

## **Scope of Work and Compliance with the HPZ Design Guidelines 430 W. 17<sup>th</sup> St.**

**Scope of work:** Build a new 1075sf one story single family residence, 2 bedrooms, 2 baths with 200sf walled court yard and 1 off street parking space.

**General:** The style of the proposed residence is Sonoran territorial. The buildings parapet walls and courtyard walls will be stuccoed with brick coping. The porch framing will be wood with a corrugated metal roof.

**Note:** All of the features described below will be consistent and compatible with those found in the Development Zone and the greater Barrio Historico historic neighborhood. There are parapets on **704 S. Osborne Ave** and on non-contributing properties within the Development Zone which went through a HPZ review and were approved.

**Building Height:** The **parapet height** of the proposed residence will be **16'- 6" AFG**. The exterior wall height at the **patio wall will be 8' – 0" AFG**. The **porch roof height 11'-0"** at **beam is 8'-6" AFG**. The proposed porch is compatible to the height on the porch found on at **Development Zone 460 W. 17<sup>th</sup> St., 704 S. Osborne Ave**

**Setbacks:** The proposed setbacks are **North = 9ft South = 1ft, East = 1ft, and West = 3ft**. These setbacks are consistent and compatible with the setbacks of at **Development Zone 460 W. 17<sup>th</sup> St. Setbacks are North = 17.75ft, South = 0ft, East = 10ft and West = 3.5ft**

**Site Utilization:** The **lot coverage** for the proposed residence will be **37.5%**. The lot contains the 20ft wide vehicle and utility easement / PAAL. A property with similar lot coverage is. **Development Zone 460 W. 17<sup>th</sup> St., 704 S. Osborne Ave.** and compatible **with non-contributing properties 457, 463, W. 17<sup>th</sup> St. and 618 S Main Ave**

**Building Form:** The proposed residence size is **1,075 sf**. The scale of the building form is consistent with the size of the lot. The massing is broken up with varying building and wall heights and the porch. . The proposed residence's size, scale and mass are consistent and compatible with **Development Zone 704 S. Osborne Ave.** and compatible **with non-contributing properties 457, 463, W. 17<sup>th</sup> St. and 618 S Main Ave**

**Rhythm:** The proposed residences rhythm is created by windows and door openings and wall mass between with varying heights and proportions that are consistent with contributing buildings within the **Development Zone. 704 S. Osborne Ave.** and compatible **with non-contributing properties 457, 463, W. 17<sup>th</sup> St. and 618 S Main Ave**

**Color:** See attached **Color Schedule** showing the color of the main house painted stucco and the trim color for the wood windows and doors, exposed wood post and beams will be. Natural colored brick will be used on the parapet and patio wall.

**Landscaping:** *Plantings* will be consistent with Tucson's Sonoran Desert drought tolerant vegetation.

**Ornamental landscape features:** The proposed residence will have shuttered openings on the patio wall. The shutters will be wood. Sidewalks will be concrete or natural stone. The enclosed courtyards will be landscaped but not visible from the street. The property will have a wrought iron fence on its south property line and a corrugated steel fence on its west and north property lines, similar to adjacent property to the west. **Development Zone. 460 W 17<sup>th</sup>, 704 S. Osborne Ave.**

**Enclosures:** The proposed residence will have 8ft Courtyard walls with a hawk and trowel hard stucco finish. Openings in the patio wall will be shuttered. There will be a 4ft wrought iron fence on the south property line and a 6ft rusted corrugated fence on the west and north property line. Corrugated Steel Fence 6 ft. Tube 2" x 2" tube steel fence posts and railing with corrugated panel's fastened to frame. **Development Zone. 460 W 17<sup>th</sup> St., 704 S. Osborne Ave**

**Utilities:** The property has code compliant utilities gas water electricity and waste. The underground electrical and gas meters will be attached to the residence at the north end of the building in the parking area and not visible from the street. Mechanical equipment will be on the roof and not visible from the street. **Development Zone. 460 W 17<sup>th</sup> St., 704 S. Osborne Ave**

**Motor Vehicle and parking areas:** The off street parking area will be at the rear of the property on the north side. The space will be accessed from an existing PAAL on the east side. The vehicle will be screened from a street view by the building. **Development Zone. 460 W 17<sup>th</sup> St. 704 S. Osborne Ave**

**Proportion:** The proportions of the building are driven by the window and door sizes the wall area around the openings. Varying wall heights breaks up the buildings massing to keep the proportions in line with scale of the building and more compatible with the other buildings within the development zone. **Development Zone. 460 W 17<sup>th</sup> St., 704 S. Osborne Ave** and compatible **with non-contributing properties 457, 463, W. 17<sup>th</sup> St. and 618 S Main Ave**

**Roof Type:** The proposed residence will have a parapet wall with a brick coping. The main roof of the house would not be visible from the street level. The porch will have a corrugated metal roof with a "galvalume" finish. Similar roofs. **Development Zone. 460 W 17<sup>th</sup> St., 704 S. Osborne Ave** and compatible **with non-contributing properties 457, 463, W. 17<sup>th</sup> St. and 618 S Main Ave**

**Surface Textures:** Hawk and trowel hard stucco finish for the residence and patio walls. The exposed wood details will be flat smooth finish painted.

**Projections:** The awning over the patio doors in the courtyard will be 2 ft. deep. The 6" round metal scuppers will project 6 to 10" from the wall. The brick coping will project 2 to 4 inches from the wall.

**Recessions:** The windows and doors will be recessed 2 to 3 inches from the exterior wall. The courtyard wall openings with shutters and gates will be recessed 4 to 6 inches.

**Details:** See attached photos of existing details similar to what will be used in the project

**Windows:** Double hung wood, 2.5'x 5' and square awning wood windows 2' x 2' all windows with 1 x 6 wood casing exterior. Head height at 8'. **Development Zone. 460 W 17<sup>th</sup> St. 704 S. Osborne Ave**

**Doors:** Wood door 3' x 6.75' with 3' x 1.5' transom window above. Steel gate on the east and west elevations leading to leading to the court yard rusted finish. **Development Zone. 460 W 17<sup>th</sup> St. 704 S. Osborne Ave**

**Scuppers:** 6" round Galvanized Scuppers with oxidized finish. **Development Zone 704 S. Osborne Ave**

**Brick Coping:** Standard red book coping laid in a running bond or header pattern. Compatible with **704 S. Osborne Ave and non-contributing properties 457, 463, W. 17<sup>th</sup> St. and 618 S Main Ave**

**Porch Framing:** The porch will have a hip roof with a 4:12 slope. 4x4 wood posts 4x 8 wood beams. It will have a 2ft overhang with exposed 2x 4 rafters and a bead board ceiling.