

6/30/2020

## 250 E 17<sup>TH</sup> St

Barrio property is proposing construction of a new home on our property located at 250 E 17<sup>th</sup> St in the Armory Park District. The home proposed for our lot at 250 E 17<sup>th</sup> St has been designed to blend both in architectural design and finish with the contributing properties in the neighborhood. Below is a list addressing the resource checklist provided to us with the historic design review fact sheet and UDC 5.8.9 design guidelines.

### **A. GENERALLY**

The proposed design will be representative of Craftsman style homes of the neighborhood and exhibit consistency in detail and finish with contributing properties in the development zone.

### **B. HEIGHT**

The proposed construction method is a balloon framed structure consistent with framing techniques exhibited during the period of design, with a total height of 26' which is consistent with several contributing structures in the area.

### **C. SETBACKS**

The current zoning setbacks are 10' and the new structure will maintain a minimum 10' setback.

### **D. PROPORTION**

The proportions of the building have been designed to flow with existing structures in the development zone yet provide distinction so as not to distract from the neighborhood. The roof has been designed to flow with the existing structures yet exhibit distinction without creating conflict. We have focused our overall design of the building to represent the historic period and style present in the contributing structures in the development zone.

### **E. ROOF TYPE**

The roof has been designed maintain consistency with the other contributing structures in the development zone. Roofing material will be Architectural style asphalt shingles with a slate grey color.

### **F. SURFACE TEXTURE**

We have proposed a smooth sand finish stucco that will achieve that goal of maintaining a style consistent with the finishes exhibited in the development zone.

### **G. SITE UTILIZATION**

The neighborhood is primarily residential homes with small yard areas. Our proposed site utilization will maintain that use.

## **H. PROJECTIONS AND RECESSIONS**

As detailed on the plans, all projections of porches and overhangs on the building will be consistent with the Craftsman style design and other contributing properties in the development zone.

## **I. DETAILS**

All Architectural details exhibited in the proposed plan are consistent with craftsman style designs of the period and represented in throughout the development area.

## **J. BUILDING FORM**

The structure has been designed to be compatible in size and scale so as not to conflict with the current structure mass or that of other contributing structures in the development zone.

## **K. RHYTHM**

The size, style proportions of the proposed home is consistent with many homes in the development zone in order to maintain the overall rhythm of the neighborhood.

## **L. ADDITIONAL REVIEW STANDARDS**

### **1 COLOR**

The proposed colors are consistent with the design guidelines. Sample colors have been included in our submittal package for your review. Body color is Baher, camping tent and the trim color is Baher, liquid mercury.

### **2 LANDSCAPING**

The current landscaping will remain unchanged.

### **3 ENCLOSURES**

The existing wrought iron fencing is consistent with the design guidelines as well as many contributing and noncontributing properties in the development zone.

### **4 UTILITIES**

All utilities will be underground with the electrical panel located on the rear, (south), side of the structure.

## **M. SIGNS N/A**

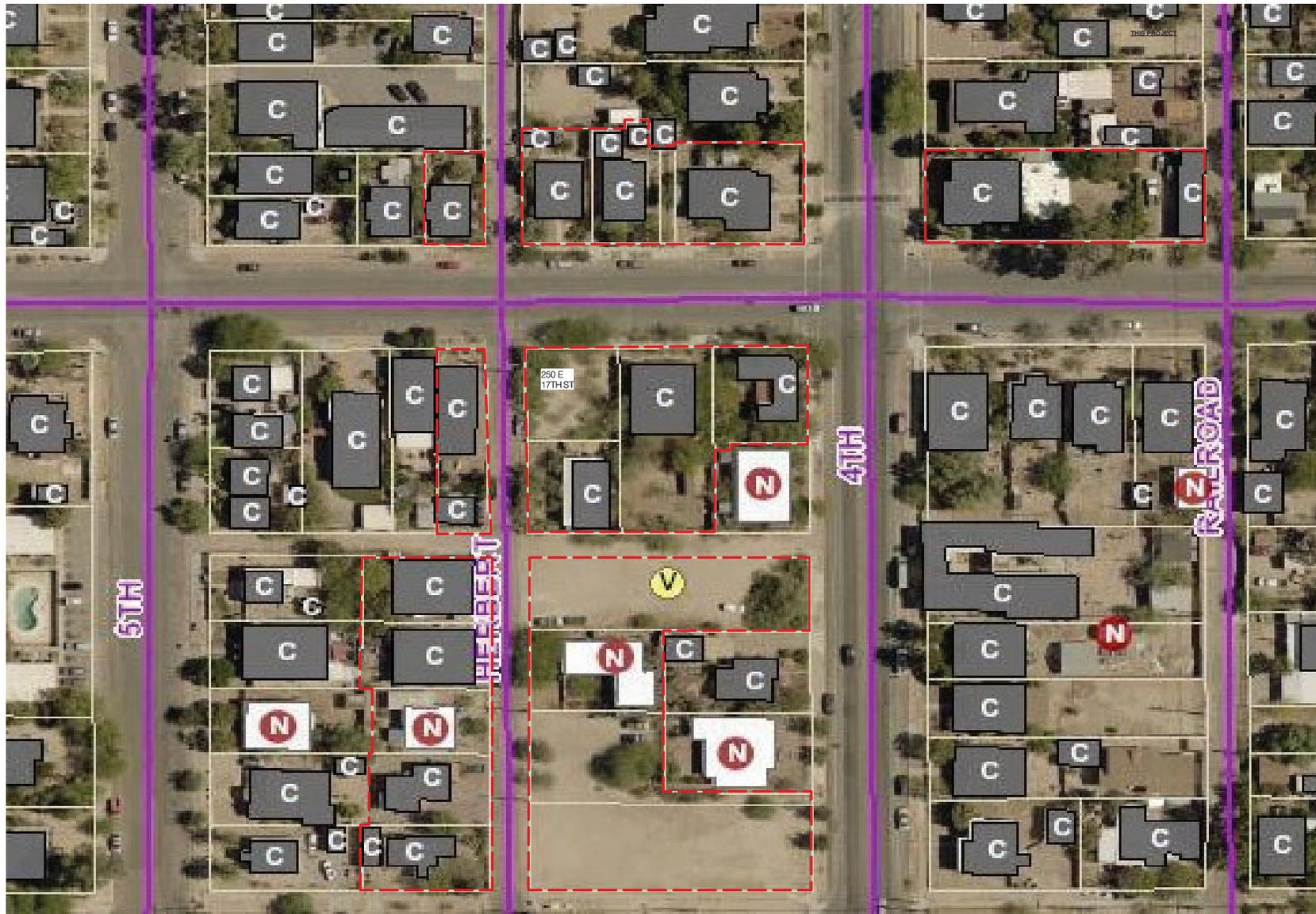
## **N. MOTOR VEHICLE PARKING**

The driveway will be located on the south side of the home with its entrance on Herbert Ave. as indicated on the site plan. The driveway will consist of pea stone surface.

As we understand the goals of all reviewing parties that will be involved throughout this project, please understand our overwhelming desire is towards a design consistent with contributing historic properties in the neighborhood and our effort to enhance the beauty of the Armory Park District. We do not take lightly the responsibilities inherent in projects such as these.

I look forward to answering any additional questions you may have relating to our proposed renovation to the 530 S 9th Street project.

Thank you  
Mark Donatelli  
Barrio Properties



18TH ST  
DEVELOPMENT ZONE

|  |  |  |
|--|--|--|
| Barrio Property LLC<br>321 W Silverto Rd<br>Tucson, Arizona 85737<br>Office: (520) 891-5577<br>MARK@BARRIOPROPERTY.COM | Project Title<br><b>250E 17TH ST<br/>NEW HOME</b>              | Sheet No.<br><b>A-1</b>                                    |
|  | Drawn By<br>Checked By<br>Date<br>Submitted By<br>Drawing Date | 03/13/19<br>PEG JUBER<br>12/10/18<br>PEG JUBER<br>03/13/19 |



**250 E 17th St**



**647 S 4th Ave Contributing Property**



**648 S 4th Ave Contributing Property**

A photograph taken from a vehicle's perspective, showing a street scene. In the foreground, the top of the car's dashboard and the hood are visible. The street is paved with asphalt and has some white markings. In the middle ground, there is a light-colored, single-story building partially obscured by several large, leafy trees. A black metal fence runs along the front of the property. A white car is parked on the right side of the street. The sky is clear and blue. The text "290 E 17th St Contributing Property" is overlaid in the center of the image.

**290 E 17th St Contributing Property**



**270 E 17th St Contributing Property**



**260 E 17th St Contributing Property**



218 E 17th St Contributing Property



723 S Herbert Ave Contributing Property



**726/728 S Herbert Ave Contributing Property**

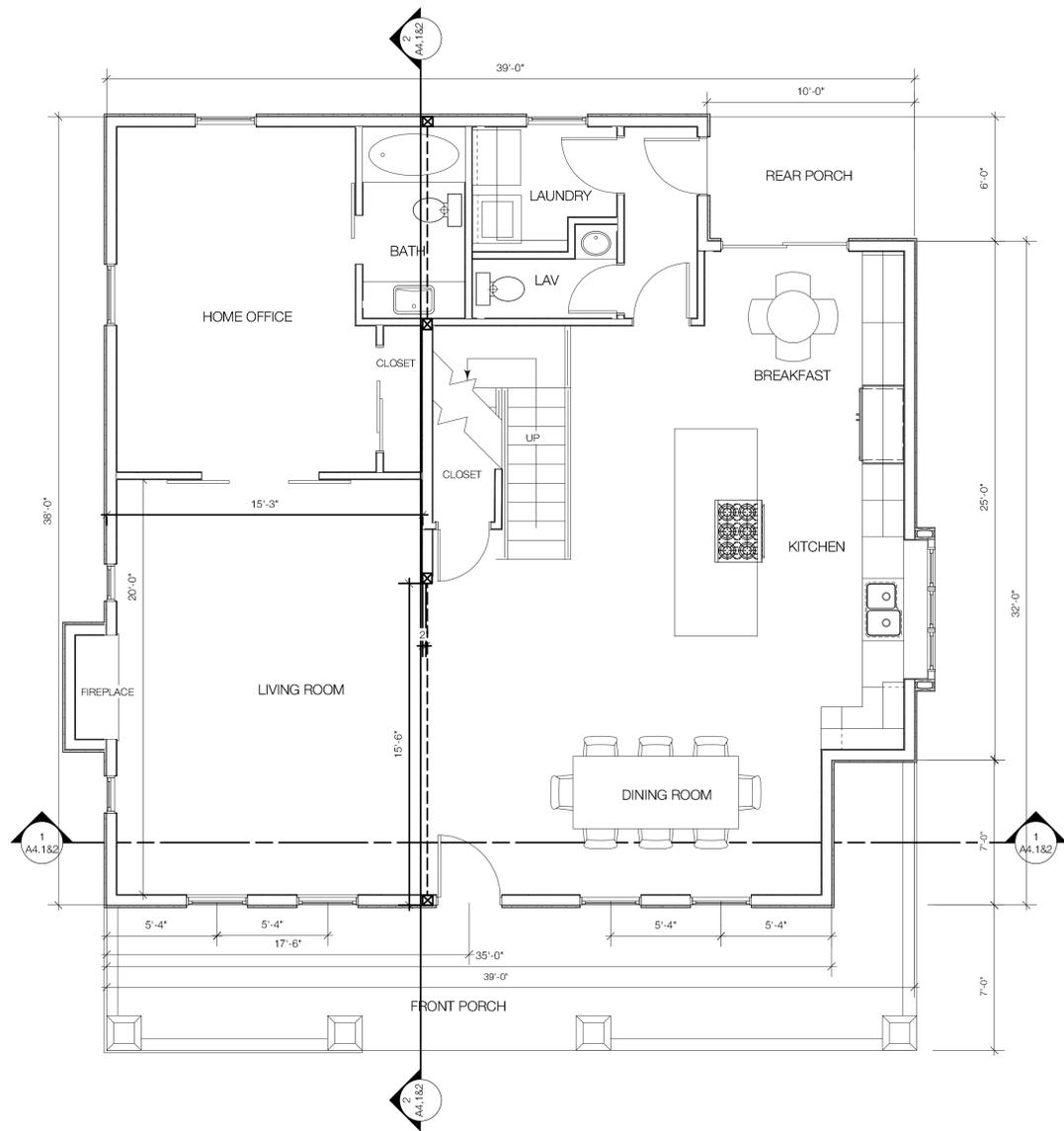


**637 S 4th Ave Contributing Property**

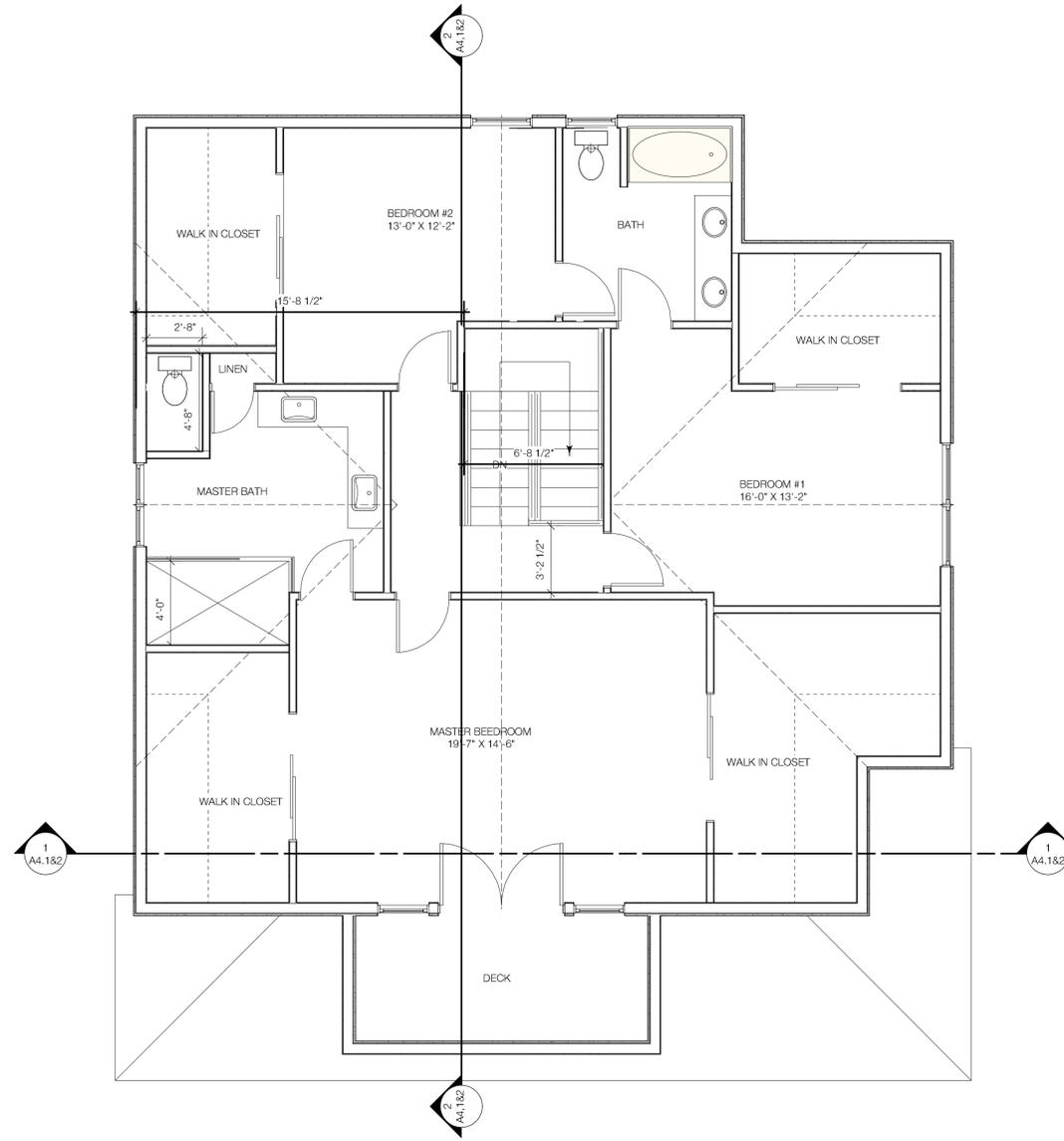


**627 S 4th Ave Contributing Property**





17TH ST 1ST FLOOR  
1320 SQ. FT



17TH ST 2ND FLOOR  
1250 SQ. FT.

**NOTES**

ALL DOORS SHAL BE  
FRENCH STYLE SWING DOORS

**MAIN FLOOR NOTES**

- ALL EXT. WALLS TO BE BALLOON FRAMED TO BOTTOM OF RAFTER or BOTTOM OF TRUSS (U.N.O)
- FIRE BLOCKING INSTALLED ON ALL WALLS EXCEEDING 8'-0" HEIGHT.
- ALL INT. BEARING and EXT. WALLS TO BE 2x6 DF #2 @ 16" O.C.
- EXTERIOR WALLS TO BE FULLY SHEATHED PER R602.3(3) and BRACING METHODS CS-WSP, CS-G R602.10.4
- RE-BAR SHALL CONFORM TO(ATM A615-GRADE 60)
- TYPICAL WINDOW HEADER HEIGHT SHALL BE 7'-9 3/4" ABOVE FINISHED FLOOR U.N.O
- BATHROOM WINDOWS SHALL CONFORM TO SECTION R308 AND SHALL HAVE A MIN. HEIGHT OF 60" ABOVE TUB FLOOR OR BE TEMPERED.
- 22"x30" ATTIC ACCESS-PROVIDE 30" HEADROOM PER IRC. 30"x30" LEVEL WORK SPACE IN THE ATTIC PER SECTION M1305.1
- DRYER VENT DUCT SHALL EXHAUST TO EXTERIOR AND CONFORM TO M1501
- RANGE EXHAUST FAN SHALL EXHAUST TO EXTERIOR. AND CONFORM TO M1502,M1504
- FIRE BOX TO BE 0 CLEARANCE DIRECT VENT
- APPROVED AIR GAP FITTING AT DISHWASHER
- PROVIDE WATER HAMMER PROTECTION ON CONNECTIONS TO DISHWASHER AND CLOTHES WASHER.
- PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB-SHOWER CONTAINERS PER IRC.
- ALL MOIST OR WET AREAS SHALL USE CEMENT, OR FIBER TYPE BACKERS PER R702.4.2 2006 IRC. NO GREEN BOARD IS TO BE USED IN WET AREAS.
- ALL DIMENSIONS TO FACE OF FRAMING.

**UNDER ROOF  
SQUARE FOOT DATA**

|           |              |               |                     |
|-----------|--------------|---------------|---------------------|
| 1ST FLOOR | 1,320 sq.ft. | GARAGE        |                     |
| 2ND FLOOR | 1,250 sq.ft. | FRONT PORCH   | 300 sq.ft.          |
|           |              | REAR PORCH    | 60 sq.ft.           |
|           |              | <b>TOTAL:</b> | <b>2,930 sq.ft.</b> |

**M.E.C. DATA**

| INSULATION  |        | WINDOWS     | U-FACTOR |
|-------------|--------|-------------|----------|
| EXT. WALLS  | R-20.0 | GLIDING     | .32      |
| INT COVER   | R-0.45 | FIXED       | .32      |
| FRONT DOOR  | R-0.60 | CASEMENT    | .32      |
| GARAGE DOOR |        | PATIO DOORS | .32      |
| CEILING     | R-49   |             |          |

\* WINDOW AND DOOR GLAZING IS BASED OFF LOW-E ARGON FILLED WINDOWS.  
ALL SLEEPING ROOMS PER R310 IRC. 2012  
20" MIN. NET WIDTH  
24" MIN. NET HEIGHT  
44" MAX SILL HEIGHT

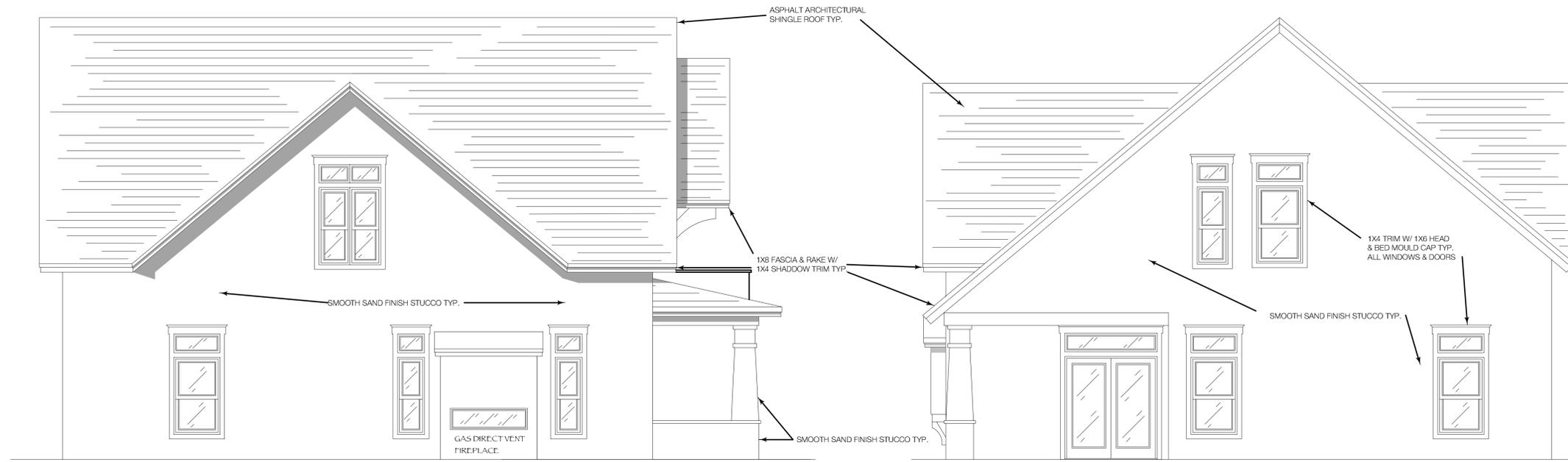
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|          |            |          |            |

Project Title  
**250E 17TH ST  
NEW HOME**

CONSTRUCTION FLOOR PLAN  
2018 I.R.C.

Barrio Property LLC  
321 W Silvertip Rd  
Tucson, Arizona 85737  
Office: (520) 891-5577  
MARK@BARRIOPROPERTY.COM

Sheet No.  
**A-2**



EAST ELEVATION

SOUTH ELEVATION

NOTES

ALL EXTERIOR DOORS TO BE HINGED STYLE SWINGING.

ALL DOORS AND WINDOWS TO BE JELD WEN SOLID WOOD CONSTRUCTION



WEST ELEVATION



NORTH ELEVATION

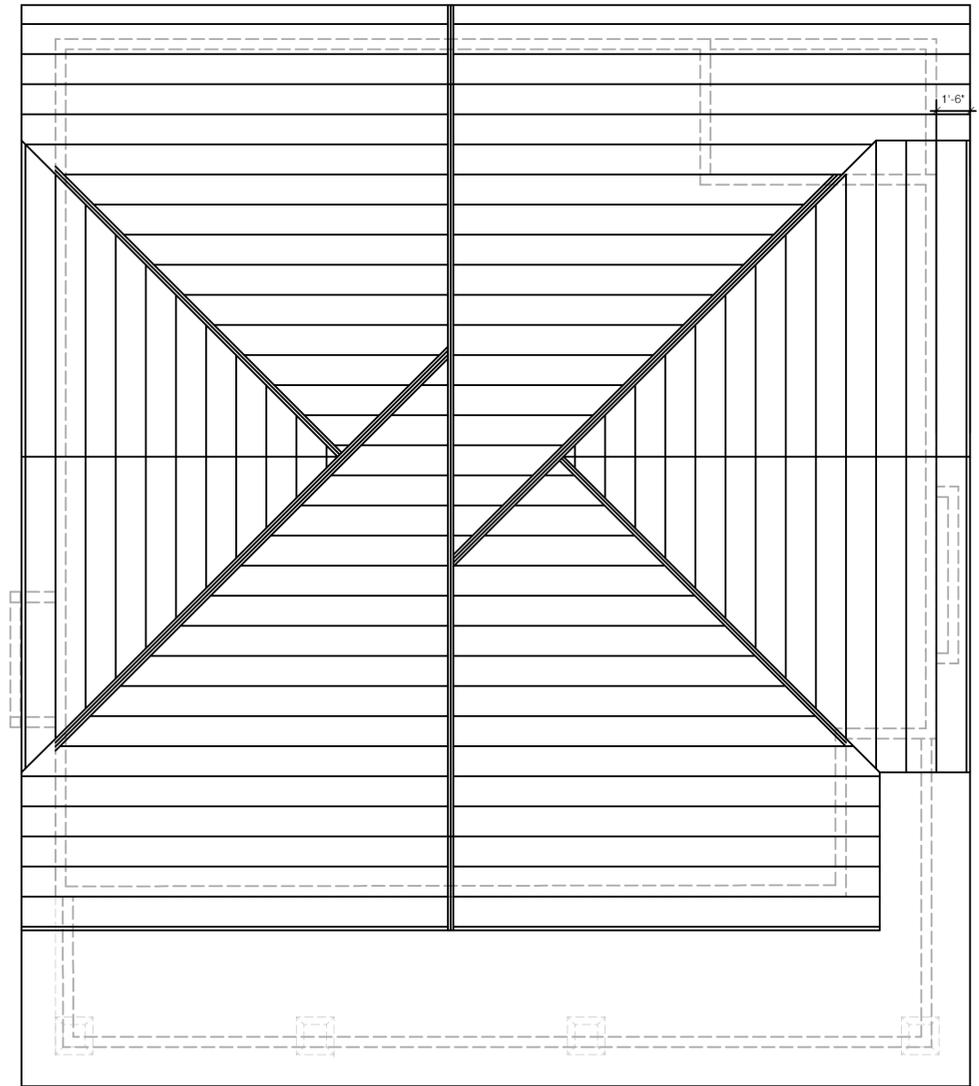
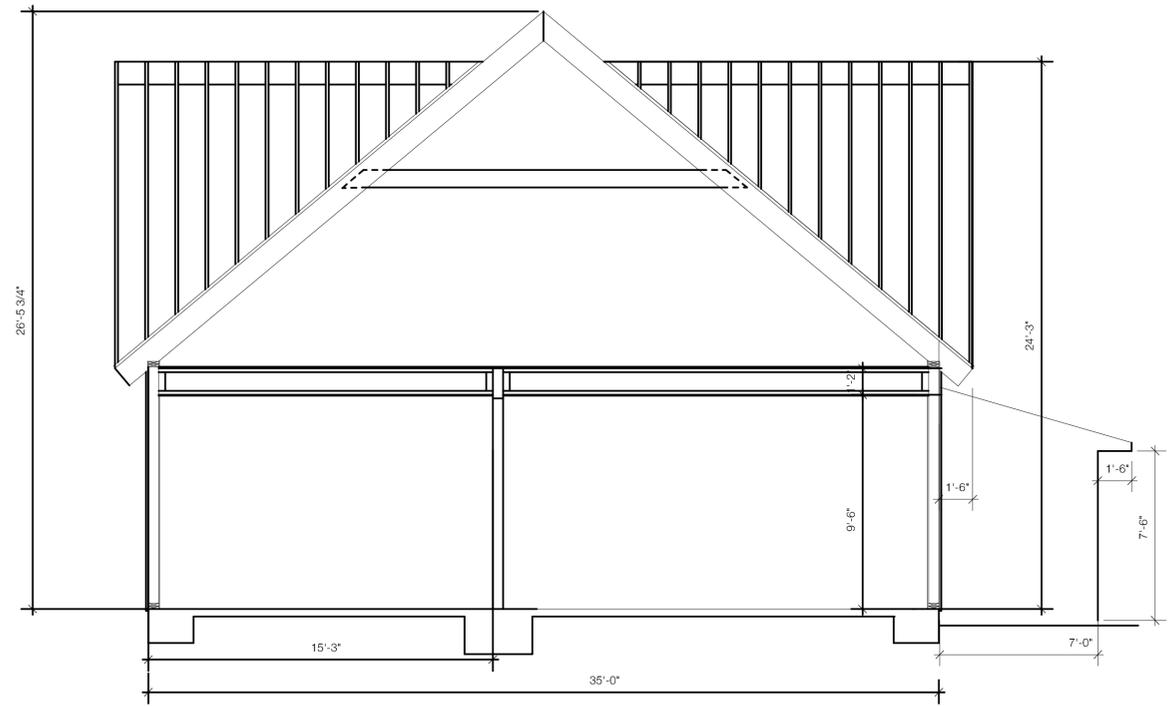
FLOOR PLAN  
SCALE: 1/4"=1'

|              |              |
|--------------|--------------|
| Sheet No.    | A-3.0        |
| Drawn By     | Checked By   |
| Checked By   | Drawn By     |
| Project Date | Project Date |
| Reviewed By  | Reviewed By  |
| Submitted By | Submitted By |
| Drawing Code | Drawing Code |

250E 17TH ST  
NEW HOME

ELEVATIONS  
2018 I.R.C.

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Trim Color