



Courtyard View
September 2020 HPZ Proposal



Courtyard View – Day
Current HPZ Proposal



Courtyard View – Night
Current HPZ Proposal



Street View
Current HPZ Proposal

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PRELIMINARY DESIGN
-FOR HPZ & ZONING REVIEW ONLY-

Project Name:
Cieszkowski/Nighswonger
Residence

Address:
633 South Meyer Avenue
Tucson, Arizona 85701

Sheet Name:
**Cover Sheet and
Sheet Index**

Scale: NTS
Date: 30 SEPTEMBER 2020
Issue: HPZ REVISION #1

Contributing Properties as Identified within UDC Article 9:

- Block 246 614 South Meyer Avenue
- Block 247 677-685 South Meyer Avenue
601-611 South Meyer Avenue
641 South Meyer Avenue
669 South Meyer Avenue
633 South Meyer Avenue



PRELIMINARY DESIGN
-FOR HPZ & ZONING REVIEW ONLY-

Project Name:
Cieszkowski/Nighswonger
Residence

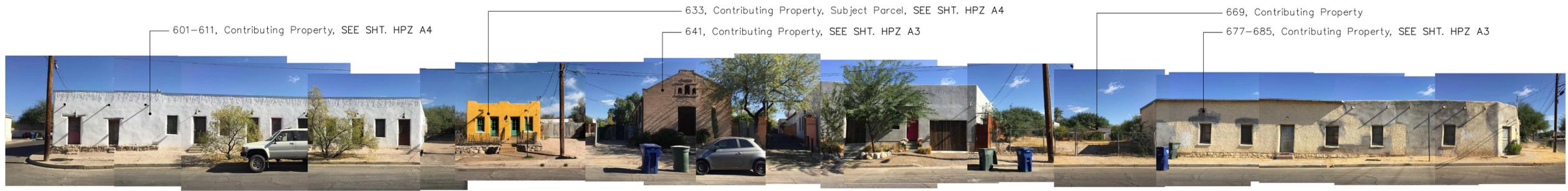
Address:
633 South Meyer Avenue
Tucson, Arizona 85701

Sheet Name:
**Development
Zone**

Scale: NTS
Date: 30 SEPTEMBER 2020
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🕒 Aerial View of Development Zone

HPZ A1



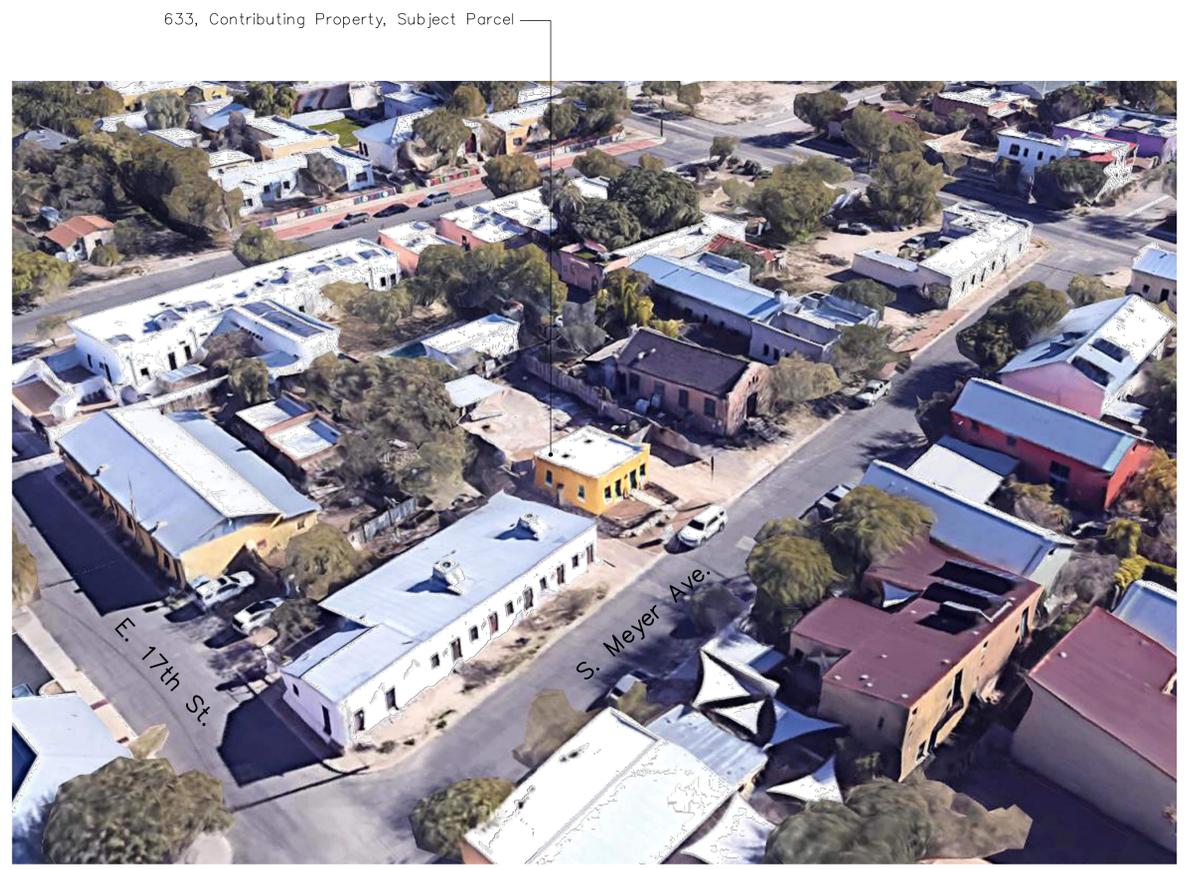
S. Meyer Ave. Elevation – Looking East



S. Meyer Ave. Elevation – Looking West



Bird's Eye from SW



Bird's Eye from NW

STUDIO
PĒLA
309 East Kelm Drive Phoenix, Arizona 85012
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PRELIMINARY DESIGN
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Project Name:
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Address:
633 South Meyer Avenue
Tucson, Arizona 85701

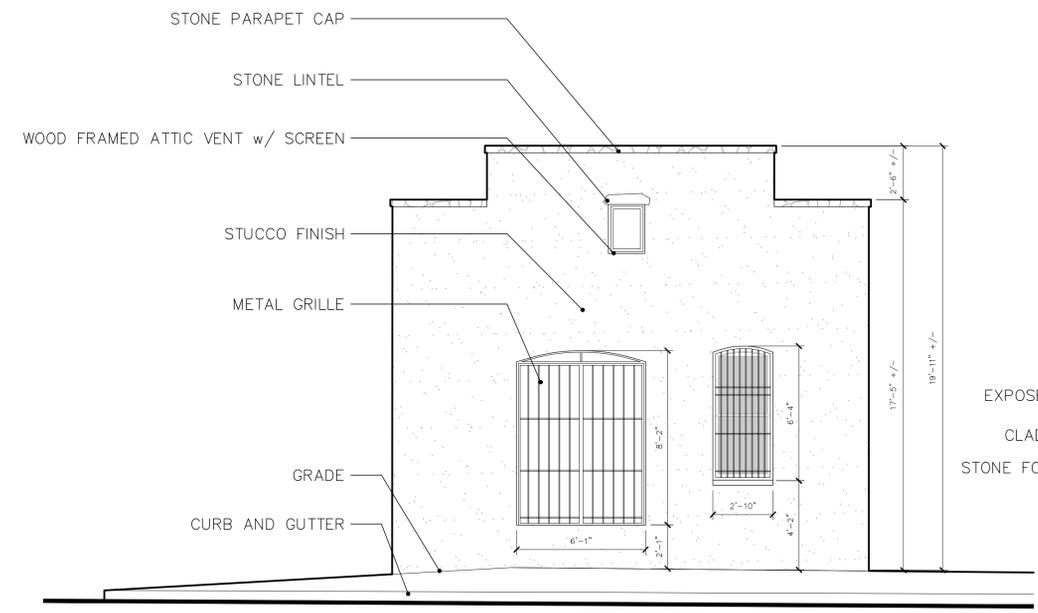
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**Contributing
Properties**

Scale: NTS
Date: 30 SEPTEMBER 2020
Issue: HPZ REVISION #1

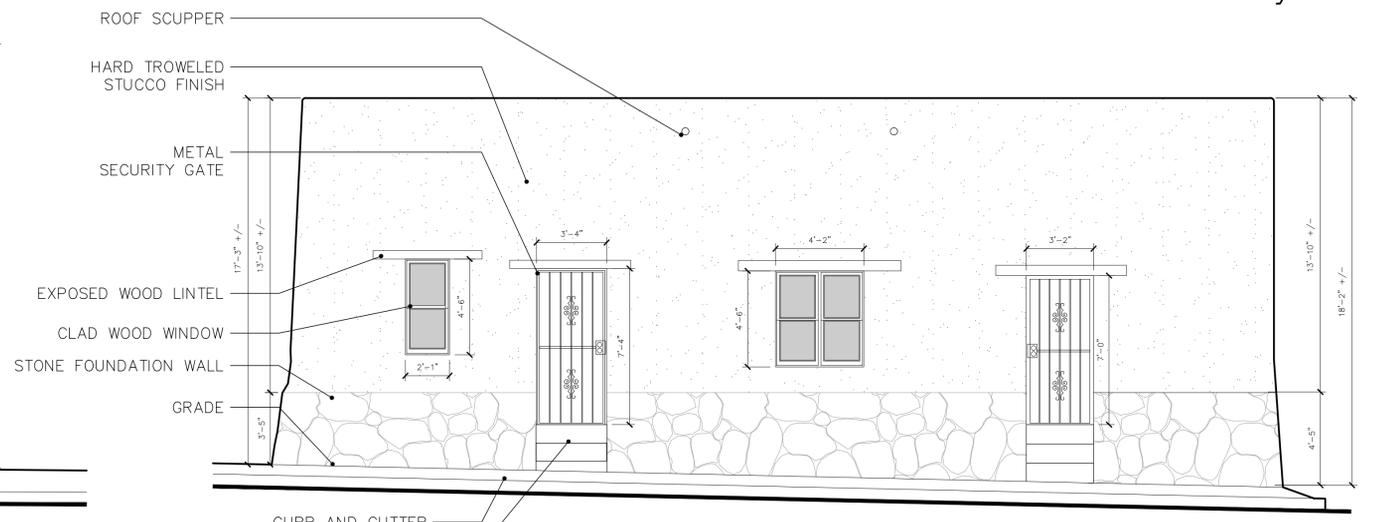
HPZ A2



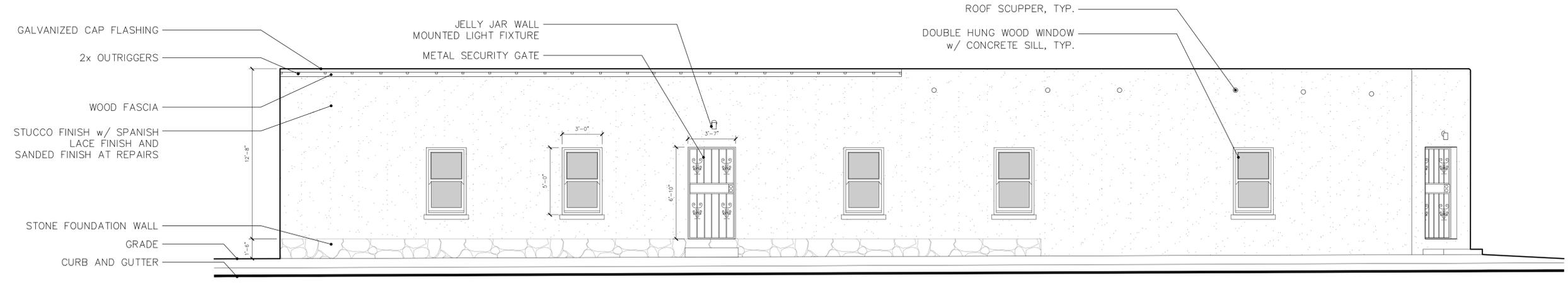
Front Elevation – 641 S. Meyer Ave.



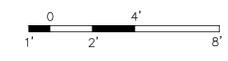
Front Elevation – 758 S. Meyer Ave.



Front Elevation – 614 S. Meyer Ave.



Front Elevation – 677-685 S. Meyer Ave.



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Project Name:
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Address:
633 South Meyer Avenue
Tucson, Arizona 85701

Sheet Name:
Contributing
Properties Survey

Scale: 1/4"=1'-0"
Date: 30 SEPTEMBER 2020
Issue: HPZ REVISION #1

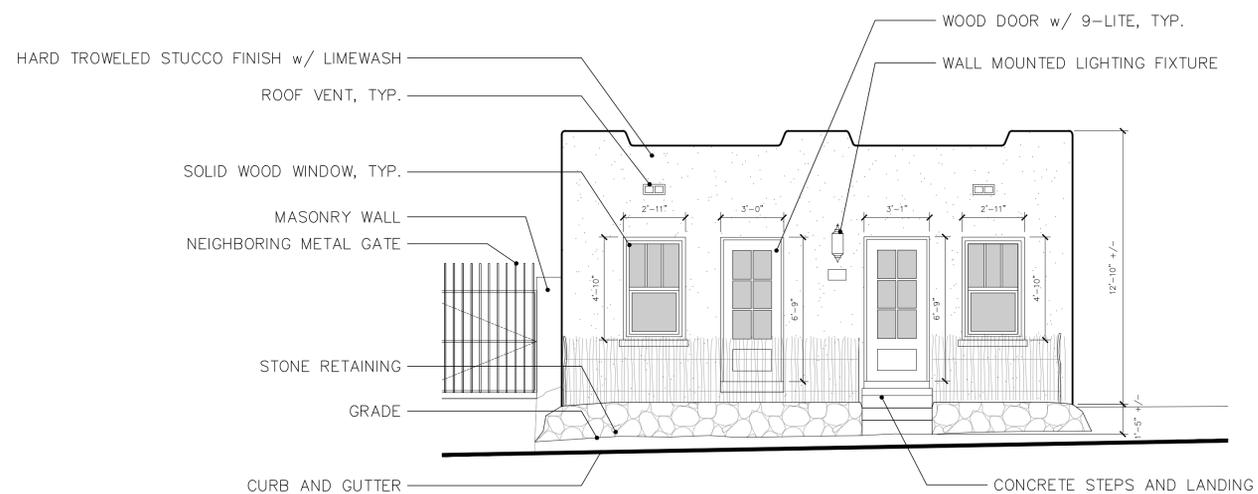
HPZ A3



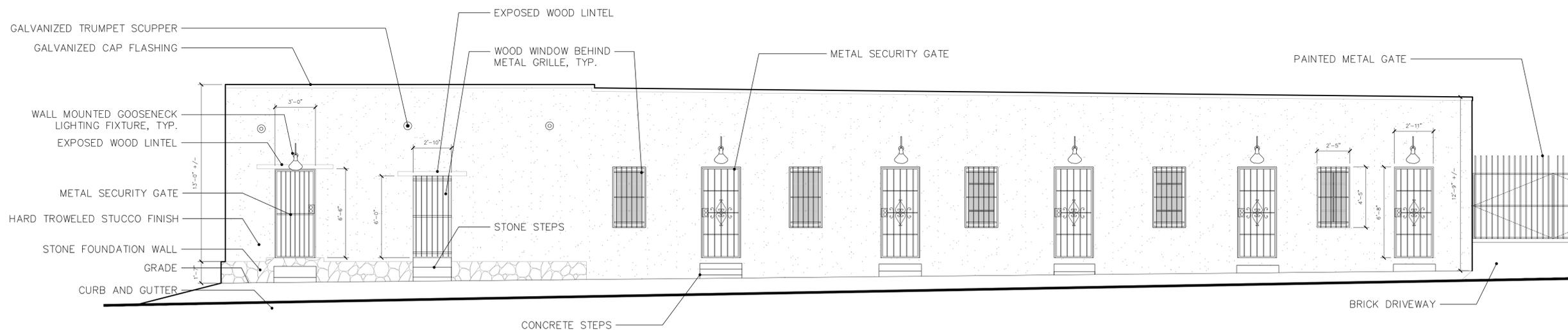
Subject Parcel Supplemental Photos



Subject Parcel Elevations



Front Elevation – 633 S. Meyer Ave.
(Subject Parcel)



Front Elevation – 601-611 S. Meyer Ave.



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Tucson, Arizona 85701

Sheet Name:
Contributing
Properties Survey

Scale: 1/4"=1'-0"
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HPZ A4



HARD TROWELED STUCCO



PARAPET CAPS



METAL PRIVACY SCREENS



WOOD DOORS AND WINDOWS



EARTHEN WALLS



EARTHEN WALLS



EXPOSED FOUNDATIONS



309 East Kelm Drive Phoenix, Arizona 85012
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Sheet Name:

Material Palette

Scale:
Date: 30 SEPTEMBER 2020
Issue: HPZ REVISION #1

HPZ A5

Project Description:

The addition of a 2-bedroom, 2-bathroom, single-story, single-family residence within a HC-3 zoned site located within the Barrio Libre Historic District containing a "contributing" historical structure built in 1941-42. The existing structure is to be used as sleeping quarters as part of the new addition.

NOTE:
Surveyed data shown on the site plan was provided by the Owner's land survey consultant, Precision Land Surveying, Inc. The Architect in no way shall be held responsible for inaccuracies in reference to the land survey.

Area Calculations:

Site Area: .1003 Acres (4,369sf)
 Allowable Lot Coverage: 4,369sf x 80% = 3,495sf
 Building Area:
 (E) Adobe Dwelling: = 631sf
 (N) Residential Structure: = 1,775sf
 Total Building Area: = 2,406sf
 Lot Coverage: 2,406 / 4,369 = 55%

Parking Calculations:

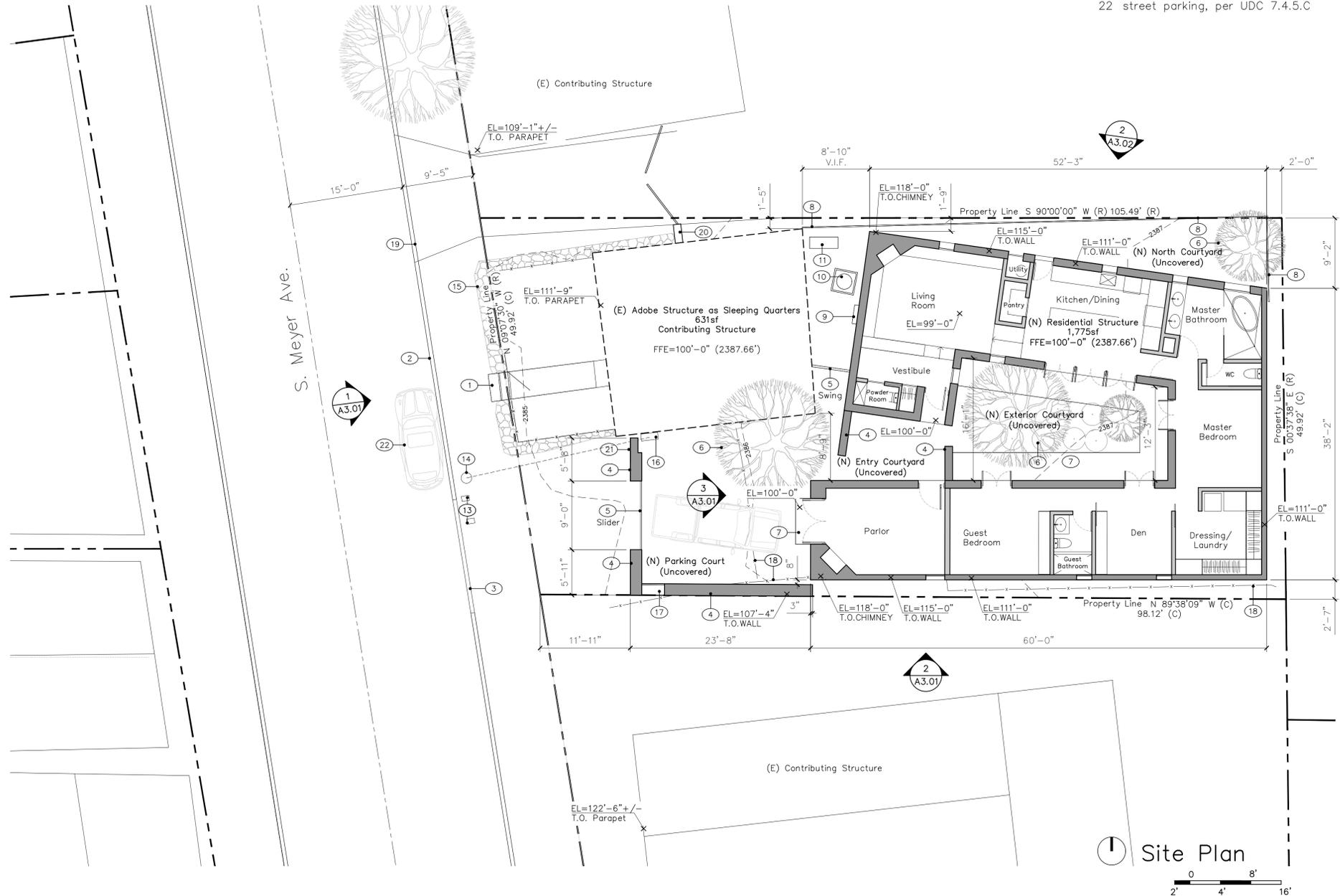
Required Parking: 2 spaces per dwelling unit + .25 for visitor parking
 Provided Parking: 2 spaces (1 on-site; 1 street) per UDC 7.4.3.G and 7.4.5.C

Parcel Information:

Parcel: 117-14-4050
 Address: 633 South Meyer Avenue
 Tucson, Arizona 85701
 Zoning: HC-3
 Perimeter Yard: Based on HPZ approval
 Original Structure Year Built: 1941-42
 Classification: Contributing Property in Barrio Libre Historic District
 Site Area: .1003 Acres (4,369sf)
 Legal Description: TUCSON PTN S49.91' N148.05' W105' BLK 247
 Owner: Kevin Cieszkowski
 522 West Vermont Avenue
 Phoenix, Arizona 85013

Site Keynotes

- 1 (E) tile steps and concrete pathway
- 2 (E) curb
- 3 (N) curbcut and gravel drive
- 4 (N) exposed rammed earth block wall
- 5 (N) operable metal gate
- 6 (N) palo verde tree, mesquite tree or other landscaping
- 7 (N) exposed aggregate concrete landing or pathway
- 8 (E) corrugated metal fencing
- 9 (N) electrical panel
- 10 (N) outdoor mechanical unit
- 11 (E) outdoor mechanical unit
- 12 -not used-
- 13 (E) water meter
- 14 (E) utility pole and overhead utility
- 15 (E) rip rap retaining and ocotillo fence
- 16 (E) electrical meter, maintain required clearances per applicable codes and standards.
- 17 (N) fenestration w/custom metal grating
- 18 (E) fencing -- **DEMOLISH**
- 19 (E) brick driveway
- 20 (E) masonry wall
- 21 (E) capped gas riser, relocate as necessary
- 22 street parking, per UDC 7.4.5.C



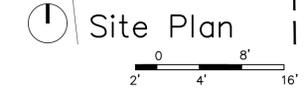
309 East Kelm Drive Phoenix, Arizona 85012
 studio@studiopela.com 602.759.769 602.459.428

PRELIMINARY DESIGN
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Project Name:
Cieszkowski/Nighswonger
Residence
 Address:
633 South Meyer Avenue
Tucson, Arizona 85701

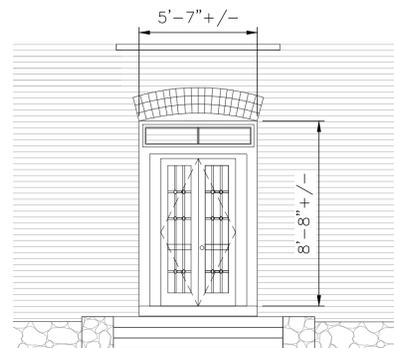
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Site Plan

Scale: 1/8"=1'-0"
 Date: 30 SEPTEMBER 2020
 Issue: HPZ REVISION #1

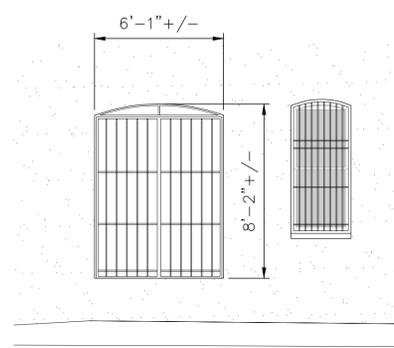


A1.01

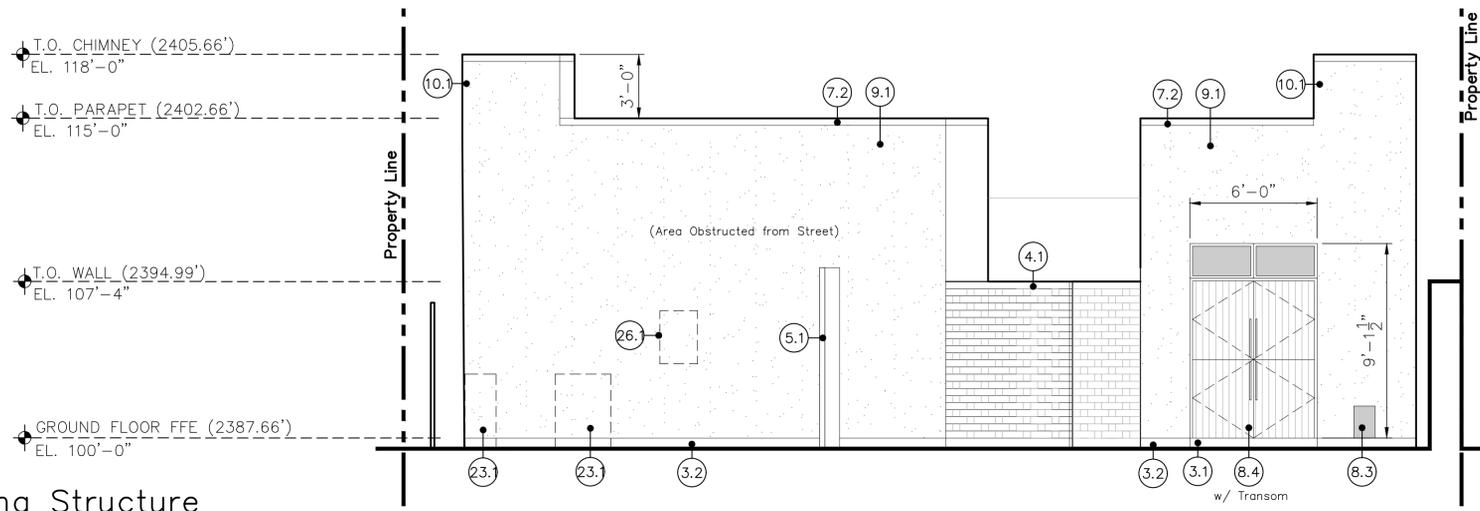
- Keynotes** ○
- 3.1 Concrete Steps or Landing
 - 3.2 CIP Concrete Stem Wall
 - 4.1 Rammed Earth Block Wall
 - 5.1 Metal Gate
 - 7.1 Metal Roofing
 - 7.2 Stone, Tile or Masonry Coping Cap
 - 8.1 Existing Wood Window or Door Unit
 - 8.2 Custom Metal Grating
 - 8.3 Cast Glass
 - 8.4 Solid Wood Window or Door Unit
 - 9.1 Plastered Masonry Wall
 - 9.3 Vert. Wood Shiplap Siding
 - 10.1 Chimney, Plastered or Exposed Masonry
 - 23.1 Mechanical Equipment, see Mech. Dwgs.
 - 26.1 Electrical Equipment, see Elec. Dwgs.



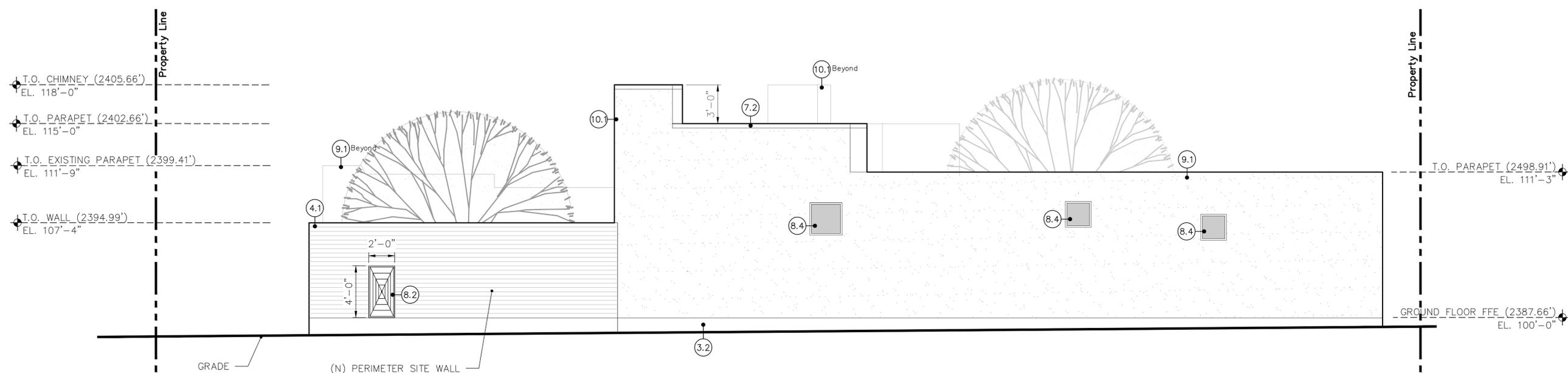
641, Contributing Structure
Door Elevation



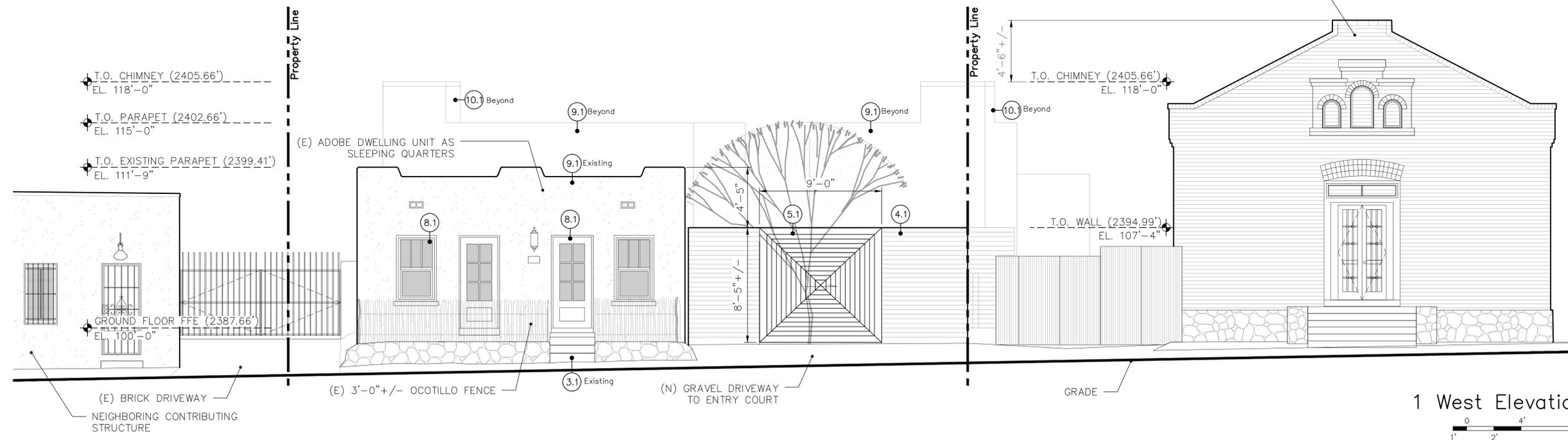
784, Contributing Structure
Door Elevation



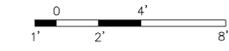
3 West Elevation



2 South Elevation



1 West Elevation



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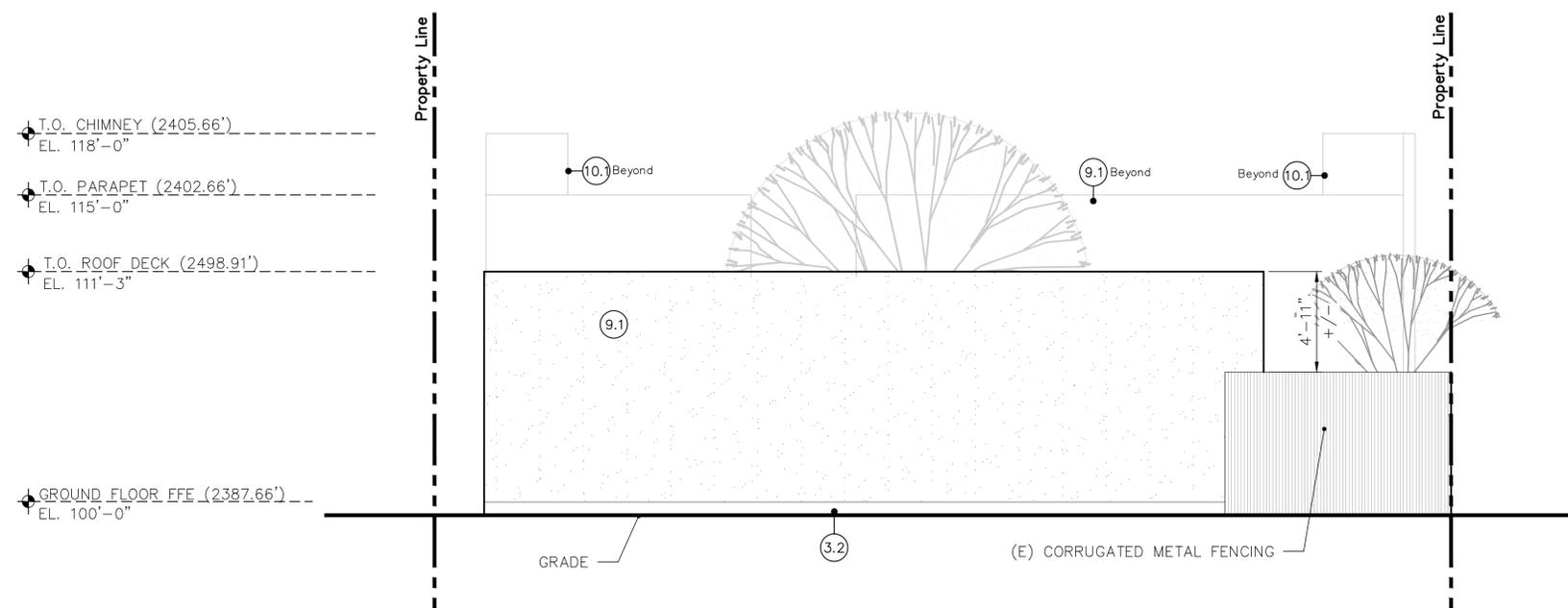
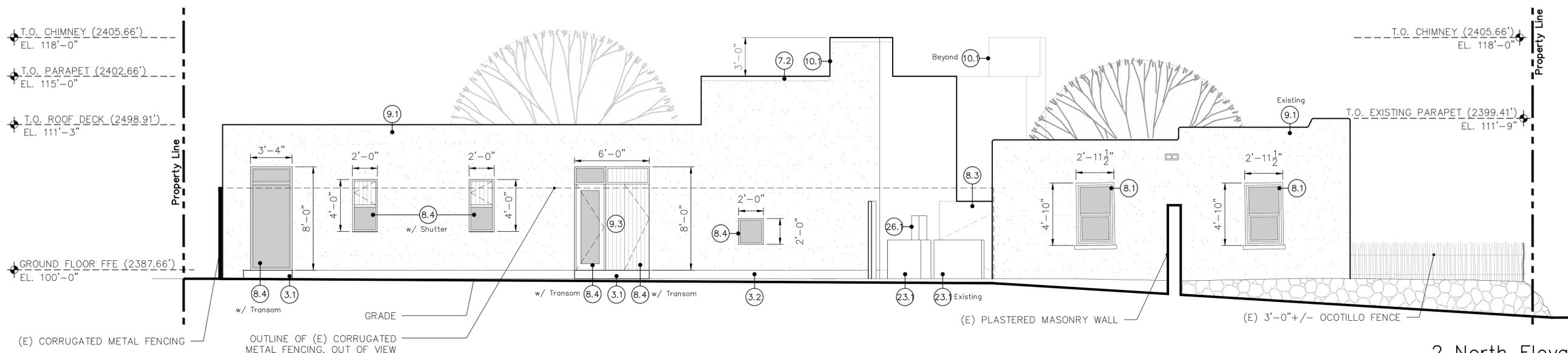
Sheet Name:
Building Elevations

Scale: 1/4"=1'-0"
Date: 30 SEPTEMBER 2020
Issue: HPZ REVISION #1

A3.01

Keynotes ○

- 3.1 Concrete Steps or Landing
- 3.2 CIP Concrete Stem Wall
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Sheet Name:

Building Elevations

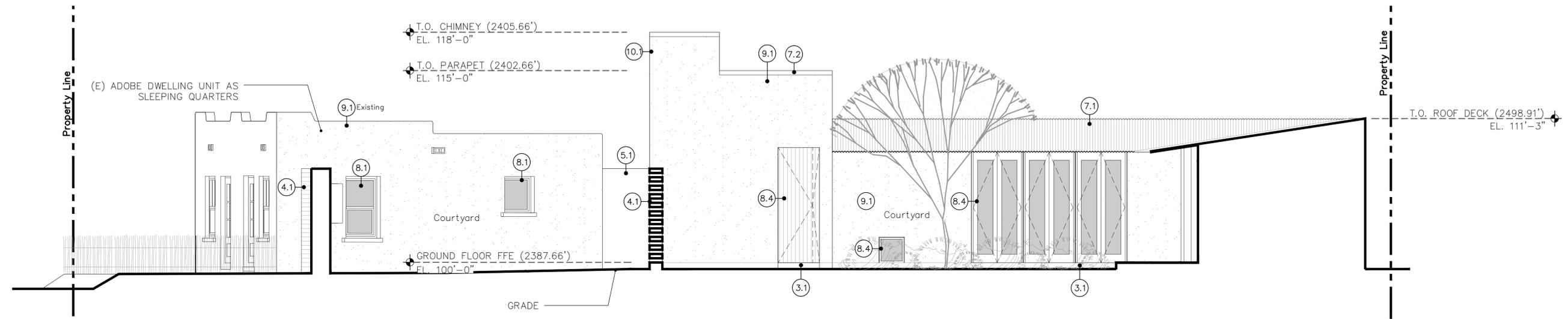
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Date: 30 SEPTEMBER 2020
Issue: HPZ REVISION #1



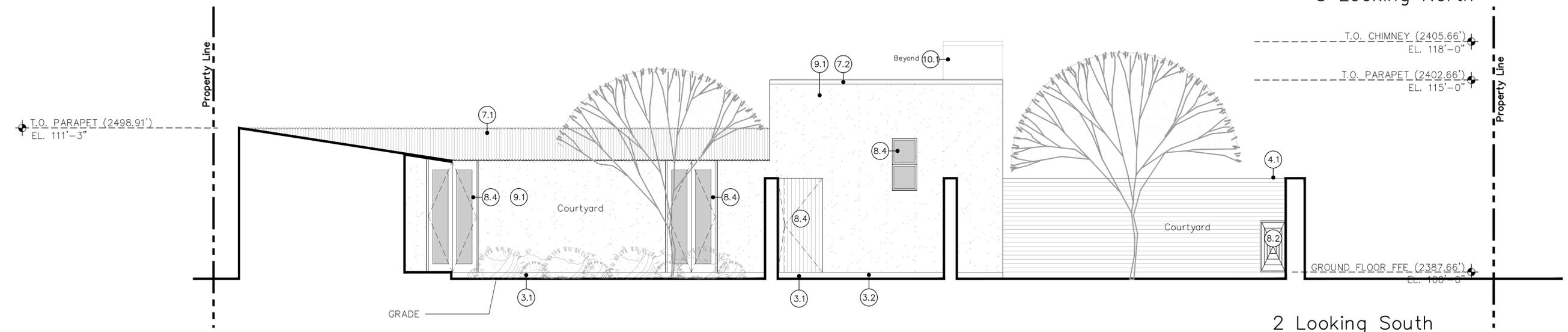
A3.02

Keynotes ○

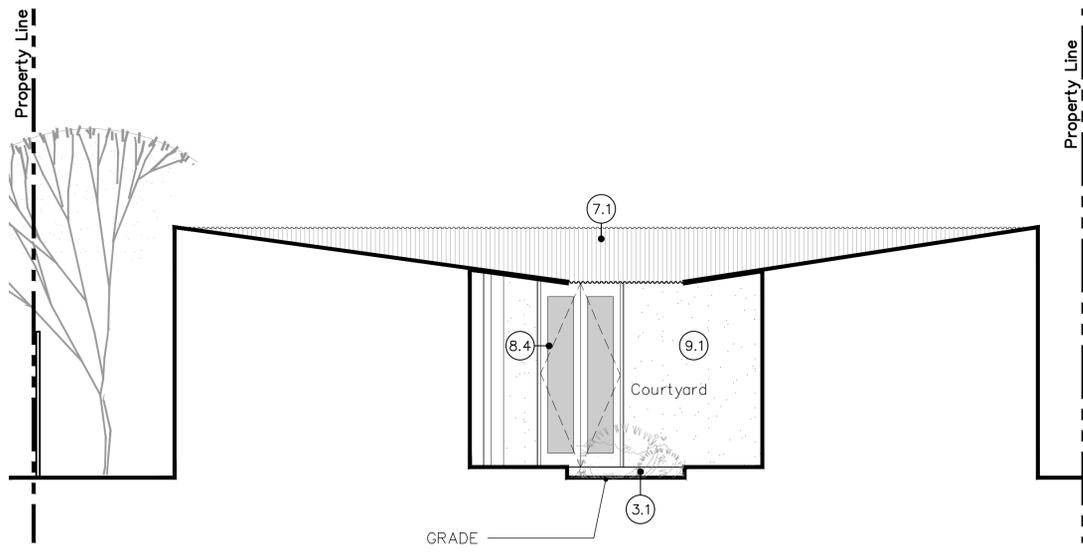
- 3.1 Concrete Steps or Landing
- 3.2 CIP Concrete Stem Wall
- 4.1 Rammed Earth Block Wall
- 5.1 Metal Gate
- 7.1 Metal Roofing
- 7.2 Stone, Tile or Masonry Coping Cap
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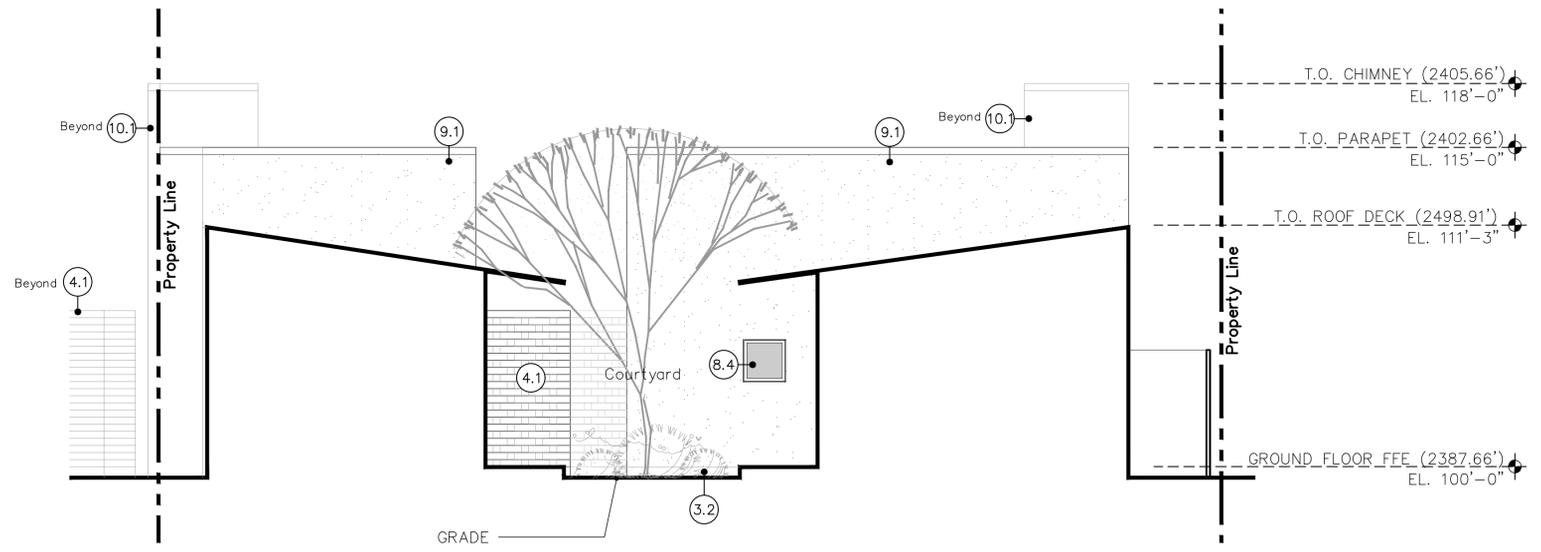
3 Looking North



2 Looking South



4 Looking East



1 Looking West



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Address:
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Sheet Name:
**Building Elevations
@ Courtyard**
Scale: 1/4"=1'-0"
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