

# Tranquil Barrio Retreat

A concept house created by Anne, Klara, Paolo, Philipp



Artistic Renderings



contemporary lifestyle concept

pre-sale Residence in Downtown

4 Bedrooms (incl. 1 independent Studio), 3 Bathrooms

3 Courtyards, 2 gated Carparks

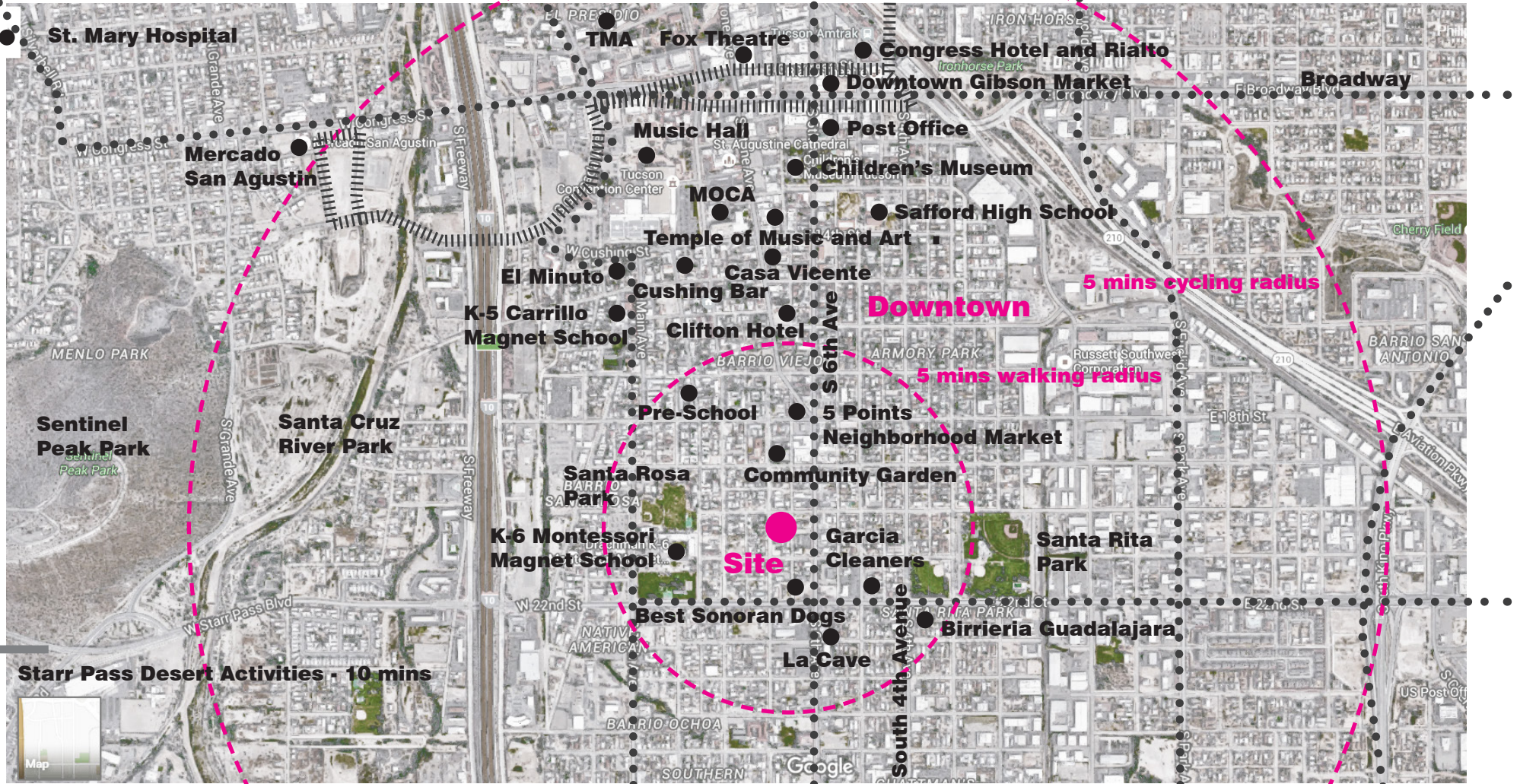
2,250 square feet in quality construction and passive solar design

# Site Map Downton Tucson

Project Address:  
 1016 South Russell Avenue  
 Barrio Santa Rosa  
 Tucson, Arizona

Phoenix

UofA - 8 mins



•••• Suntrans Buses

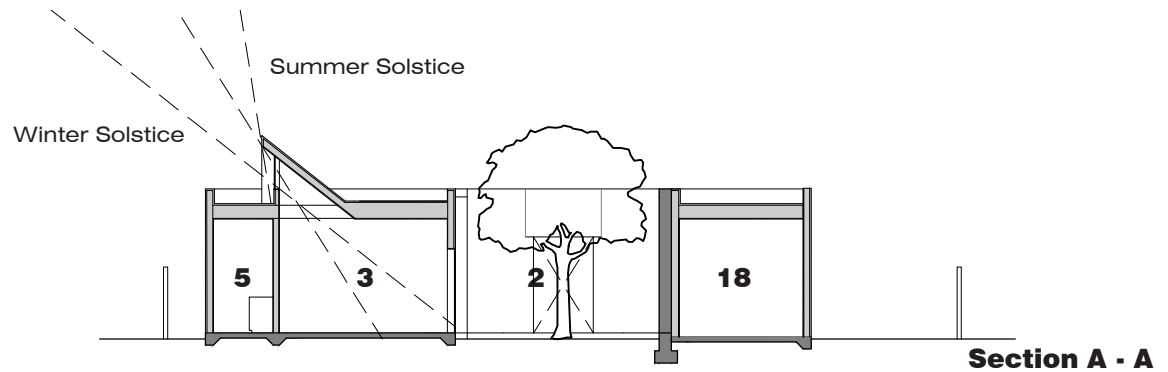
||||| Modern Streetcar

Mexico

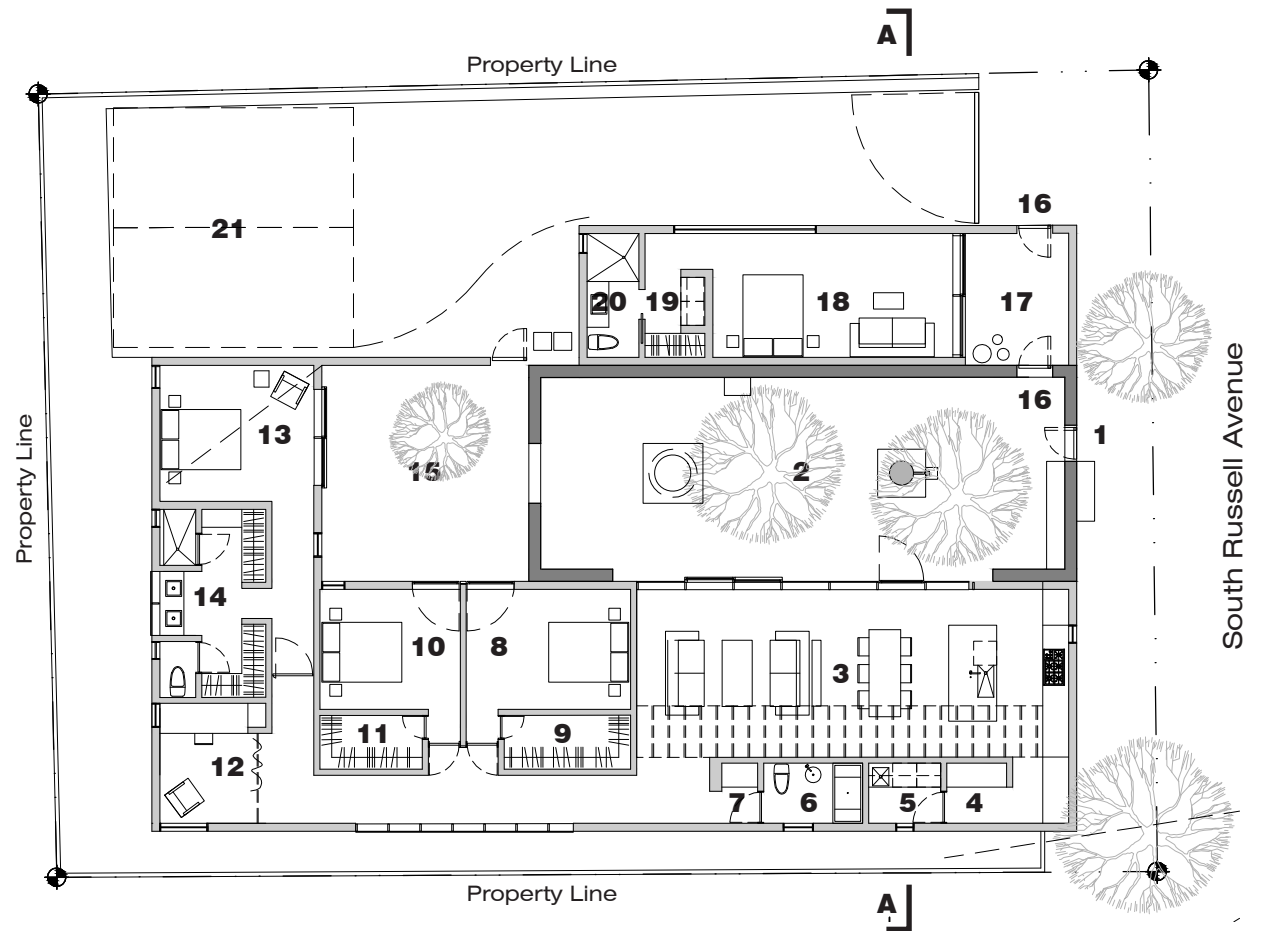
Airport - 13 mins

# Drawings and Numbers

<b>Property Area</b>	6,168 sf
<b>Main House</b>	1,870 gsf
<b>Studio</b>	380 gsf



- 1 Entry
- 2 Main Court
- 3 Living / Dining / Kitchen
- 4 Pantry
- 5 Laundry
- 6 Bathroom 1
- 7 Wardrobe
- 8 Bedroom 1
- 9 Closet 1
- 10 Bedroom 2
- 11 Closet 2
- 12 Office / Play
- 13 Master Bedroom
- 14 Master Bathroom / Closet
- 15 Garden Court
- 16 Studio Entries
- 17 Studio Court
- 18 Bedroom 3 / Studio / Office
- 19 Studio Closet
- 20 Studio Bathroom
- 21 2 On-Site Parking Spaces



**Floor Plan**  
Scale 1/16"=1'-0"



# Project Description

The design sets the stage for a contemporary, urban courtyard lifestyle. The materials - stucco, raw steel and wood, concrete, plaster - reflect the Barrio context. The building's orientation and openings follow passive solar principles of harvesting the winter sun and protection in summer. The sun will create poetic effects of light and shadow throughout the course of day and varying with the seasons.

## Outline Amenities

- Steel troweled concrete floors
- Concrete block walls with stucco
- Exterior metal cladding over carpentry
- Combined aluminum/wood doors and windows
- Smooth drywall finish with paint on walls and ceilings
- Wood finish millwork
- Stainless steel hardware
- Custom kitchen with Corian countertops.
- Combined heating/cooling split system air conditioner
- Native landscaping

## Realtor

Susan Denis has 15 years of experience specializing in downtown historic neighborhoods and infill projects.



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Photos of reference project in the Mercado District

## Development Team

The development team is a close cooperation between Paolo De Lorenzo and Anne Ranek of Innovative Living, designer Philipp Neher and designer Klara Valent of Klara Valent Interiors.

Innovative Living is a contracting and development firm with over 15 contemporary homes in the Tucson Downtown area. The firm works with a select team of local sub-contractors that are committed to consistent high quality construction and finishes.

Philipp Neher and Klara Valent have more than 14 years of a broad range of experiences in high-profile, concept driven residential design and interiors. They create places rooted in local culture and climate, setting enticing lifestyle stages of heightened aesthetic perception through materiality and light.

They all work and live with their families in the urban core of Downtown, dedicated to contribute to a thriving, active community.

## Credits

Artistic Renderings by Bach Tran

Photos by Liam Frederiksen

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