

No Anchovies Addition 870 E. University



March 25, 2016

carhuff+cueva
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3149 e prince rd #151 lucson, arizona 85716
phone 520.577.4560 www.cca-az.com



Photo by Barbara Armstrong 11/79



Existing Building 3/16



Proposed Building Rehabilitation

No Anchovies 870 E. University
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No Anchovies Exterior Design Narrative

A larger school population with more discriminating tastes has led to a number of adjacent competing restaurants and bars to open up and expand. This project is a direct response to increasing demand in the University area for larger dining and bar facilities with larger modern restrooms, more handicapped accessibility and greater fire protection and egress features. The restaurants in the area during peak demand times need to produce more, offer more and be flexible enough in off peak times to have spaces that can be closed off.

The existing No Anchovies building is 4,145 s.f. on three levels with the grade topography sloping a full story from the front to the back parking lot. Our initial design approach in our 3/15/16 proposal was to leave the existing University Avenue street façade unaltered and to re-paint the building stucco in desert earth tones to bring it back to 1911 standards. Accessible ramps and outdoor seating areas will be added on the east and north sides of the building and at the existing roof patio. Furthermore, new windows and doors on the historic building will be clad wood with true divided lites that are more energy efficient to meet current building codes.

Our first design proposal for the addition is a three story 5,453 s.f. stuccoed masonry and frame structure with asphalt shingle roof that expands the lower level kitchen facilities, the main level bar, restaurant and toilet facilities, and upper level bar and outdoor patios.

At our first West University Neighborhood meeting on 3/15/16 there was overall support for the project on a cursory review of the proposed plans, but it was obvious the proposed building addition is large and tall compared to the existing building. Furthermore, State Historic Preservation Office commented the addition was “out of scale” with the existing building, but would not serve to delist the existing building. Last, in our City of Tucson historical coordination meeting with staff member Frank Dillon, he advised we respond to these comments and try to demonstrate in a second submittal a sensitive design response that demonstrates how the addition can be compatible in height to surrounding historical structures and not adversely impact, or mimic, the existing building and the surrounding neighborhood by using a contrasting material, color and architectural style treatment from the adjacent bungalow buildings. He further suggested that perhaps the height can be adjusted slightly or visually. We stated the proposed 32’10” ridge height (from front yard grade) is

compatible or lower than same block buildings and that we can show through a view shed analysis the proposed addition will not be out of scale.

We are now proposing an addition that is still the same floor area and size footprint as our first scheme, but we are adjusting our roof heights and materials. We field measured the existing building pitch and it is slightly taller at 8/12 than we were showing previously. Instead of trying to mimic the existing building bungalow style we will be departing from it and contrasting with it.

Furthermore, we are proposing as a stark contrast to the existing building painted stucco an exposed masonry slump block with dark mortar joints, architectural soldier course treatment at balconies, window sills and window/door heads. A soldier belt course will also be used to break up the facades and be used as an accent feature. The exposed block will be rusticated and cement washed. We propose a copper standing seam metal roof and eave trim to contrast with the existing building’s painted wood eaves and asphalt shingles and wood shake siding.

We hipped the roof on the back façade which visually lowers it. We create an obvious break between old and new with a vertical copper metal clad wall that the Owner will grow vines on as a vertical green wall. This portion of the building will also serve as the mechanical penthouse and screen equipment from adjacent building views.

No Anchovies will be a responsive and sensitive West University community member and is proposing an architectural concept that while the size is based on economic realities, its style preserves the existing architectural character of University Avenue and makes a sensitive gesture on the back that can neither be seen from the front or has minimal impact on the Tyndall St view shed. The accompanying diagrams, elevations and renderings demonstrate these facts.

No Anchovies Addition 870 E. University



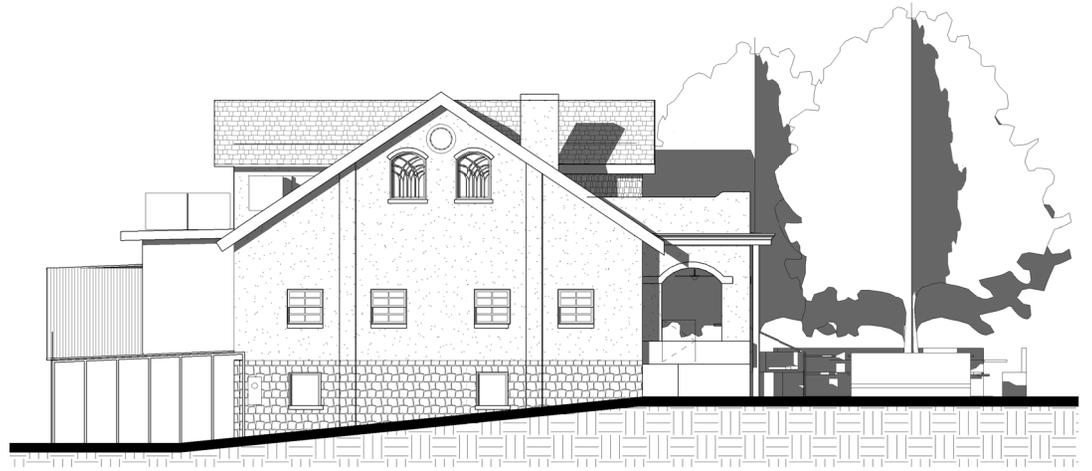
March 25, 2016







Existing North Elevation



Existing East Elevation



Existing West Elevation



Existing South Elevation





1. Panoramic Photo Looking South



2. Panoramic Photo Looking West



3. Existing West Property Line Photograph Looking North



4. Existing West Side of Building Photograph



5. Existing East Property Line Photograph Looking North

876 E. University Blvd, Illegal Pete's

Located two lots East from our site, Illegal Pete's is a similar project in scope to No Anchovies. Their project consisted of using modern materials to build a new three story addition to the existing 1911 bungalow residence. This new restaurant and bar was completed in 2015. Key building features include front and back of building balconies and a front ground floor dining patio.



6. Precedent Example

GENERAL NOTES

1. ZONING AND LAND USE NOTES.

- A. EXISTING ZONING IS HC-1.
- B. PROPERTY AREA = 8,880 S.F. (0.21 ACRES)
- C. EXISTING AND REMAINING USE IS FOOD SERVICE.

2. DRAINAGE NOTES.

- A. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- B. THIS PROJECT IS NOT AFFECTED BY THE CITY OF TUCSON FLOODPLAIN REGULATIONS PER DS SEC. 2-01.3.7.B.2.A.
- C. A FLOODPLAIN USE PERMIT AND/OR FINISHED FLOOR ELEVATION CERTIFICATES ARE NOT REQUIRED.
- D. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.

3. STREETS AND ROADS NOTES.

- A. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH DEVELOPMENT STANDARD 3-01.0.

- B. TOTAL MILES OF PUBLIC STREETS ARE 0. TOTAL MILES OF PRIVATE STREETS ARE 0.0.

4. UTILITIES NOTE.

- A. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

5. WASTEWATER MANAGEMENT NOTES.

- A. NO NEW PUBLIC SEWERS ARE PROPOSED. ALL ARE EXISTING TO REMAIN.

6. THIS PROJECT FALLS WITHIN THE MAIN GATE OVERLAY DISTRICT AND WILL BE DEVELOPED PER CITY OF TUCSON ORDINANCE 11015.

REQUIREMENTS OF MAIN GATE OVERLAY DISTRICT ZONING:
 MAXIMUM BUILDING HT=30', PER UNDERLYING C-1 ZONING; PER UDC 6.4.10 HPZ, "HEIGHT MAY BE EXCEEDED TO BE COMPATIBLE WITH HEIGHT OF OTHER BUILDINGS."
 ACTUAL BUILDING HEIGHT=38'

PERIMETER YARDS (SETBACKS): PER MGD	REQUIRED	PROVIDED
NORTH (STREET)	0'	23'
EAST	0'	7'
SOUTH	0'	60'
WEST	0'	5'

7. TOTAL OPEN SPACE REQUIRED PER MGD IS 1,332 SF (15% OF TOTAL LAND AREA) TOTAL OPEN SPACE PROVIDED: 35%

GENERAL REQUIREMENTS:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM BUILDING CODE WITH THE CITY OF TUCSON AMENDMENTS, ORDINANCES, CODES, AND REGULATIONS OF ALL OTHER GOVERNING BODIES AND UTILITY COMPANIES WHERE THEY APPLY.
2. THE INTENTION OF THE DRAWINGS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF WORK.
3. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, AND NEW MATERIALS TO PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SPECIFIC SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. ALL WORK IS TO BE ACCOMPLISHED BY SKILLED, LICENSED, WORKMEN AND IN STANDARD GOOD PRACTICES OF EACH SPECIFIC TRADE.
4. THESE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
5. DETAILED DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL DRAWINGS AND SPECIFICATIONS. DO NOT SCALE FROM THE DRAWINGS OR USE SCALED DIMENSIONS. USE ONLY WRITTEN DIMENSIONS.
6. IF THERE IS A DISCREPANCY, CONSULT WITH THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. THE WORD VERIFY AFTER A DIMENSION OR NOTE MEANS CONSULT WITH THE ARCHITECT IF THERE IS A DISCREPANCY WITH THE DIMENSION OR NOTE.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REVIEW ALL DOCUMENTS RELATED TO THIS WORK FOR ERRORS, OMISSIONS, AND DISCREPANCIES PRIOR TO COMMENCING WORK, AND SHALL REPORT ALL DISCREPANCIES AND/OR OMISSIONS TO THE ARCHITECT.
8. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
9. ANY FAILURE OF THE CONTRACTOR TO REVIEW AND IMPLEMENT THE REQUIREMENTS OF THE CONTRACT DOCUMENTS CAN BE JUSTIFICATION FOR WORK TO BE DELAYED, STOPPED OR REJECTED WITH NO ADDITIONAL COST TO THE OWNER.

REFERENCE SITE PLAN NOTES:

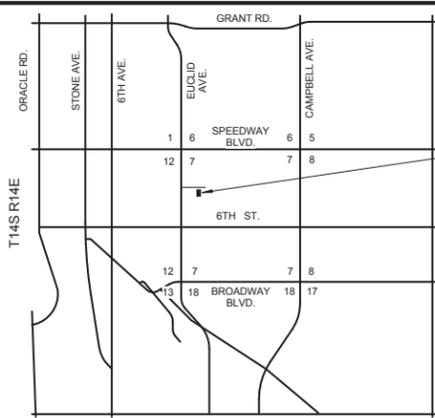
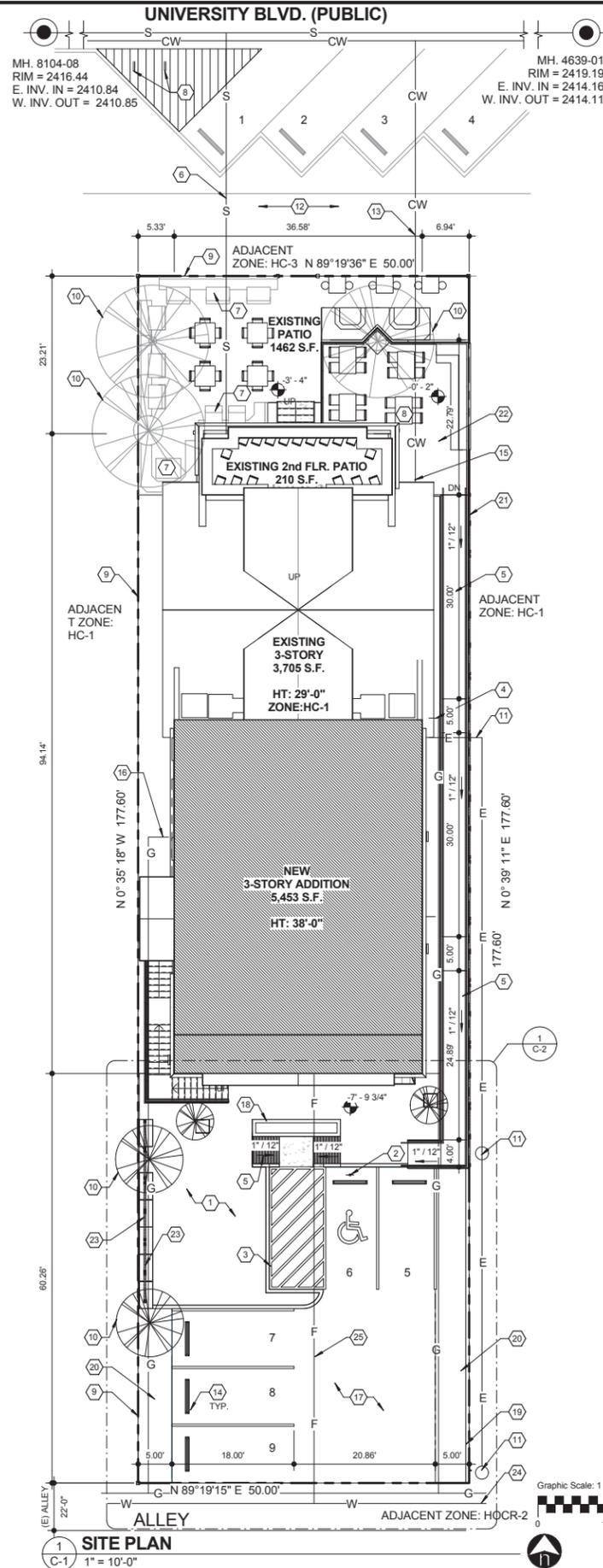
1. THE LOCATION PLAN IS FOR INFORMATION ONLY. TENANT SPACE IS EXISTING. NO ADDRESS, ZONING, OR USE CHANGES ARE PROPOSED.
2. THE TENANT PROVIDED THE ARCHITECT WITH A GENERAL LOCATION PLAN. NO SURVEY DATA WITH LEGAL DESCRIPTION WAS PROVIDED. THE ARCHITECT CANNOT GUARANTEE THE ABSOLUTE ACCURACY OF THE INFORMATION SHOWN.
3. NO INFORMATION WAS PROVIDED BY THE TENANT (OWNER), OR BUILDING OWNER (LANDLORD) ON THE OPERATION AND CONDITION OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS TO REMAIN AND BE USED BY THESE IMPROVEMENTS. IT IS NOT WITHIN THE SCOPE OF THIS ARCHITECT'S AGREEMENT WITH THE TENANT (OWNER) TO VERIFY THE OPERATION AND CONDITION OF THESE SYSTEMS. ALL SYSTEMS WILL REQUIRE RE-INSPECTION AS REQUIRED BY THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY THE CITY OF TUCSON.
4. EXISTING PARKING AND PEDESTRIAN ACCESSIBLE ROUTE STRIPING THE RESPONSIBILITY OF THE BUILDING OWNER. (LANDLORD) THIS CONTRACT IS WITH THE TENANT (OWNER).

SITE PLAN KEYNOTES:

1. NEW 6" CONCRETE WALKWAY, LIGHT BROOM FINISH. PER P.C./C.O.T. STANDARD DETAIL 200.
2. RELOCATED HANDICAP SIGN PER C.O.T. SEC. 20-222.
3. FLUSH EDGE, WHITE NO PARK STRIPING.
4. EXISTING GAS METER AND GAS LINE TO BE ABANDONED.
5. NEW CONCRETE RAMP PER DETAILS.
6. EXISTING 4" SEWER LINE TO 8" U.G. MAIN TO REMAIN. VERIFY LOCATION IN FIELD.
7. EXISTING BUILT-IN SEATING TO REMAIN, NO WORK.
8. EXISTING BICYCLE PARKING TO REMAIN.
9. EXISTING 3'-6" ORNAMENTAL WROUGHT IRON FENCE ON PROPERTY LINE TO REMAIN.
10. EXISTING TREE AND/OR LANDSCAPED AREA TO REMAIN.
11. EXISTING POWER POLE/ UTILITY POLE. OVERHEAD ELECTRICAL LINE TO BE RELOCATED PER ELECTRICAL DRAWINGS.
12. EXISTING SIDEWALK TO REMAIN.
13. EXISTING 2" WATER METER AND 2" MAIN COLD WATER LINE TO REMAIN.
14. NEW/ RELOCATED CONCRETE WHEEL STOP.
15. EXISTING BACKFLOW PREVENTER TO BE RELOCATED PER PLUMBING DRAWINGS.
16. EXISTING GAS METER AND GAS LINE TO BE UPGRADED.
17. NEW ASPHALT PAD.
18. NEW 8" CONCRETE SEAT WALL PLANTER, +2'-0" A.F.F.
19. NEW CONCRETE CURB.
20. LANDSCAPE BUFFER WITH D.G.
21. EXISTING 9'-0" STEEL FRAME AND WIRE MESH PANEL FENCE ON PROPERTY LINE TO REMAIN.
22. NEW CONCRETE DECK PER STRUCTURAL DRAWINGS.
23. NEW WIRE MESH AND STEEL FRAME GREEN WALL IN CONCRETE PLANTERS.
24. EXIST. PUBLIC 6" PVC WATER PER PN 272-1999
25. NEW FIRE LINE.

LEGEND

PROPERTY LINE	---
CENTER LINE	- - - -
EXIST. BUILDING	[Solid Grey Box]
BUILDING ADDITION	[Hatched Box]
EXIST. BUILDING ON ADJACENT LOTS	[Dotted Box]
ELECTRIC LINE	—E—
SEWER	—S—
STORM DRAIN	—SD—
WATER	—W—



5 LOCATION MAP
 C-1 1" = 1'-0"
 3" = 1 MILES

OWNER INFORMATION:
 SEA TAB LLC
 PO BOX 3685
 TUCSON AZ 85722-3865

ADDRESS:
 870 E. UNIVERSITY BL.

PARCEL NUMBER: 124-05-051A

LEGAL DESCRIPTION:
 BUELLS LOT 11 EXC N10.4' BLK 5

ZONE: HC-1 (TO REMAIN)

CODE TABULATIONS:

EXIST. PARKING CALCULATION:
 3,705 SQ. FT. / 100 = 37.05 (38) SPACES REQUIRED
 EXISTING PARKING PROVIDED: (10) SPACES
 NET SPACES : -28 SPACES. (see Variance, Case #C1-99-16)

NEW PARKING CALCULATION:
 8,718 SQ. FT. / 1000 SQ. FT. = (9) SPACES REQUIRED PER MAIN GATE DISTRICT OVERLAY, ORDINANCE #10015, C-5.a. MOTOR VEHICLE PARKING, SEC. iii OTHER NON-RESIDENTIAL.

PER MGD c-5-A.2: (4) ON STREET ON THE SAME SIDE PARKING SPACES ARE USED IN CALCULATION

PER MGD c-4-A.2 VEHICULAR MANEUVERING IN THE ALLEY IS PERMITTED

EXIST. BICYCLE PARKING REQUIRED:
 8,718 SQ. FT. / 5,000 SQ. FT. = 2 SPACE REQUIRED OR (2) SPACES MINIMUM. (2) SPACES REQUIRED PER MAIN GATE DISTRICT OVERLAY, ORDINANCE #10015, C-5.b. BICYCLE FACILITIES, SEC. ii NON-RESIDENTIAL.

BICYCLE SPACES PROVIDED : 2 PROVIDED.

DUMPSTER REQUIREMENTS:
 TRASH COMPACTOR TO BE USED ON ADJACENT PROPERTY PER JOINT-USE AGREEMENT.

BUILDING AREA CALCULATIONS

AREA OF PARCEL:	8,880 SQ. FT.
EXIST BASEMENT:	1,455 SQ. FT.
EXIST 1ST FLR.:	1,455 SQ. FT.
EXIST 2ND FLR.:	795 SQ. FT.
EXISTING ENCLOSED TOTAL:	4,145 SQ. FT.

EXIST BASEMENT DEMO:	220 SQ. FT.
EXIST 1ST FLOOR DEMO:	220 SQ. FT.
EXISTING DEMO TOTAL:	440 SQ. FT.

NEW BASEMENT:	1,879 SQ. FT.
NEW 1ST FLR.:	1,879 SQ. FT.
NEW 2ND FLR.:	1,695 SQ. FT.
NEW CONSTRUCTION TOTAL:	5,453 SQ. FT.

NEW ENCLOSED TOTAL: 8,718 SQ. FT.

8,718 / 4,145 = 210% AREA INCREASE

870 E. UNIVERSITY
 TUCSON, ARIZONA 85719

CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR _____ Date _____

Zoning _____ Date _____

Engineering _____ Date _____

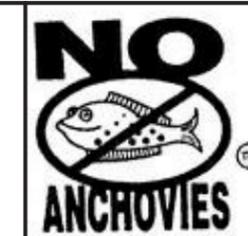
H/C Site _____ Date _____

Fire _____ Date _____

Landscap _____ Date _____

PLME _____ Date _____

Revision # _____ per letter in SIRE

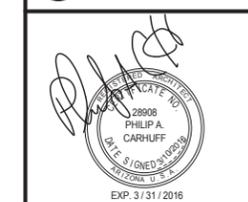


INDEX TO DRAWINGS

C-1	SITE PLAN & NOTES
C-2	SITE DETAILS

DRAWING SYMBOLS

(1) A-2	DETAIL SYMBOL
[Symbol]	NEW OR EXISTING DOOR
[Symbol]	WATER MAIN
[Symbol]	GAS MAIN
[Symbol]	ELECTRIC
[Symbol]	WASTE LINE
[Symbol]	NORTH ARROW



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ADDITION FOR:

NO ANCHOVIES PIZZA CO.

870 E. UNIVERSITY
 TUCSON, ARIZONA 85719

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. P11 - 870

DATE MARCH 2, 2016

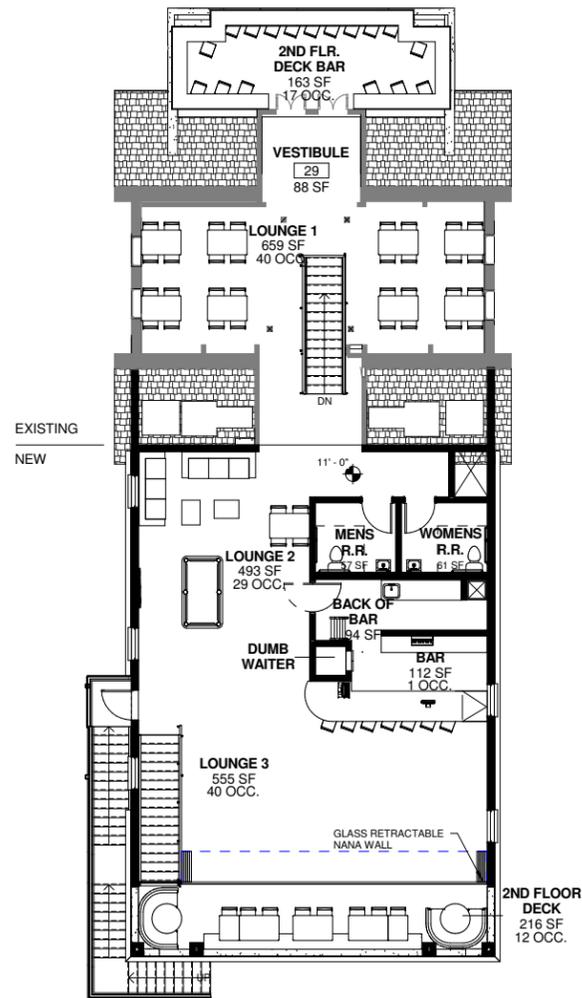
SCALE As indicated DRAWN BY PD

DRAWING TITLE SITE PLAN & NOTES

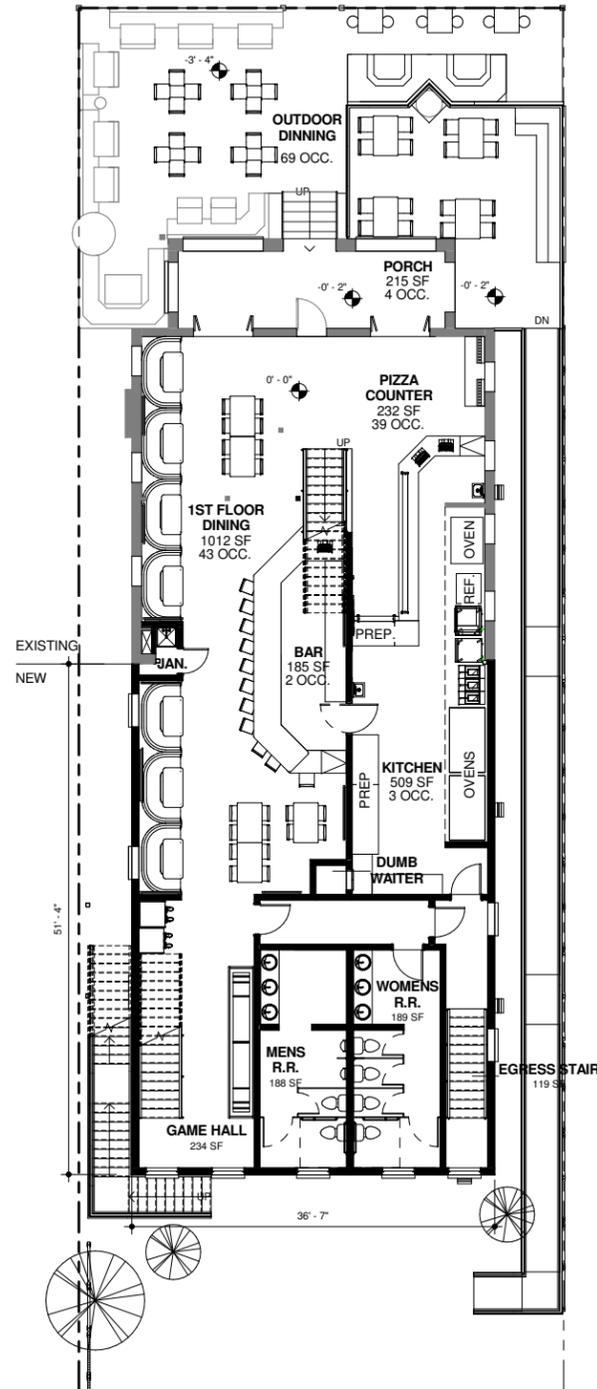
DRAWING NUMBER C-1



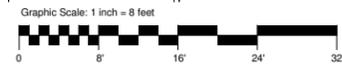
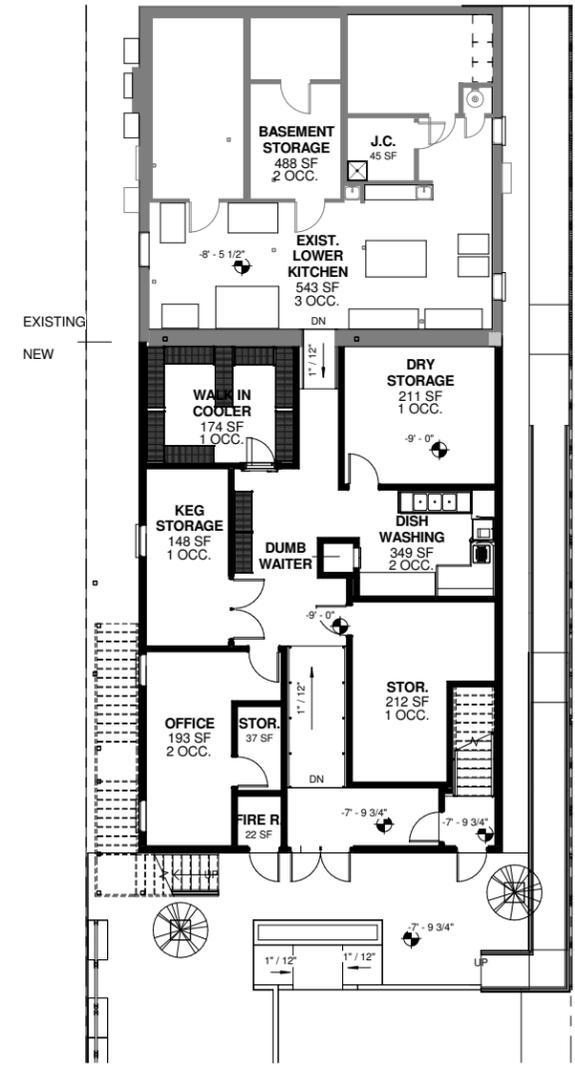
4 MEZZANINE FLOOR PLAN
A3.0 1/8" = 1'-0"



3 PROPOSED 2ND FLOOR
A3.0 1/8" = 1'-0"



2 PROPOSED 1ST FLOOR
A3.0 1/8" = 1'-0"



1 PROPOSED BASEMENT
A3.0 1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

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ADDITION FOR:
NO ANCHOVIES PIZZA CO.
870 E. UNIVERSITY
TUCSON, ARIZONA 85719

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. P11 - 870

DATE MARCH 22, 2016

SCALE 1/8" = 1'-0" DRAWN BY PD

DRAWING TITLE FLOOR PLANS

DRAWING NUMBER A3.0



Proposed North Elevation



Proposed South Elevation

New | Existing



Proposed East Elevation

Proposed Elevations

Pg. 10 No Anchovies 870 E. University

Graphic Scale: 1 inch = 16 feet



Existing | New



Proposed West Elevation

Proposed Materials



Standing Seam Copper Roof



Copper Wall Panel



Stucco



Acid Washed Slump Block





Rendering Looking North



Rendering From Tyndall Ave / Alley Looking West