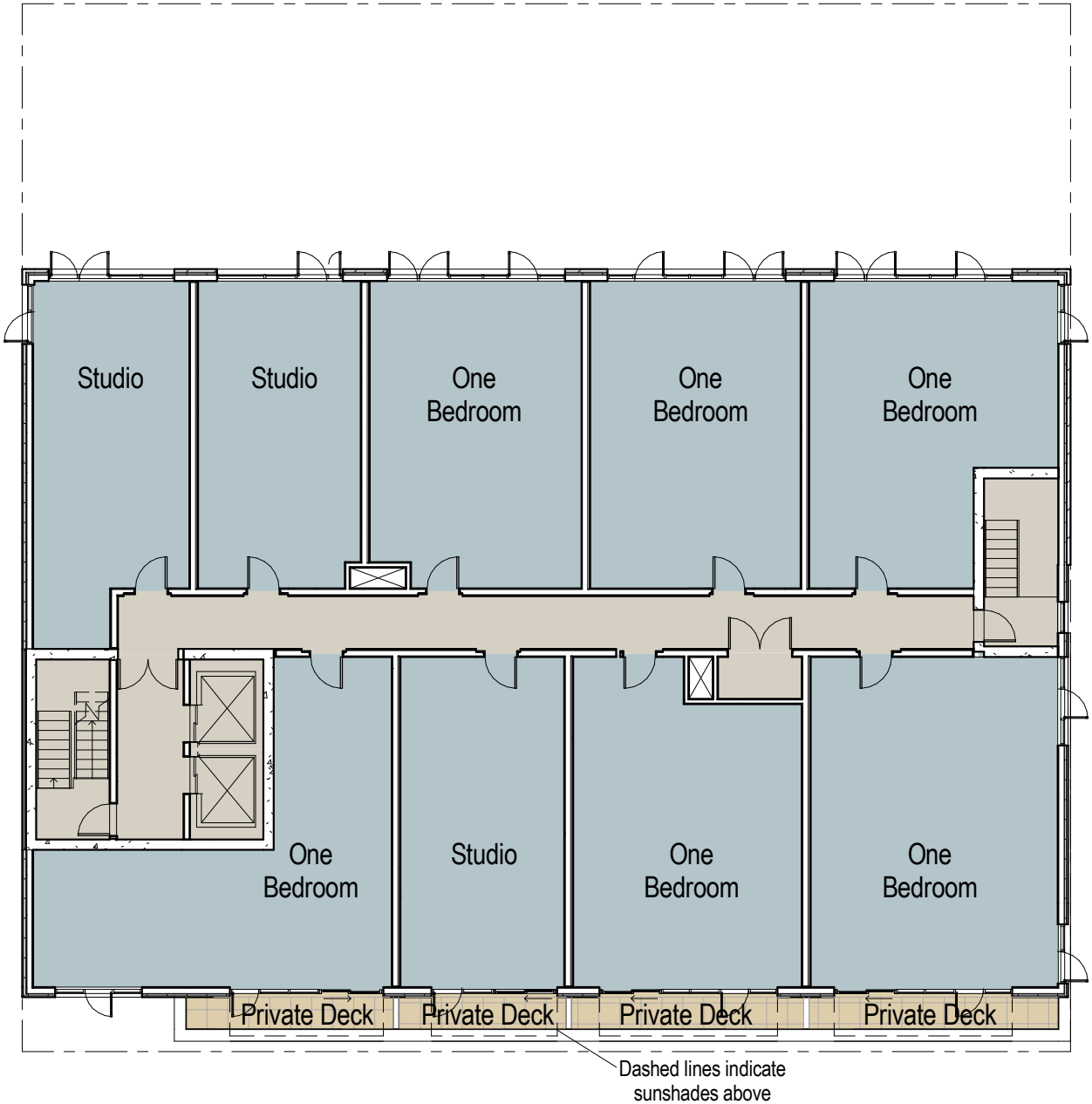


# THIRD - SEVENTH LEVEL FLOOR PLANS





EIGHTH LEVEL = 6,968 SF



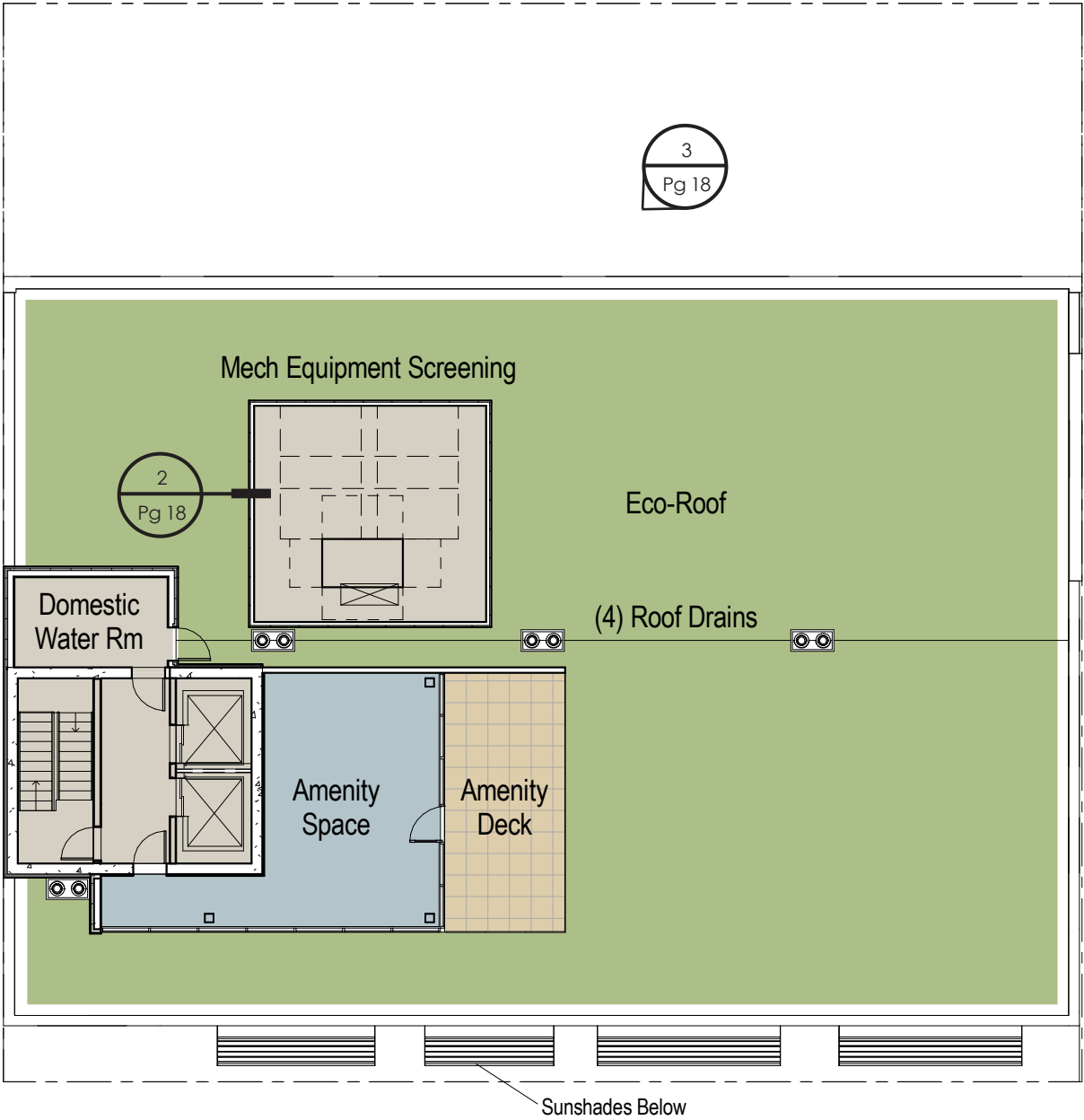
SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF



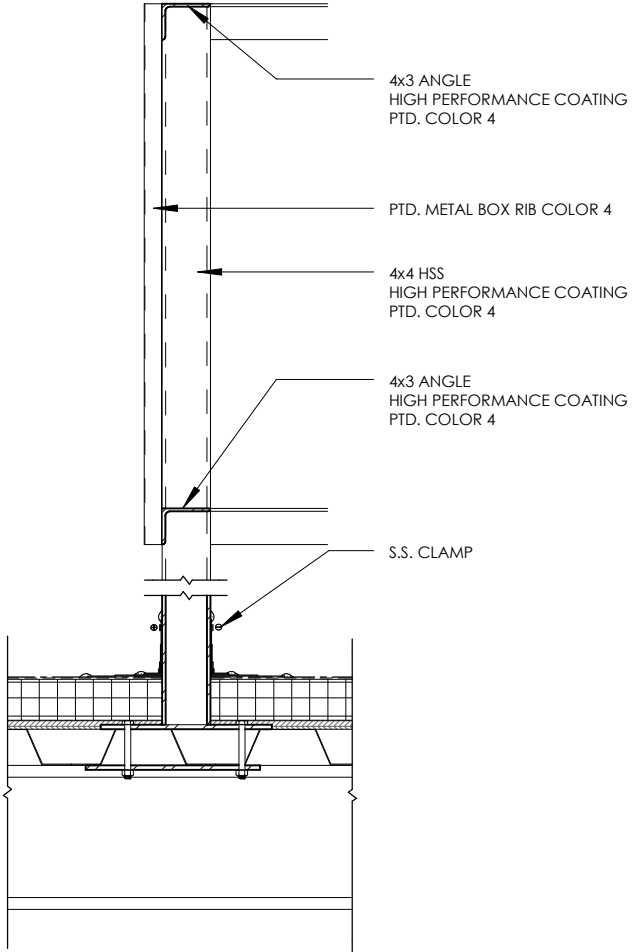
# EIGHTH LEVEL FLOOR PLAN



03 MECHANICAL SCREEN



01 FLOOR PLAN



02 WALL SECTION

SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF



# ROOF LEVEL FLOOR PLAN

STREETSCAPE MATERIALS



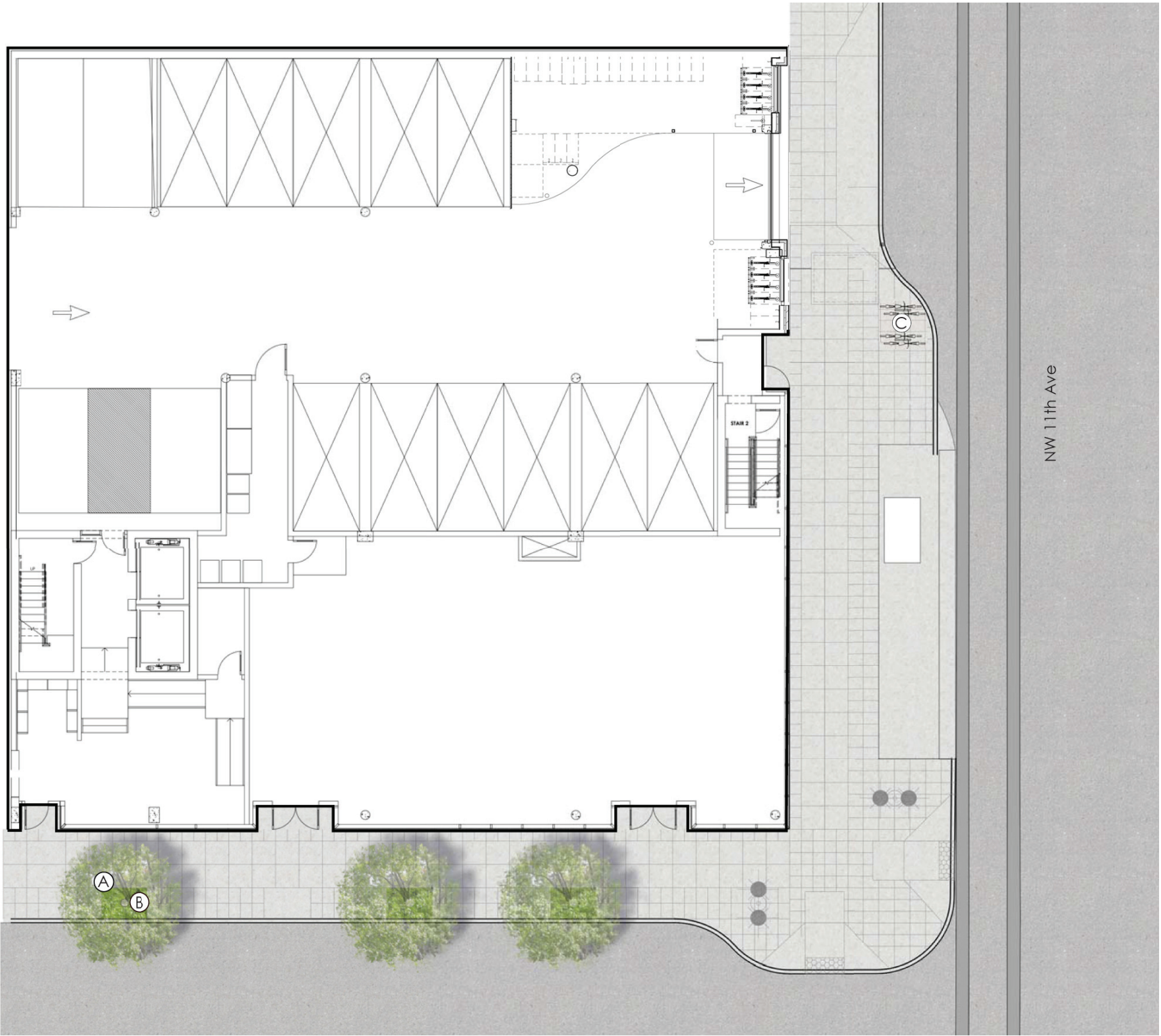
A. 3.5" Caliper Columnar European Hornbeam



B. Planting at Treewells



C. 'Ring' Bike Rack



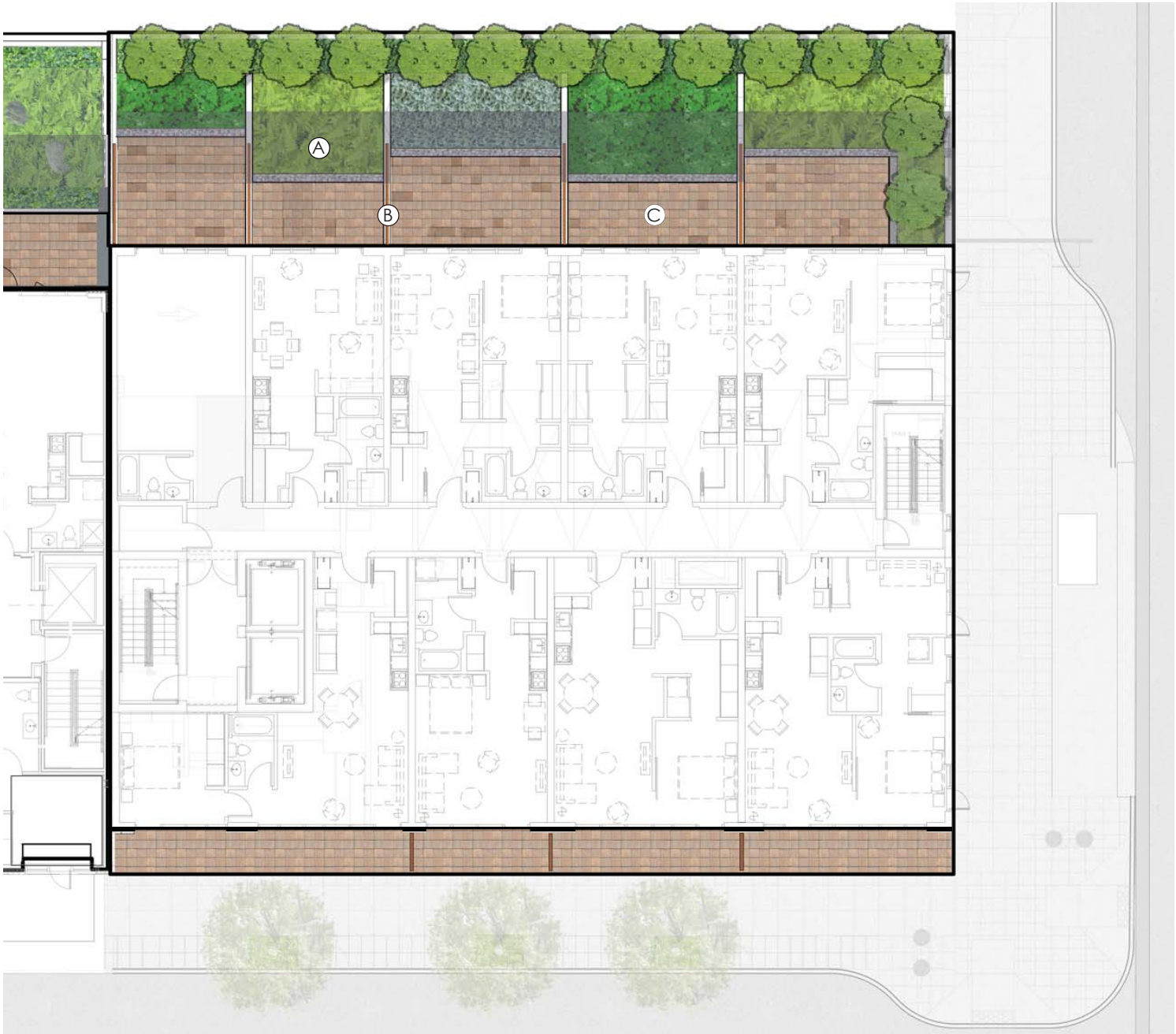




A. Shade Gardens  
B. Wood Privacy Screens



Perspective: 2nd Floor Terrace View East

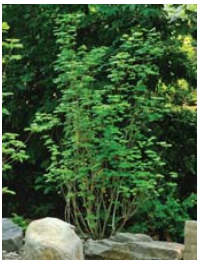


MATERIALS



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

PLANTS



Vine Maple



Assorted Ferns



Pachysandra

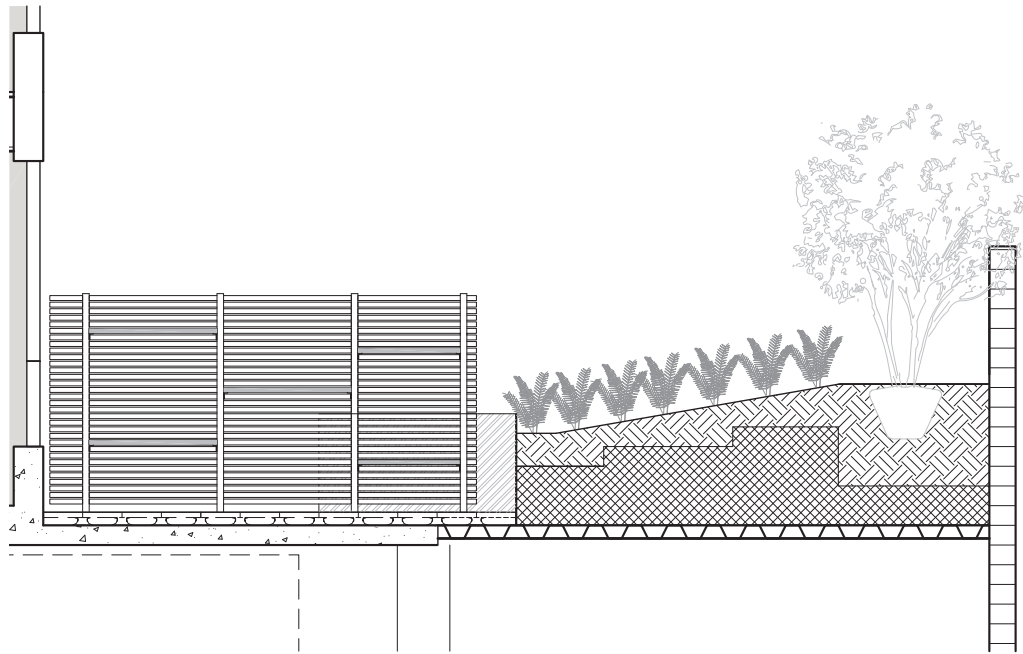


Hellebore

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



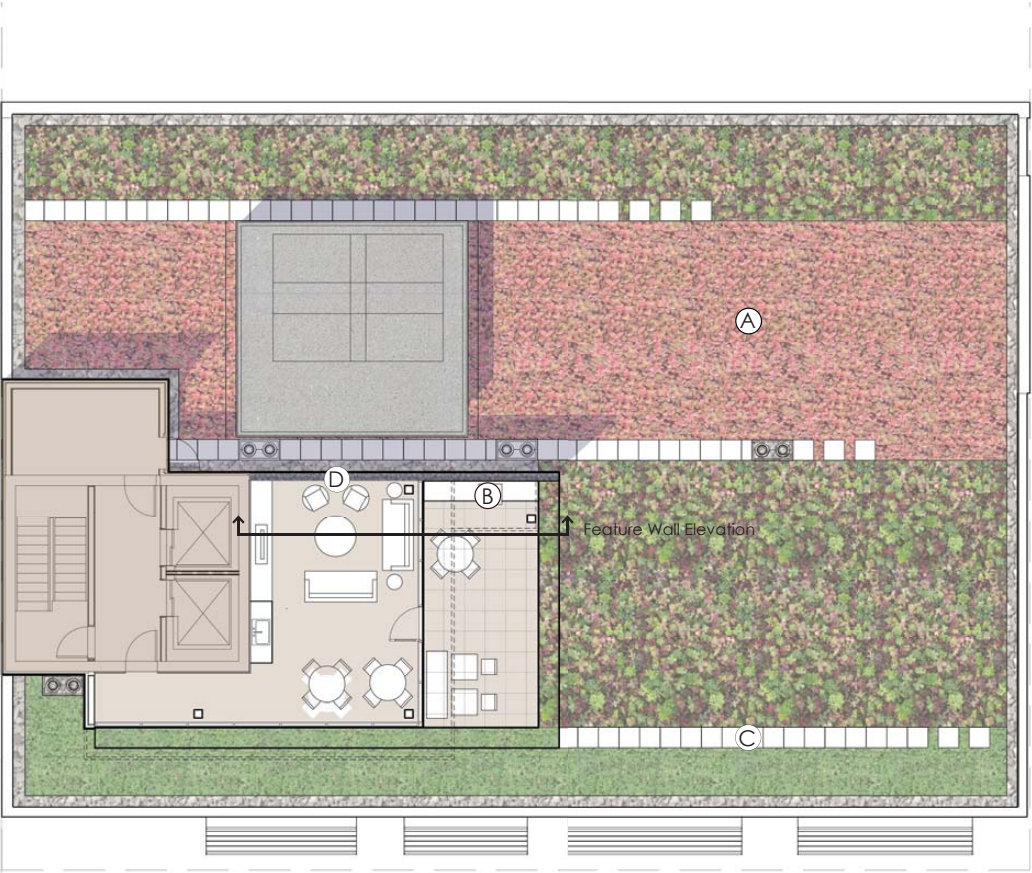
A. Pre-grown sedum tile extensive greenroof



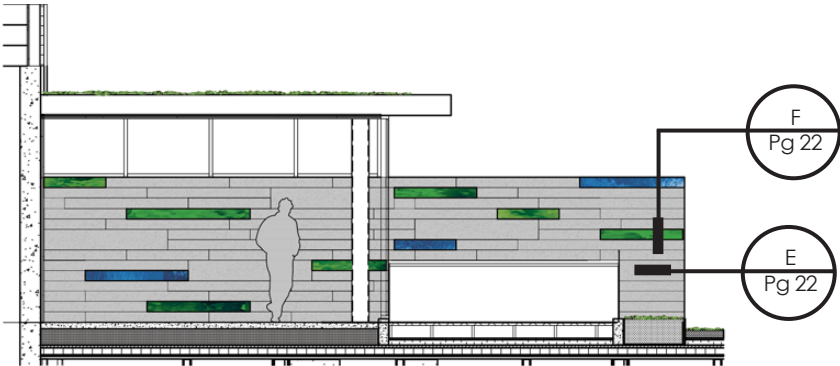
B. Outdoor Grill



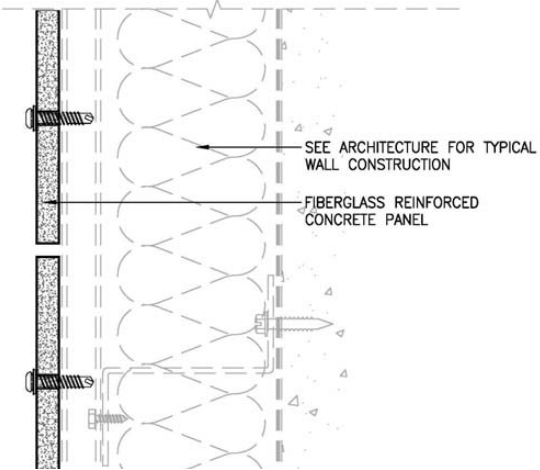
C. Concrete Unit Paving Maintenance Path



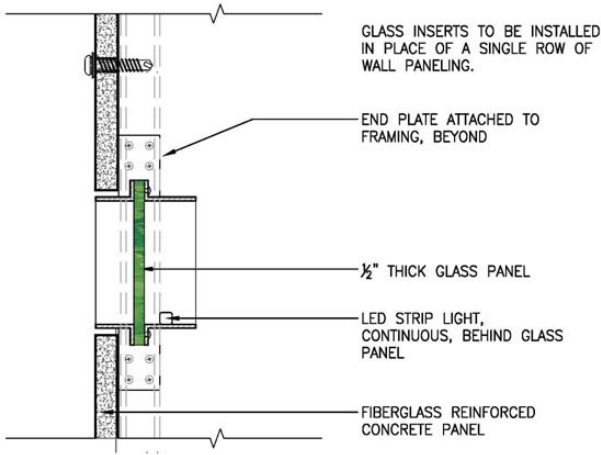
FEATURE WALL



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**

N.T.S.



LANGO HANSEN LANDSCAPE ARCHITECTS

**ROOFTOP AMENITY DECK - UPPER ROOF PLANTING PLAN**

N.T.S.



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

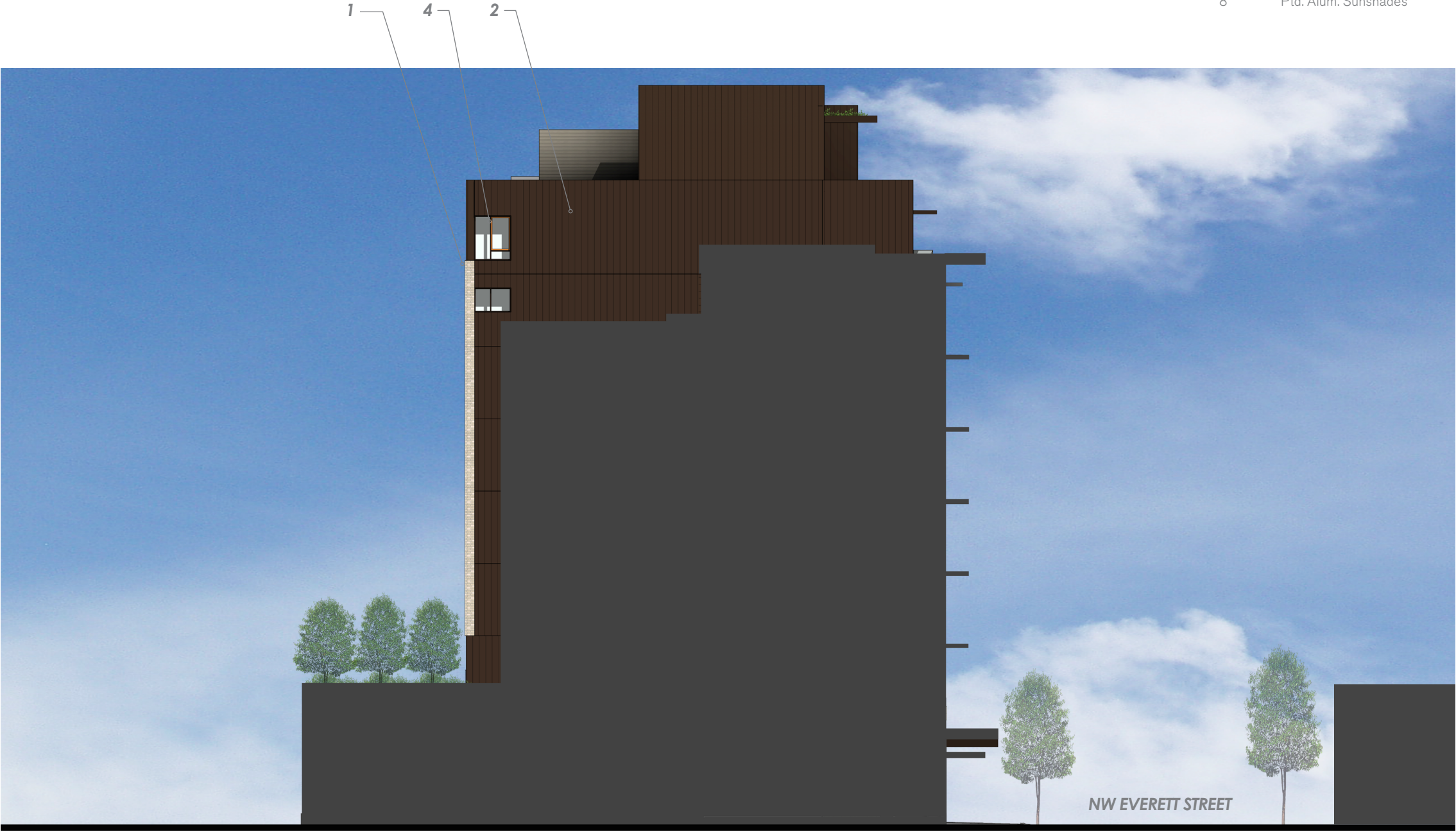


ELEVATION - SOUTH



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

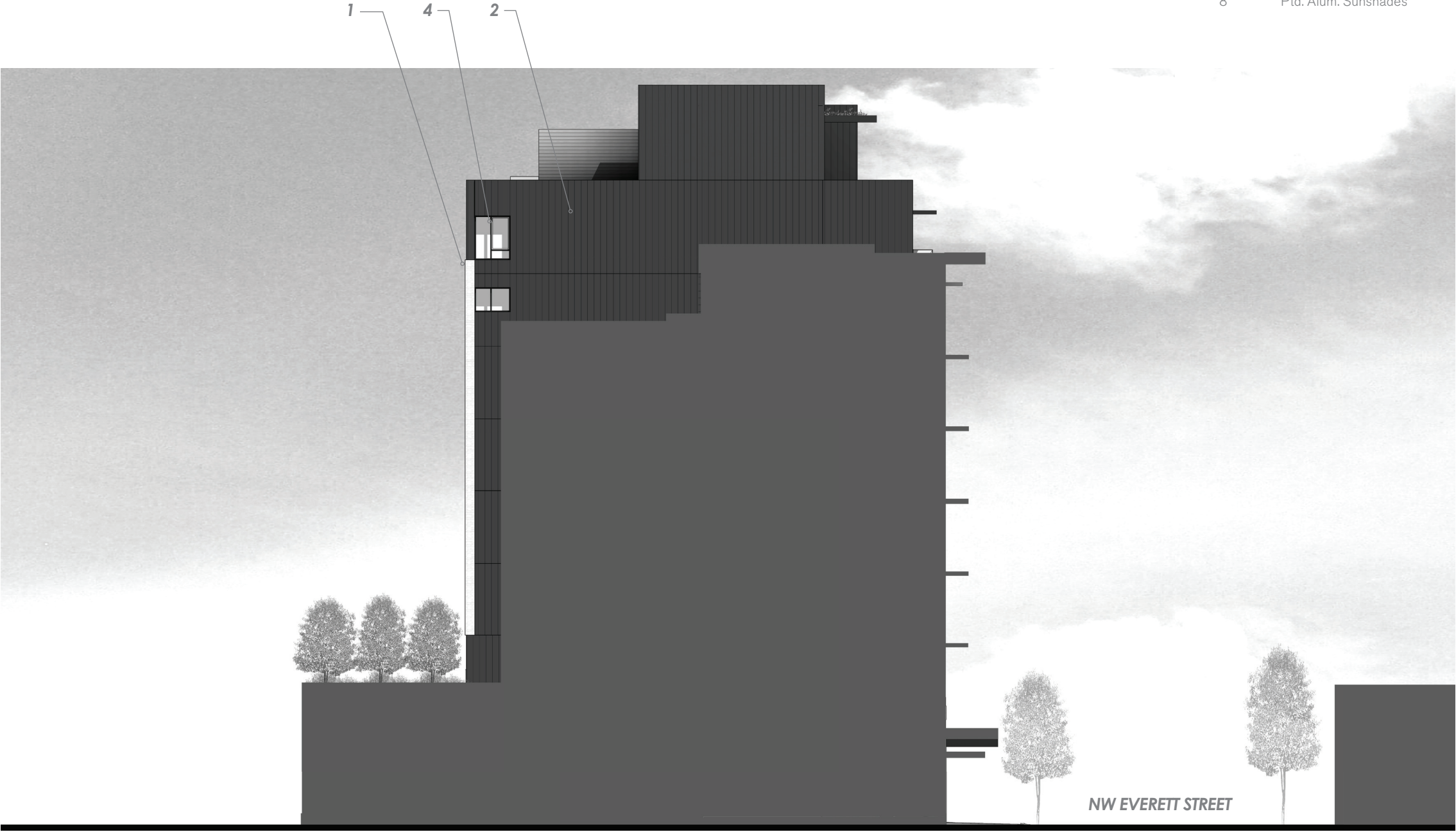


0 | 8 | 16 | 32

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**



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



0 | 8 | 16 | 32

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

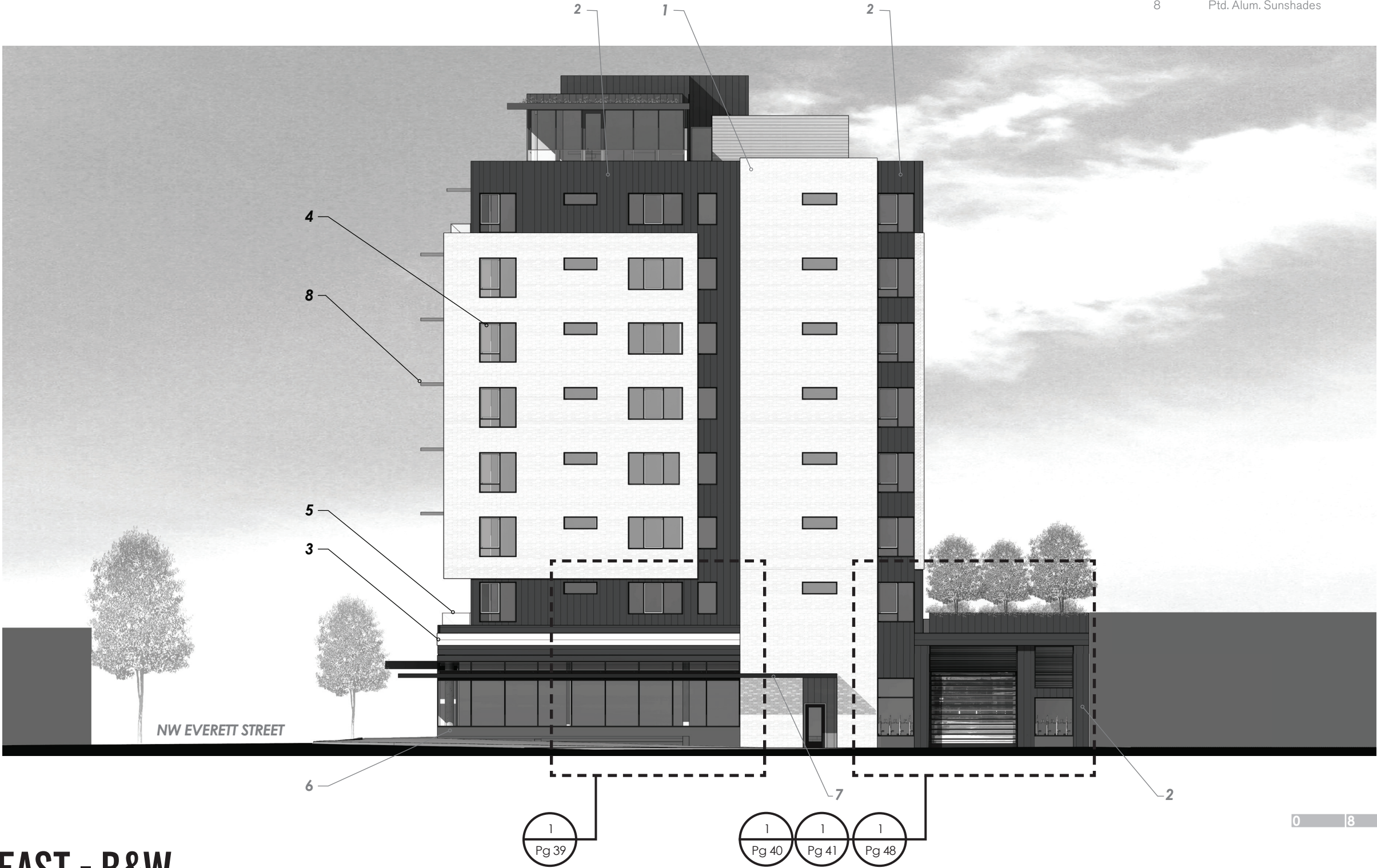


ELEVATION - EAST



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



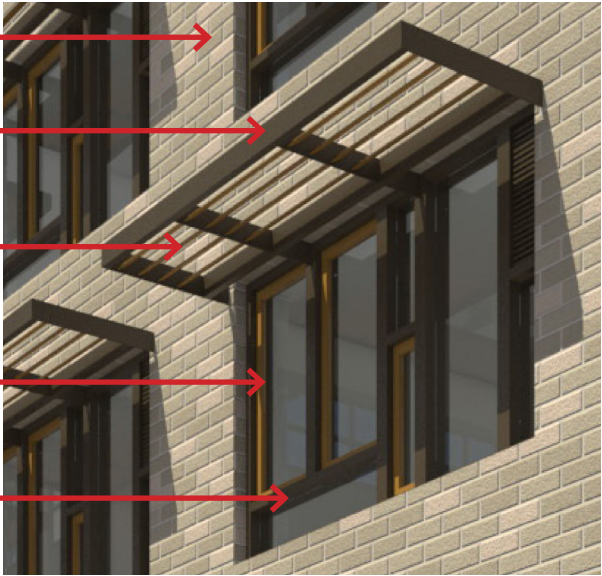
BRICK VENEER -  
LIGHT PALETTE

ALUM. SUNSHADES COLOR 1

ALUM. SUNSHADES COLOR 2

METAL CLAD WOOD WINDOWS  
COLOR 2

METAL CLAD WOOD WINDOWS  
COLOR 1



METAL CLAD WOOD WINDOWS WITH ALUM SUNSHADES

COLOR 1

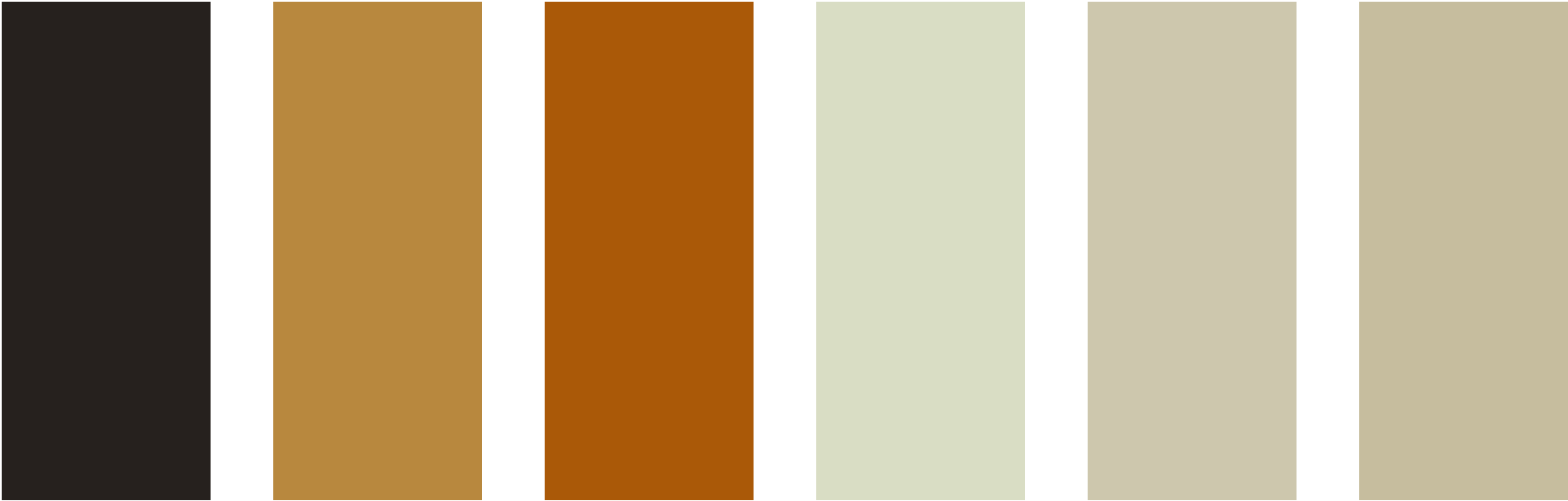
COLOR 2

COLOR 3

COLOR 4

COLOR 5

COLOR 6



EXTERIOR COLORS



STEEL CANOPY W/ WOOD SOFFIT



BRICK VENEER MASONRY - LIGHT PALETTE



MATERIALS PALLETE ON BUILDING FACADE

# BUILDING MATERIALS

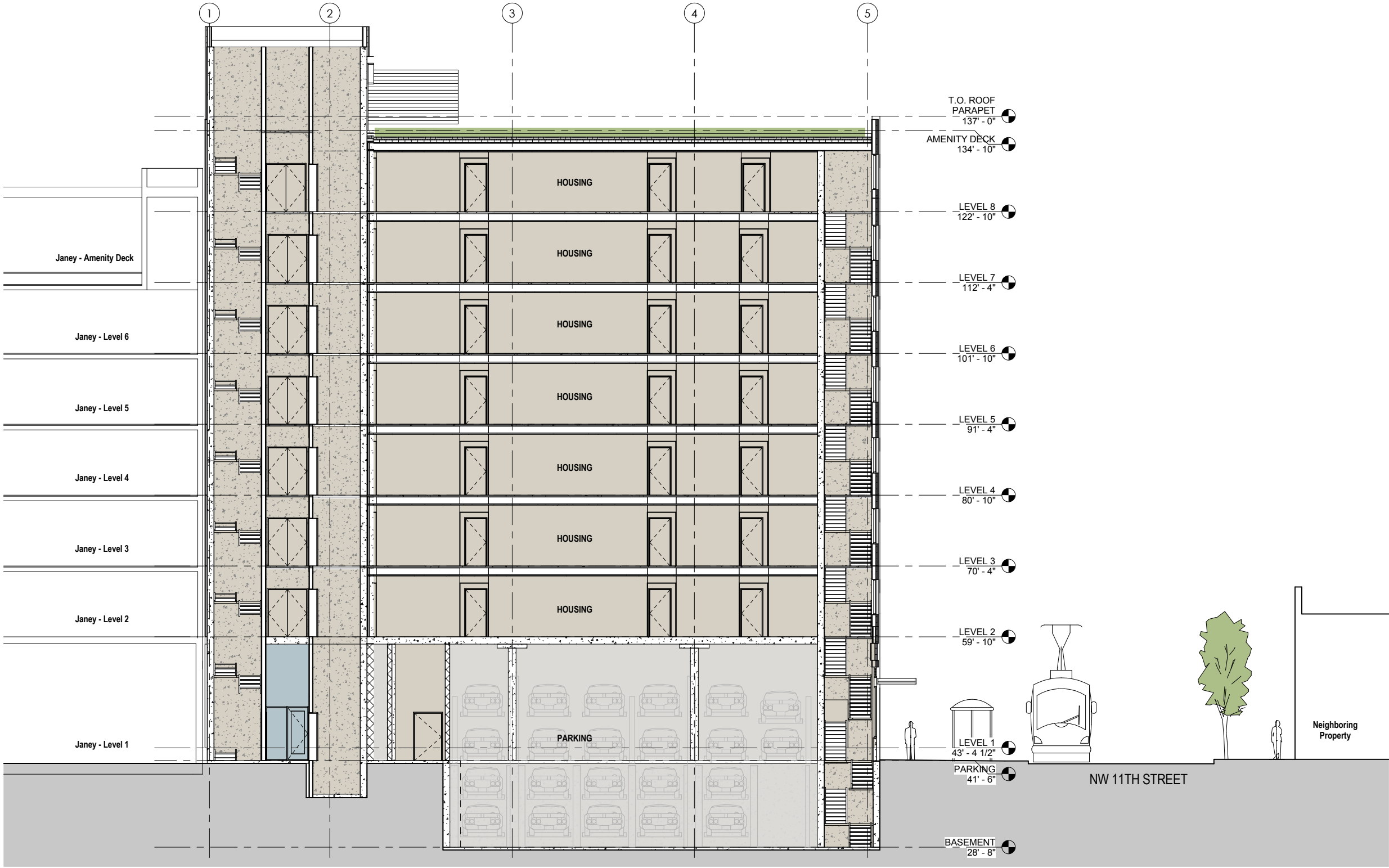


SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

0 8 16 32

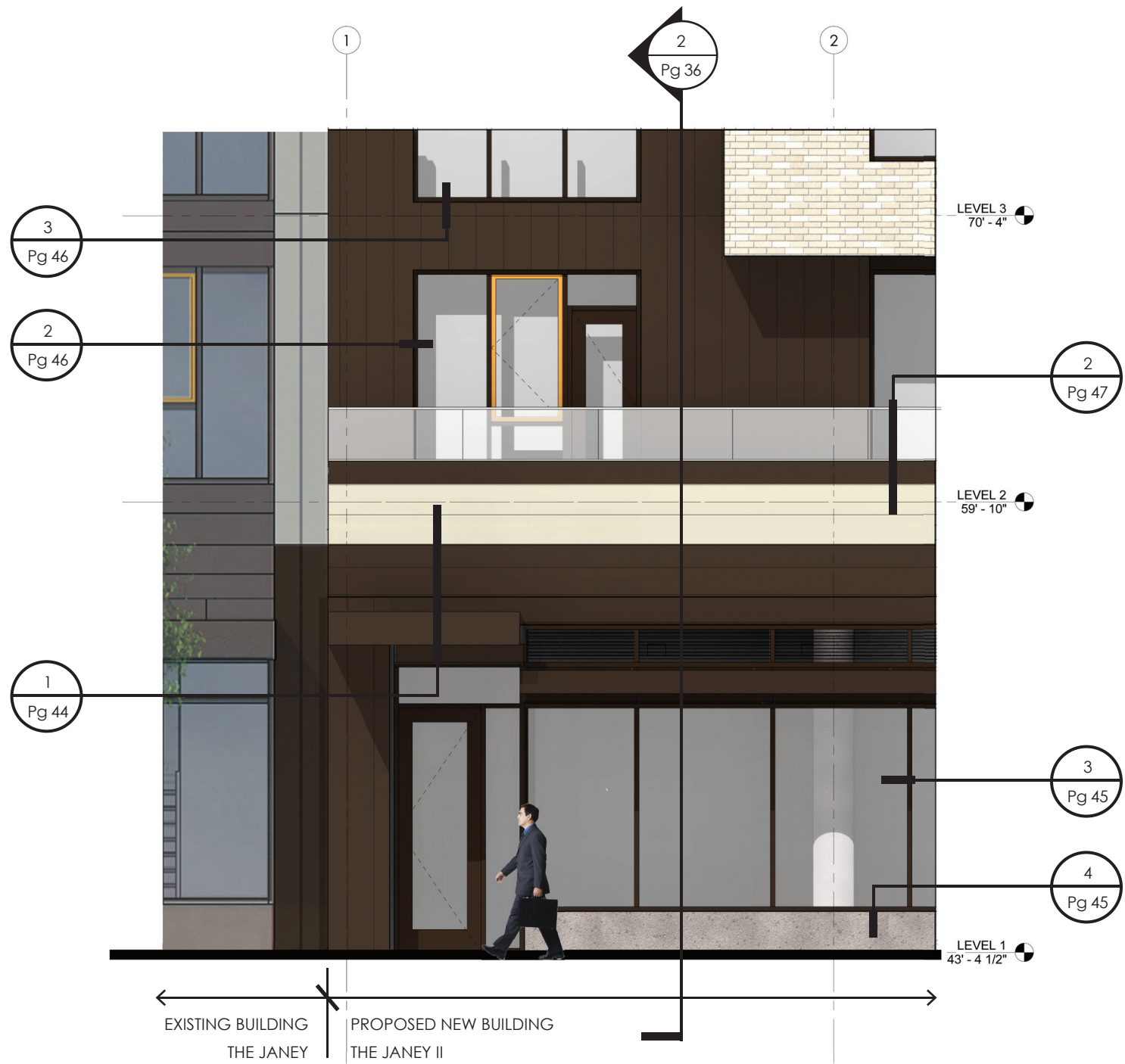
# TRANSVERSE BUILDING SECTION



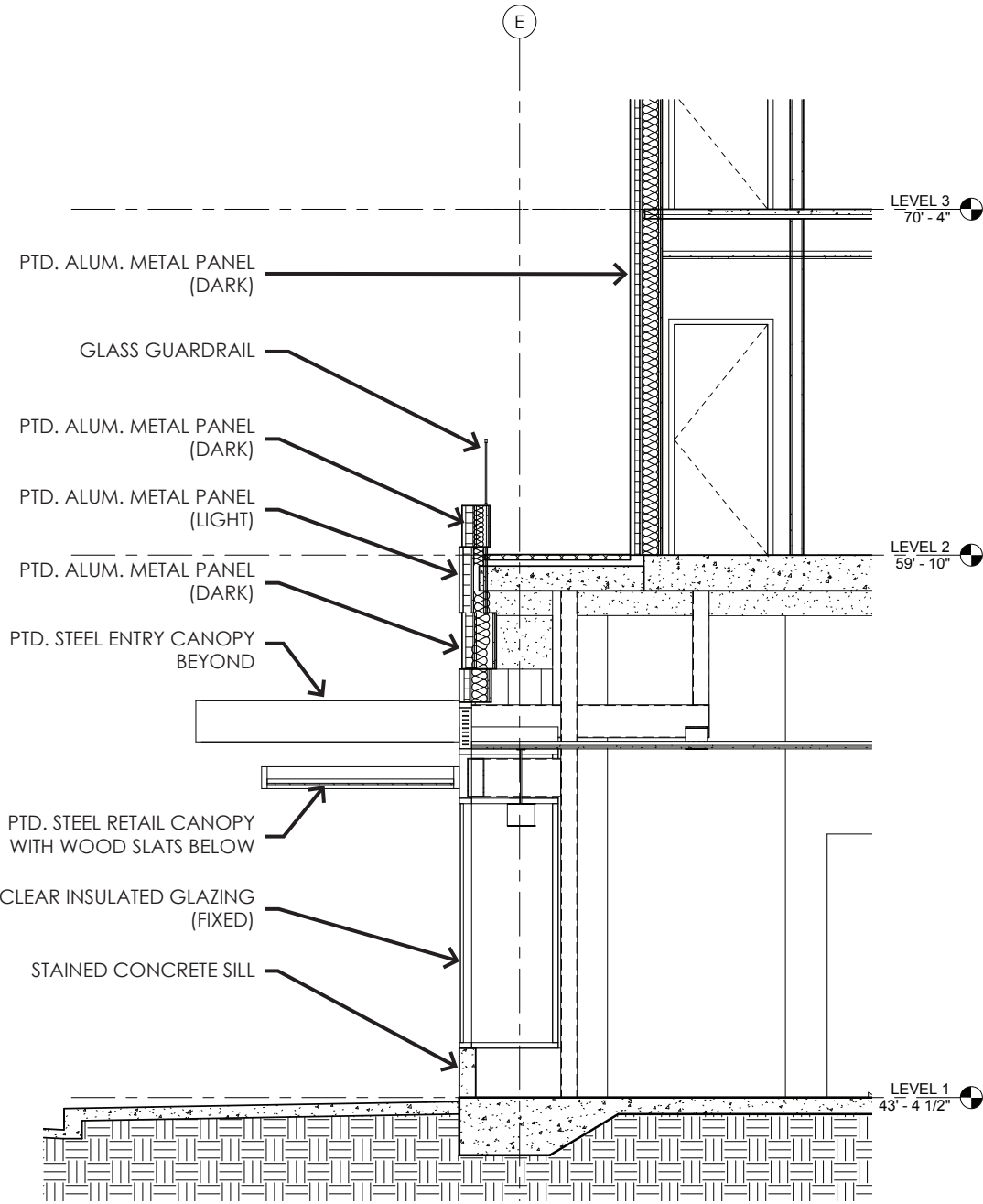


LONGITUDINAL BUILDING SECTION





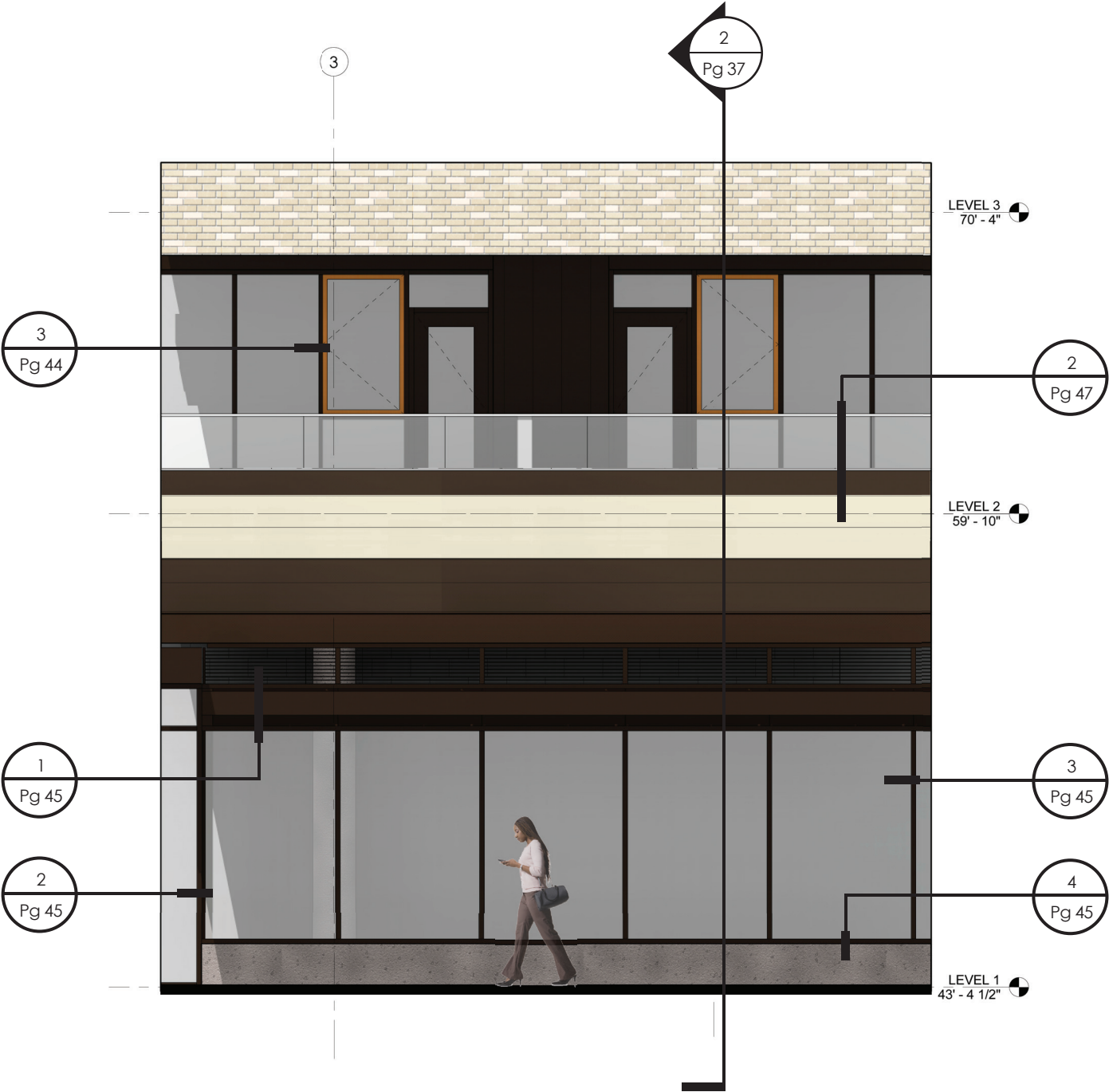
01 ENLARGED ELEVATION



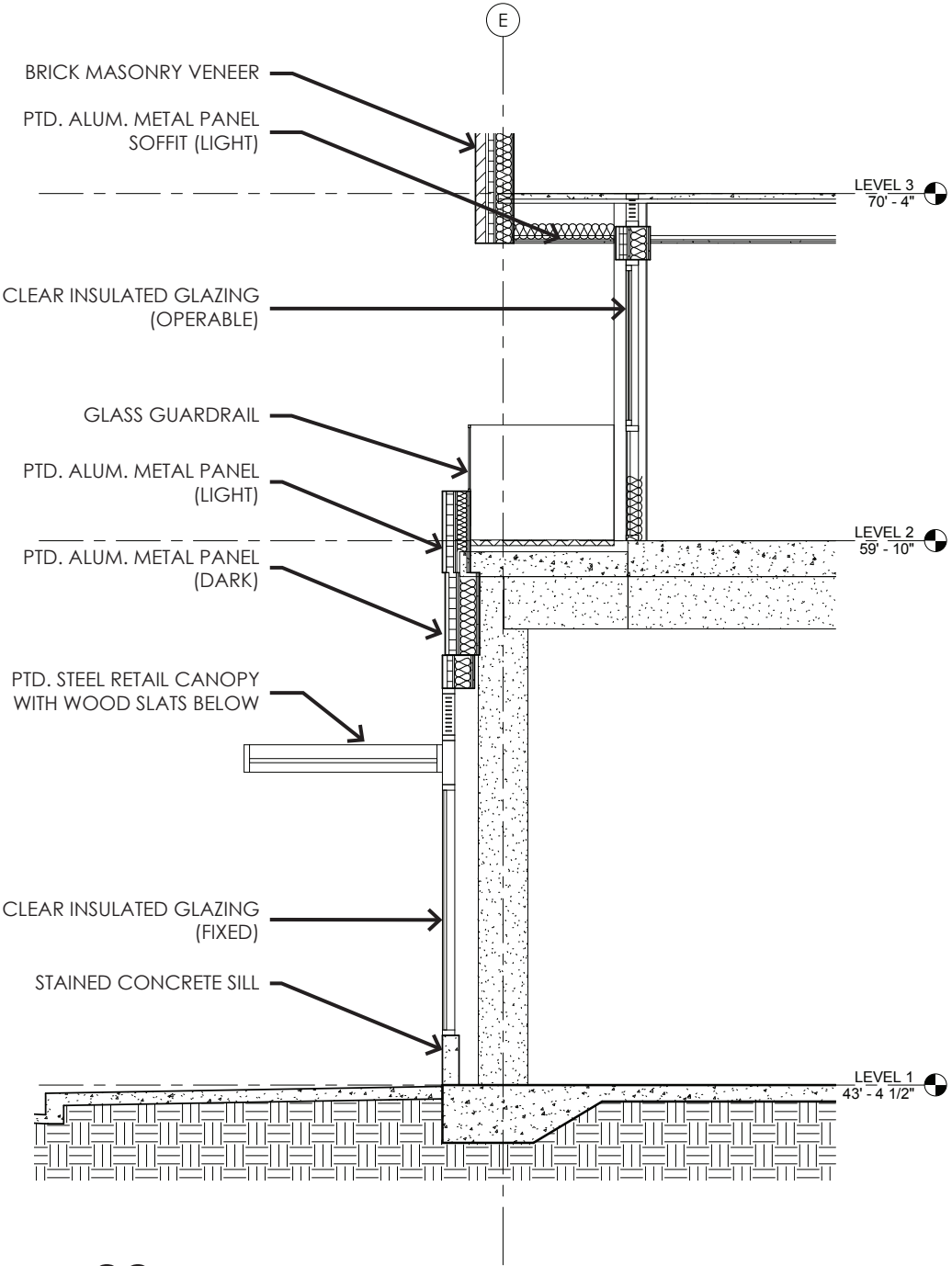
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 01



01 ENLARGED ELEVATION



02 ENLARGED SECTION

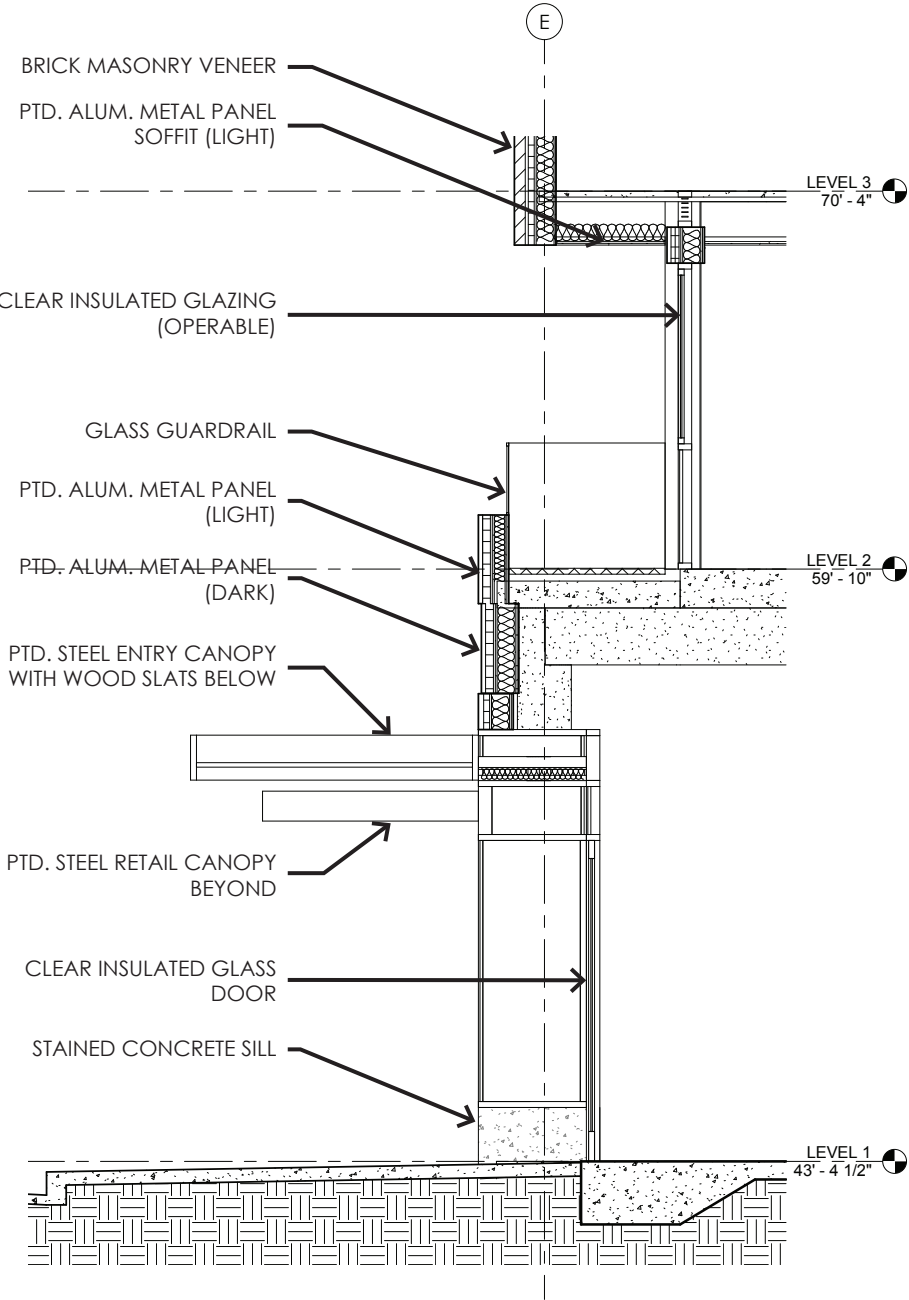
3/16" = 1'-0"

SKIN COMPOSITE 02





01 ENLARGED ELEVATION

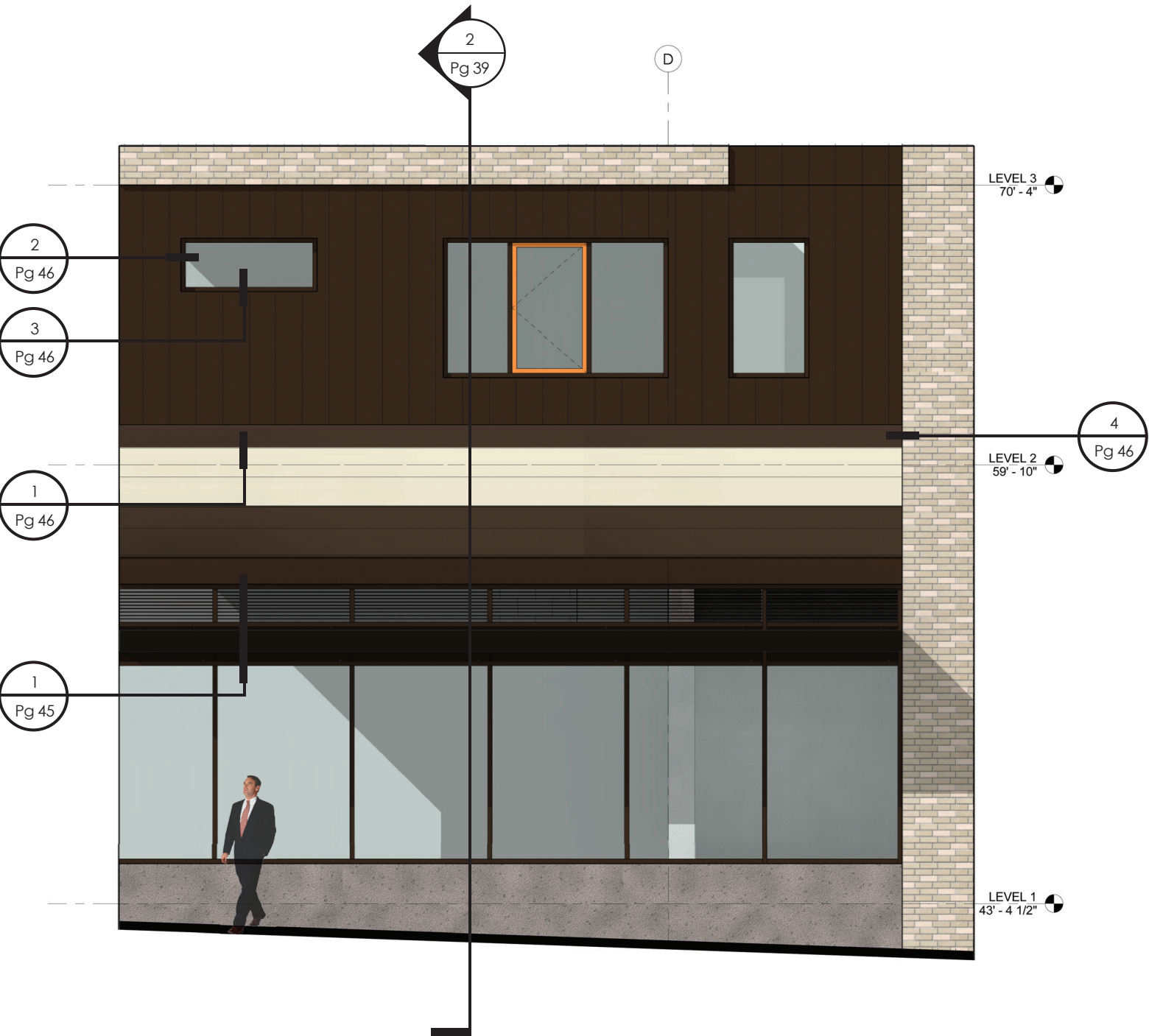


02 ENLARGED SECTION

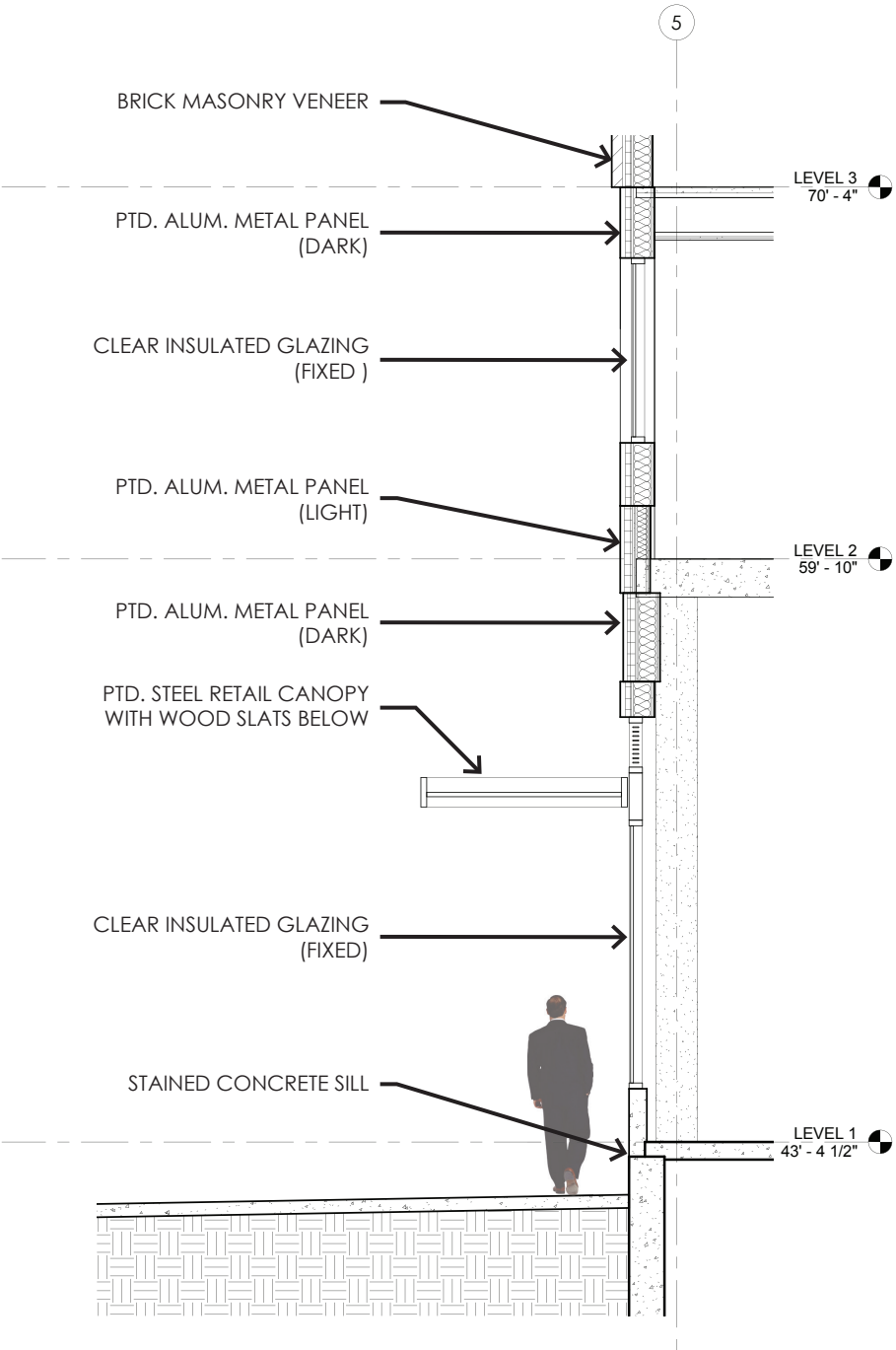
3/16" = 1'-0"

SKIN COMPOSITE 03





01 ENLARGED ELEVATION



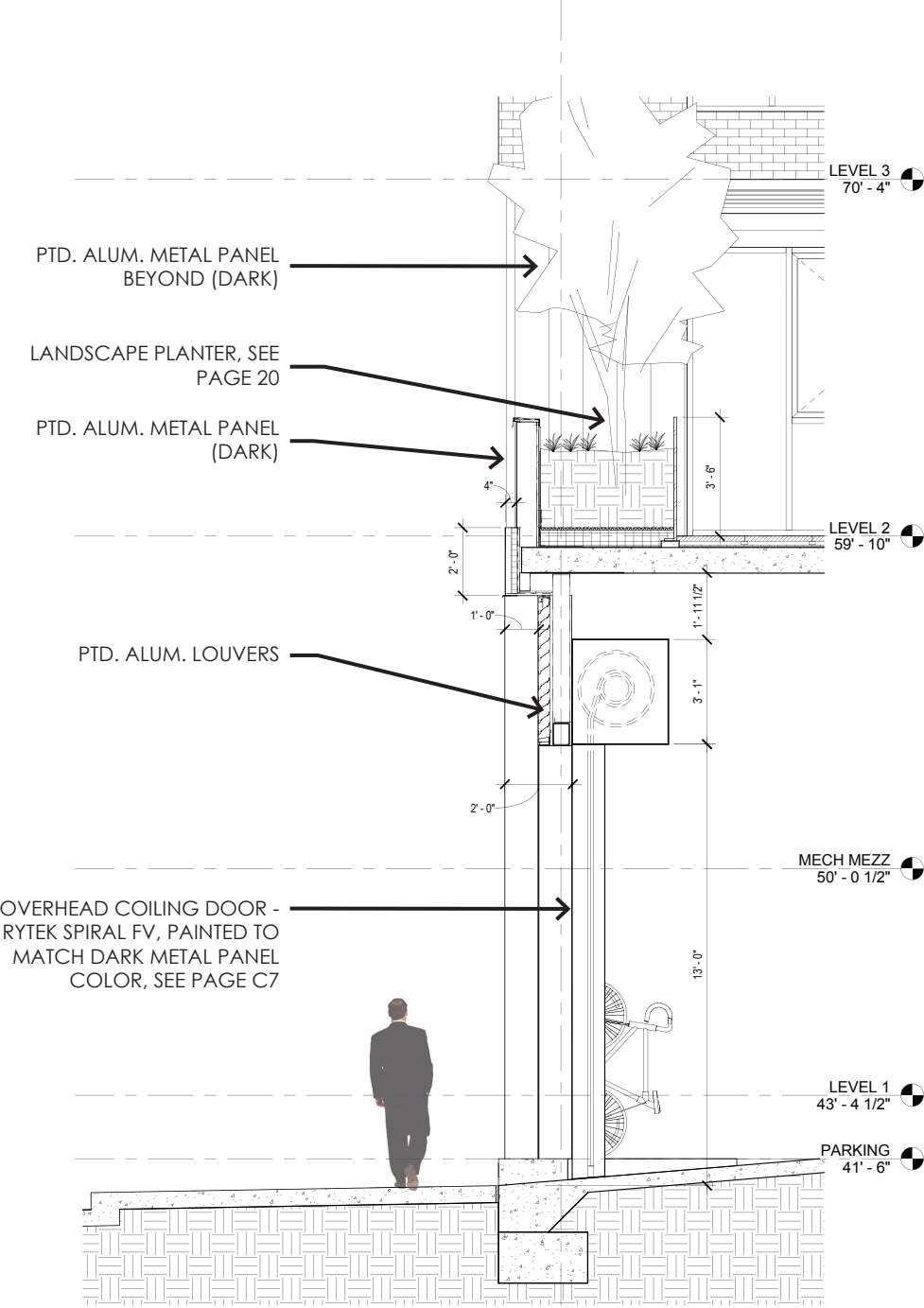
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 04



01 ENLARGED ELEVATION



02 ENLARGED SECTION

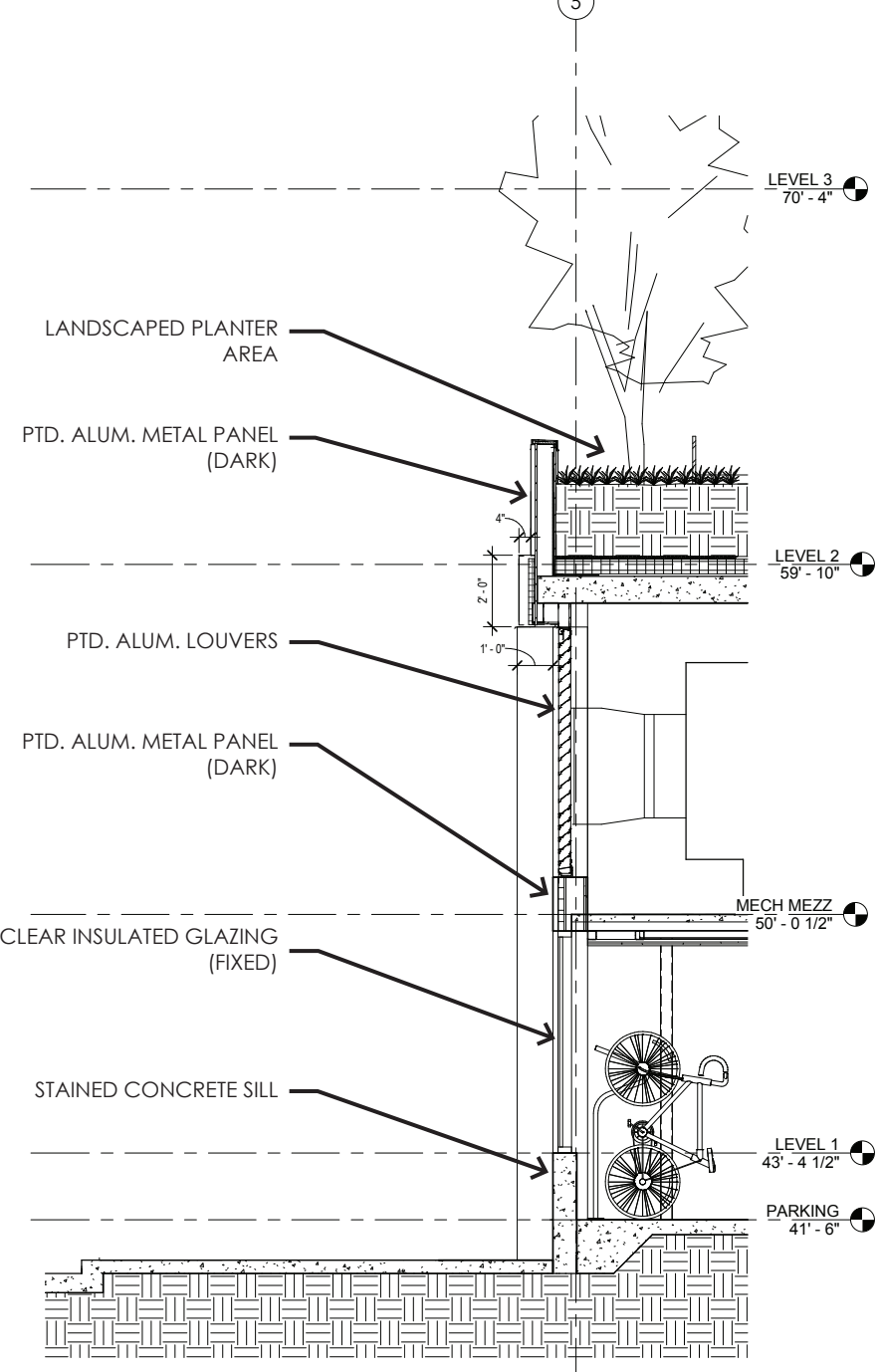
3/16" = 1'-0"

SKIN COMPOSITE 05





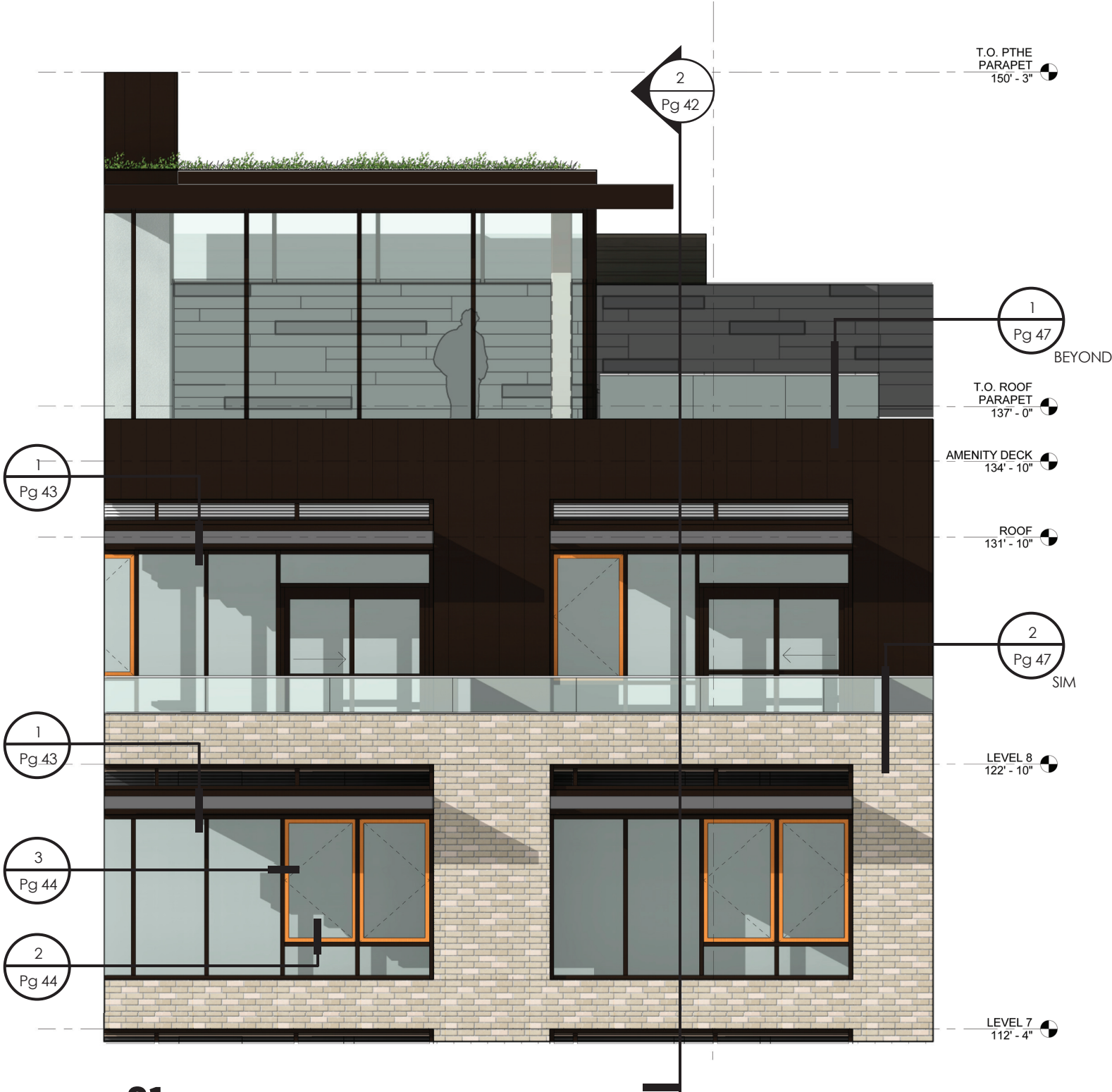
01 ENLARGED ELEVATION



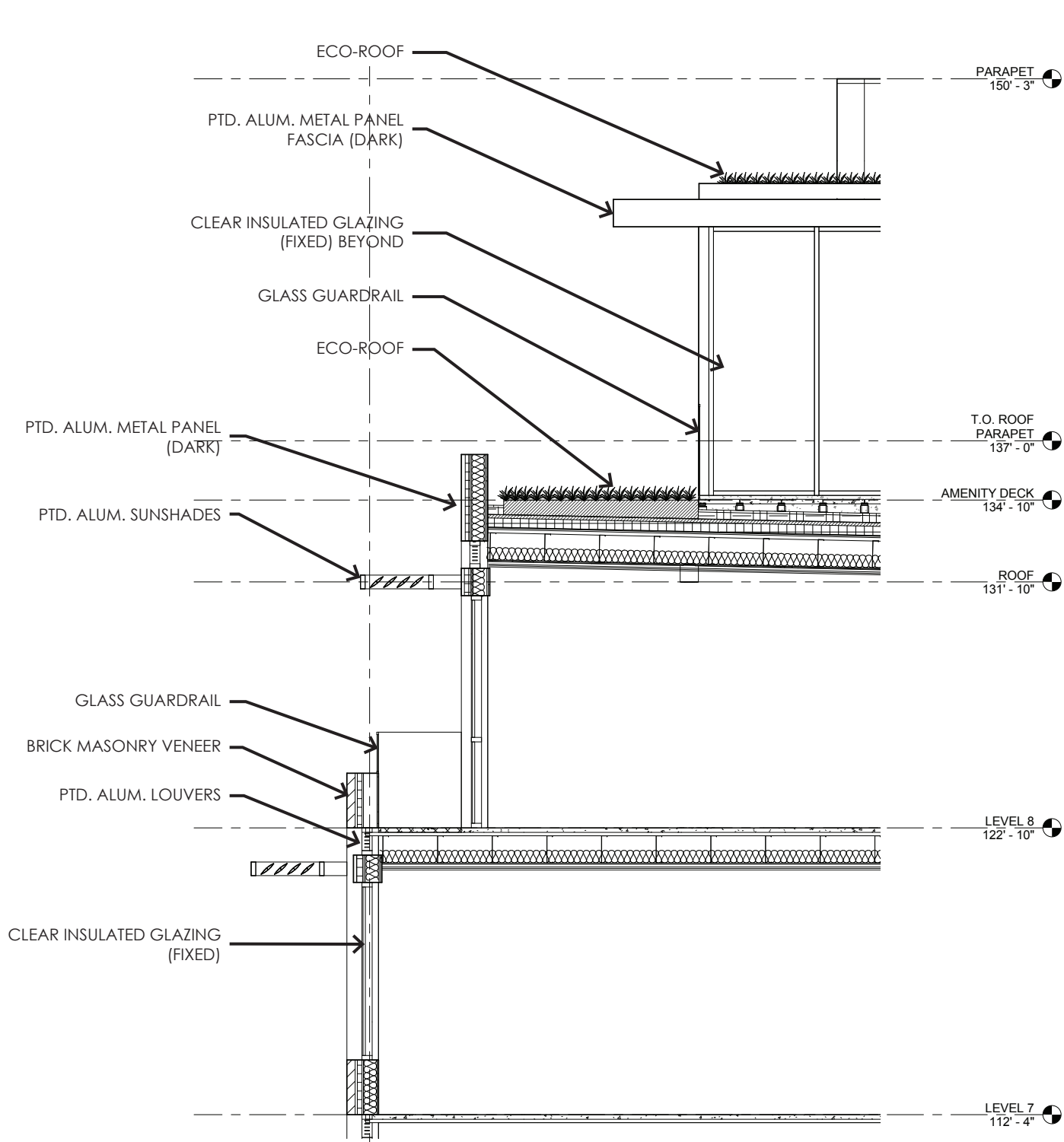
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 06



01 ENLARGED ELEVATION

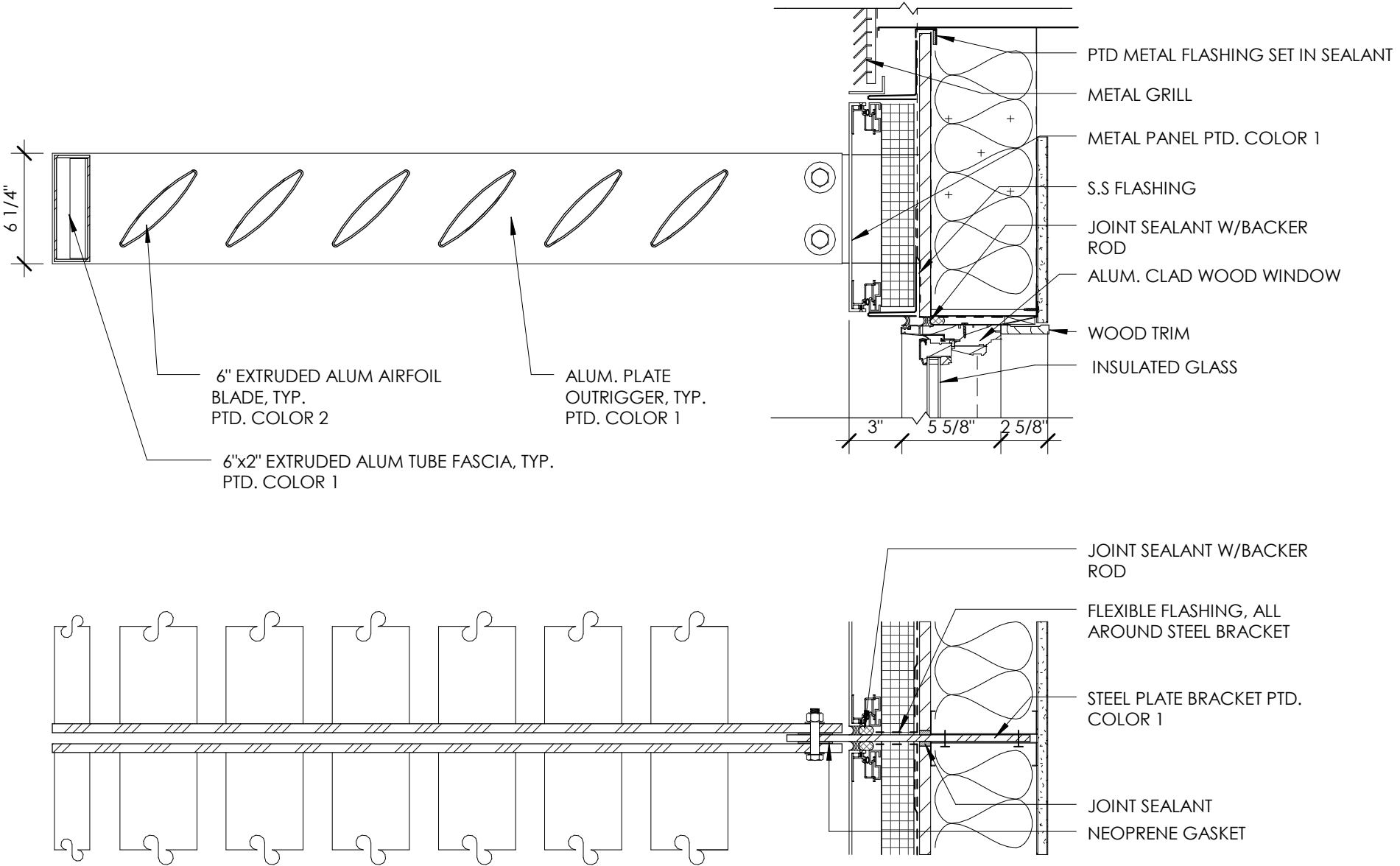


02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 07

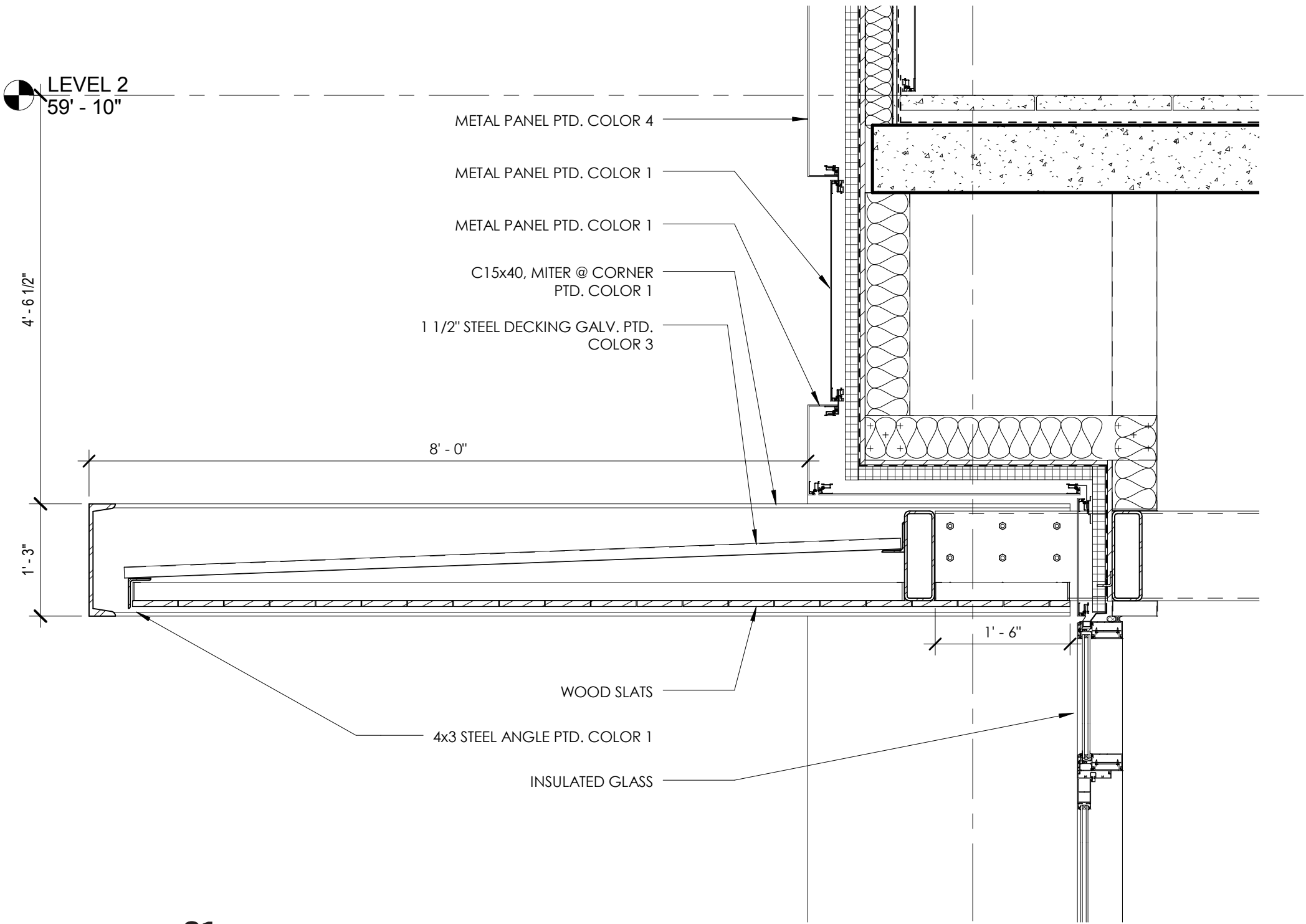




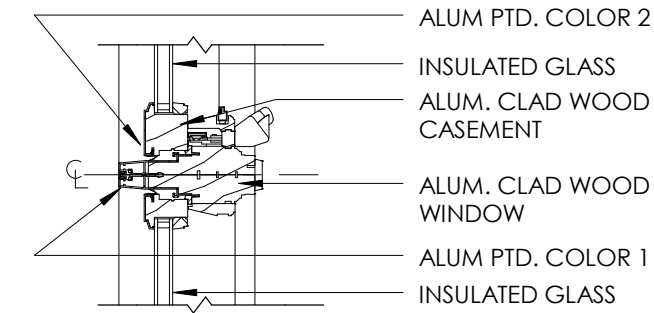
01 PLAN & SECTION DETAIL AT SUNSHADE

SKIN DETAILS

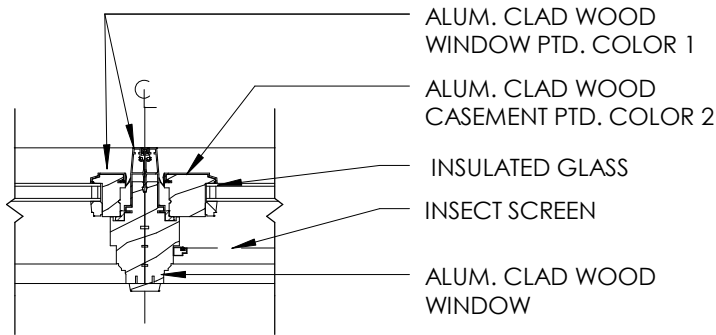
1-1/2" = 1'-0"



01 SECTION DETAIL AT ENTRY CANOPY



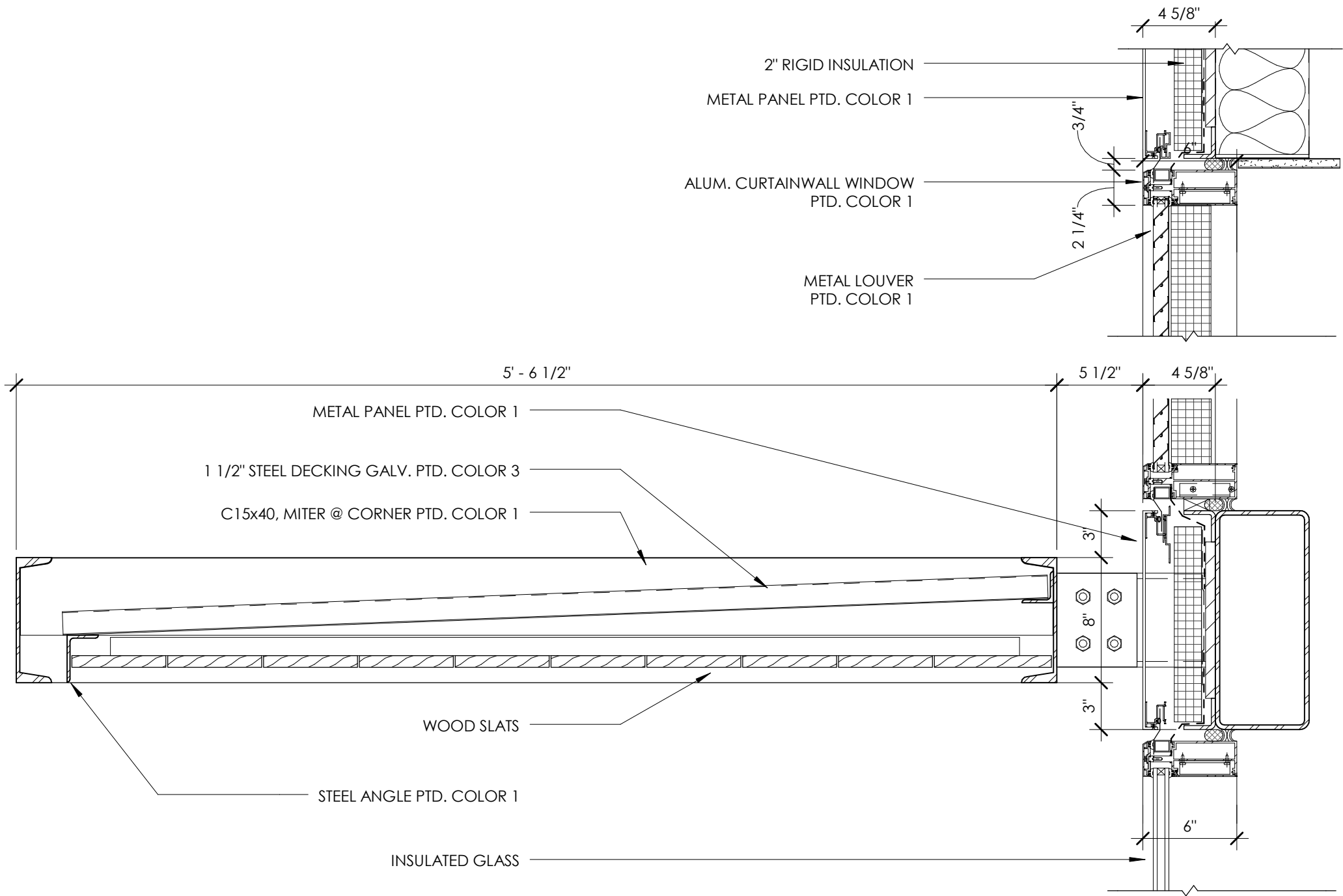
02 SECTION DETAIL AT VENT



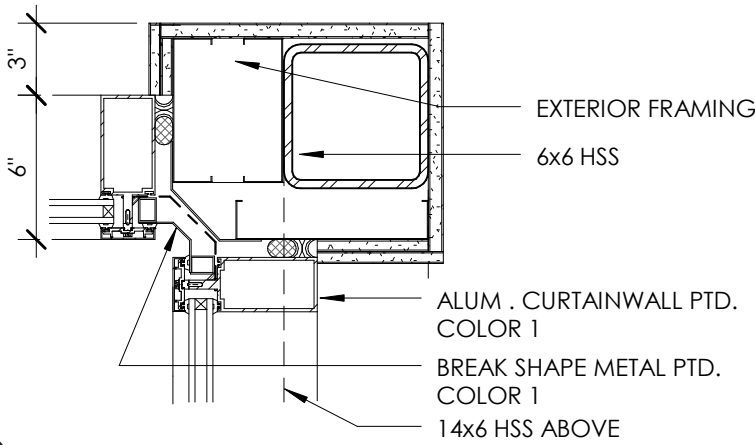
03 PLAN DETAIL AT VERTICAL MULLION

# SKIN DETAILS

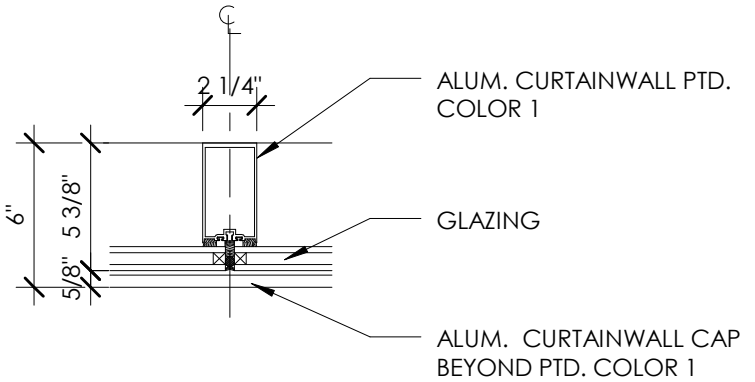




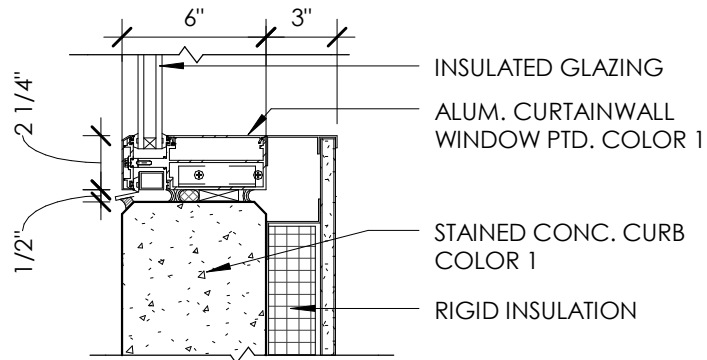
01 SECTION DETAIL AT PEDESTRIAN CANOPY



02 PLAN DETAIL AT INSIDE CORNER



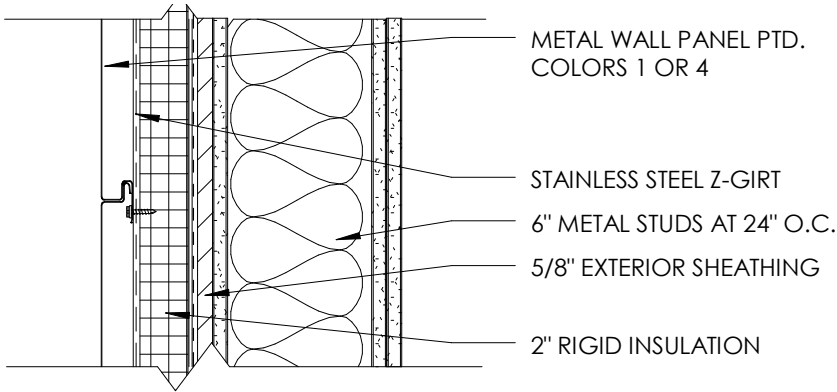
03 PLAN DETAIL AT VERTICAL MULLION



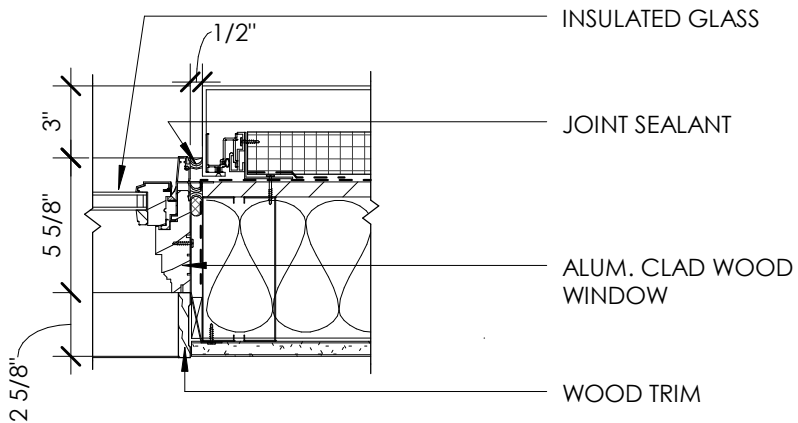
04 SECTION DETAIL AT CONCRETE CURB

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

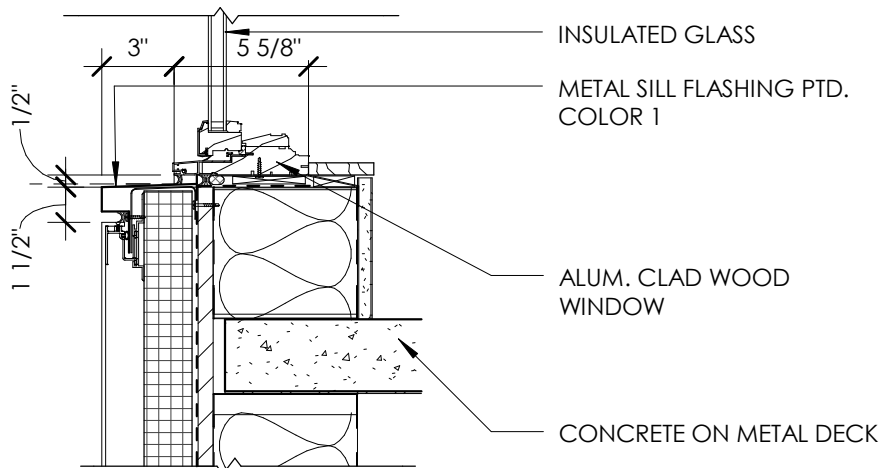
SKIN DETAILS



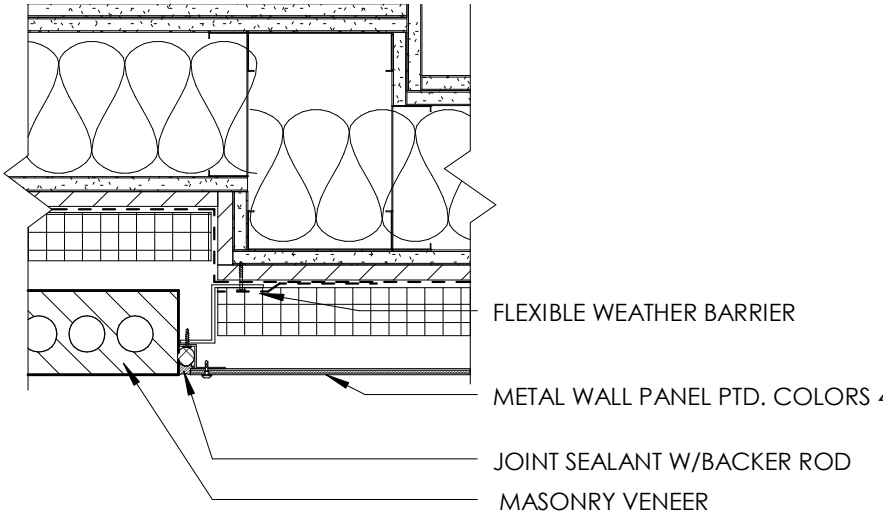
01 SECTION DETAIL AT METAL PANEL



02 PLAN DETAIL AT WINDOW/METAL



03 SECTION SILL DETAIL AT WINDOW/METAL

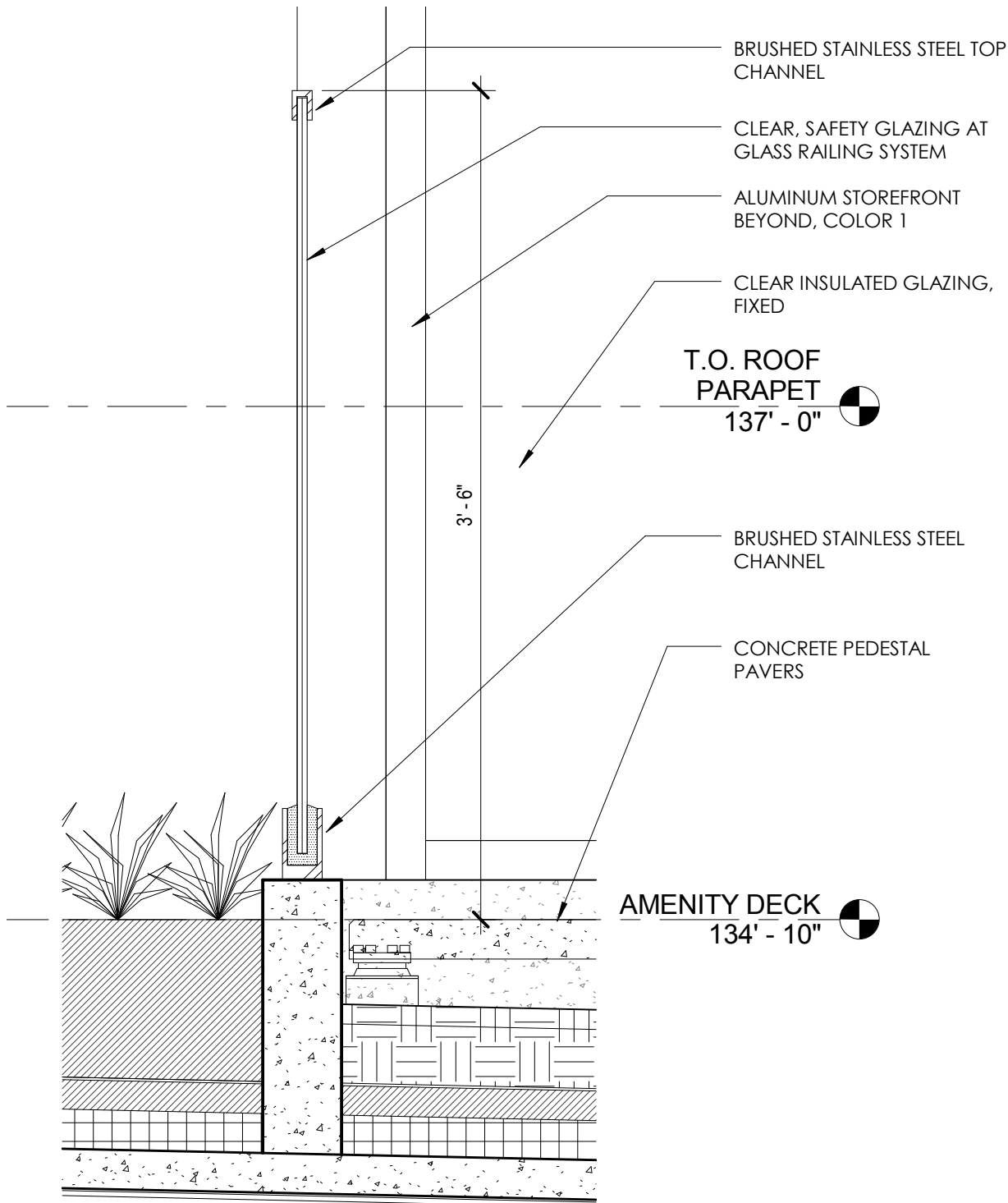


04 PLAN DETAIL AT BRICK VENEER TO METAL PANEL

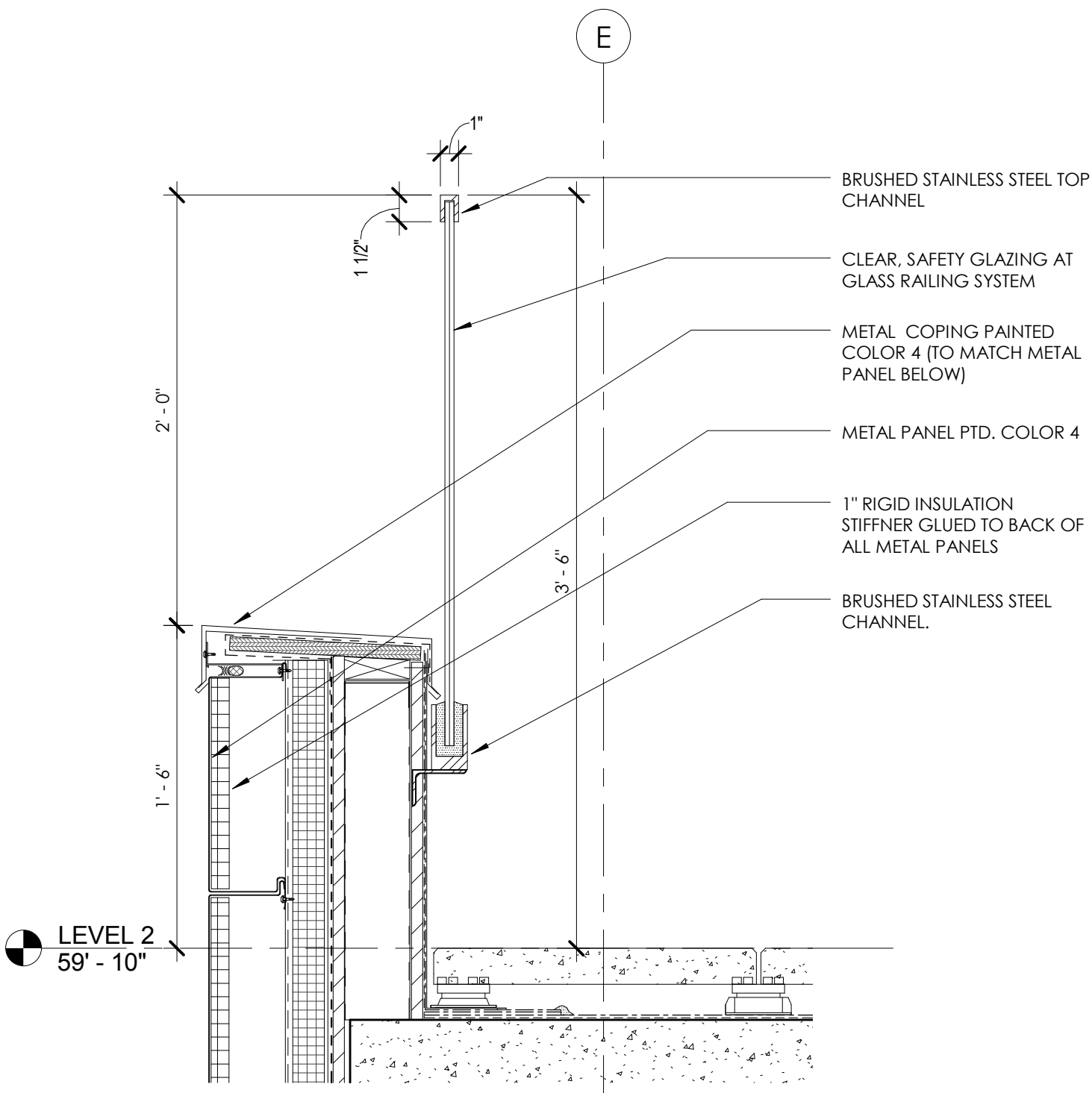
# SKIN DETAILS

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





01 SECTION DETAIL AT GLASS RAILING - AMENITY DECK



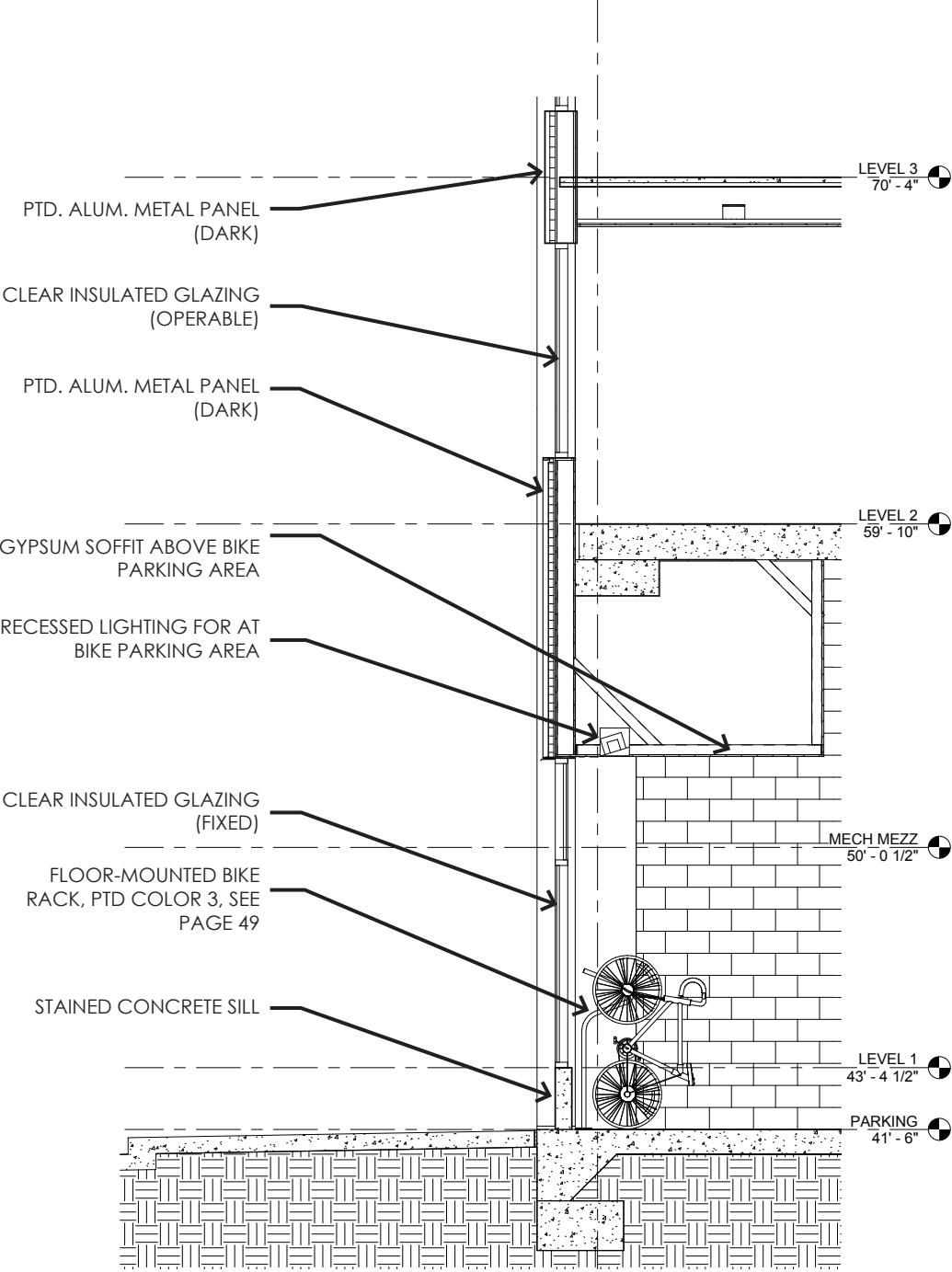
02 SECTION DETAIL AT GLASS RAILING - 2ND & 8TH FLR DECKS

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

SKIN DETAILS



01 ENLARGED ELEVATION

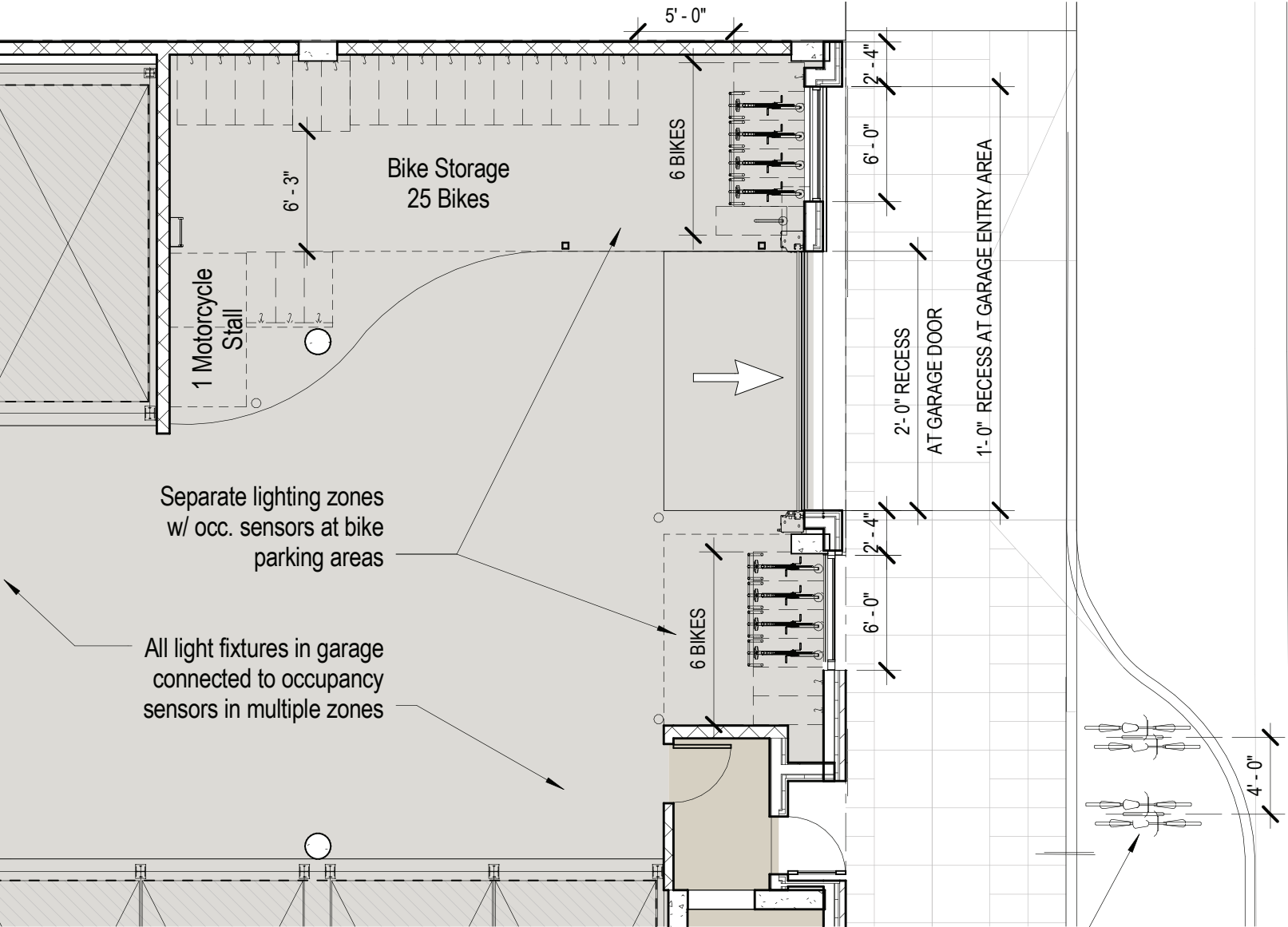


02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 08



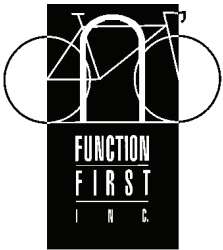


2 Bike Racks installed on curb extension per  
PBOT standards. To be included in PBOT,  
Public Works permit process

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

SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

GROUND LEVEL ENLARGED FLOOR PLAN



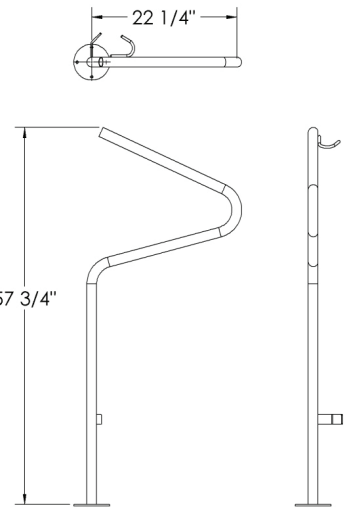
Specification Sheet  
The Bike Stand-Up  
Floor Mount

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