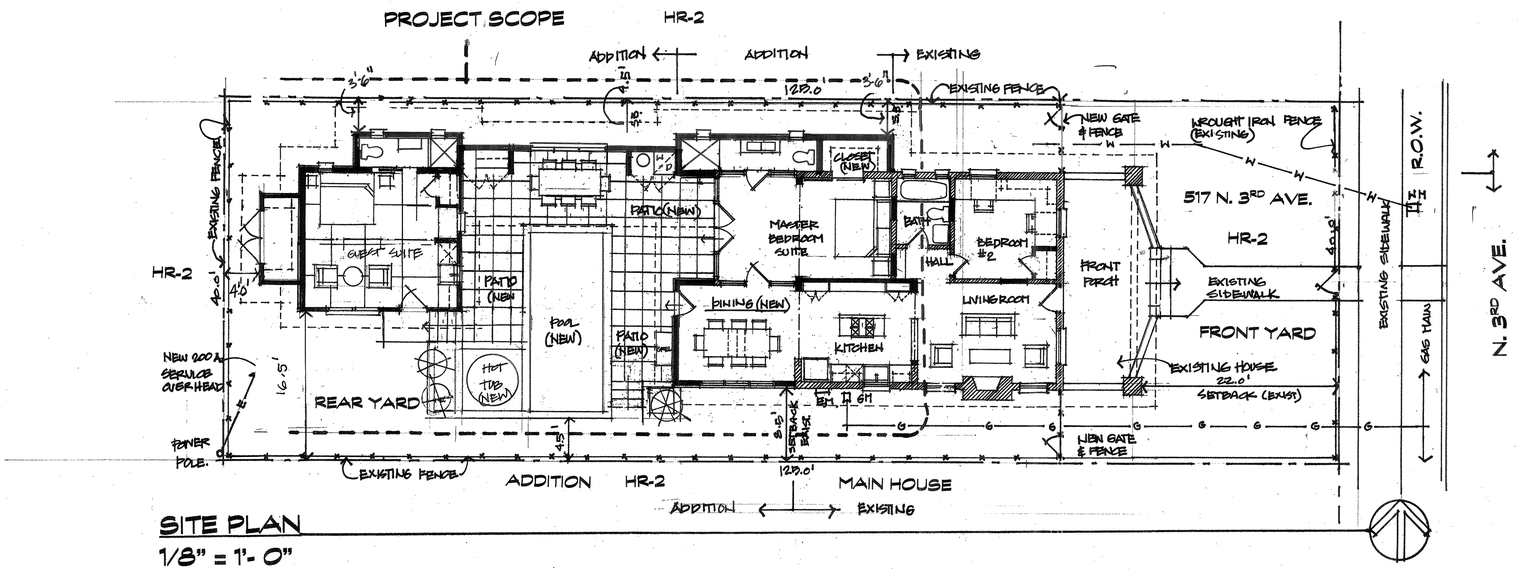
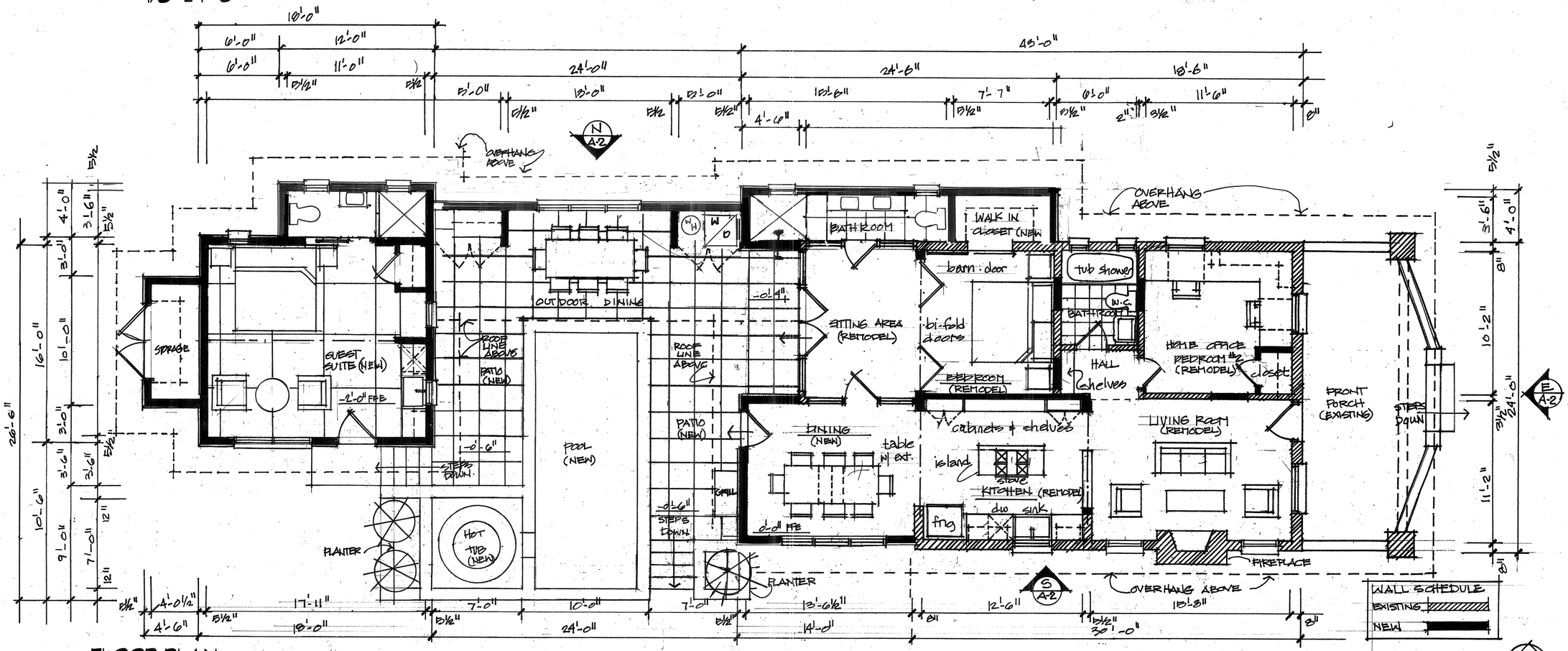


SITE PLAN

1/8" = 1'- 0"



FLOOR PLAN

1/4" = 1'- 0"

PROJECT INFORMATION:

ADDRESS: 517 N. 3RD AVENUE

OWNERSHIP: DANIEL AND ALLYSA KIRK

LEGAL: TUCSON N26' E124.8' LOT 8 S14' E124.8' LOT 5 BLK 62

ZONING: HR-2, WEST UNIVERSITY HISTORIC NEIGHBORHOOD

LOT SIZE = 5,000 SF

EXISTING HOUSE FOOTPRINT = 816 SF

EXISITNG PORCH = 190 SF

ADDITIONS: 1,000 SF

BATHROOM / CLOSET = 280 SF

GUEST SUITE = 387 SF

DINING ROOM = 165 SF

COVERED PATIO = 192 SF

TOTAL = 2,010 SF

LOT COVERAGE 2,010 SF / 5,000 SF COVERAGE = 40%

SETBACKS: FOR PROPOSED ADDITIONS.
CALCULATED BY WALL HEIGHT X .67

SETBACK	REQUIRED	PROVIDED :
NORTH SIDE	6'- 6"	3'- 6" NEW - WALL HEIGHT 9'-9"
SOUTH SIDE	7' - 10"	8'- 6" EXISTNG - WALL HEIGHT 8'-9"
EAST FRONT	8' - 0"	22' -0" EXISTING - WALL HEIGHT 8'-9"
WEST REAR	6 ' -11"	4'- 0"NEW - WALL HEIGHT 10"- 3"

SET BACKS DETERMINED BY HPZ DEVELOPMENT ZONE PRECEDENTS

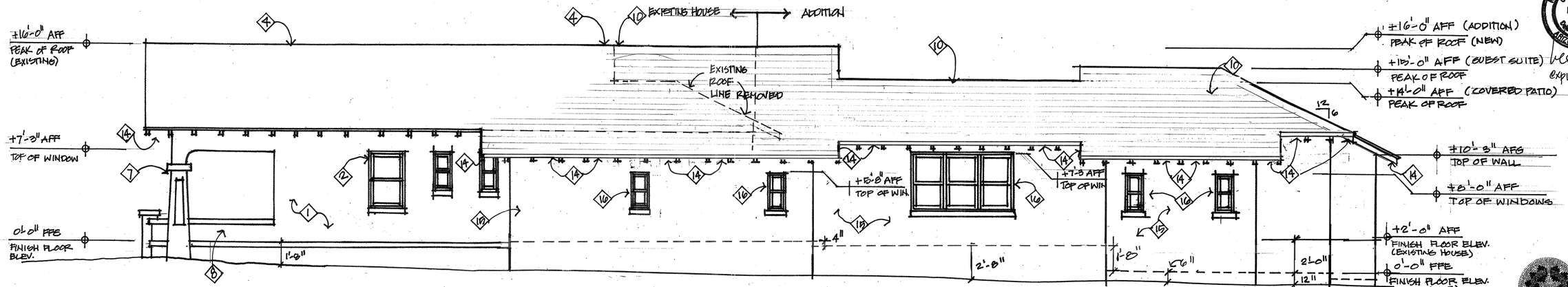
SCOPE OF PROJECT: REMODEL AND NEW ADDITIONS:
DINING ROOM
MASTER BATHROOM/ CLOSET,
COVERED PATIO
PATIO
GUEST SUITE WITH LIVING AREA, BATHROOM

REGISTERED ARCHITECT
CERTIFICATE NO. 26998
LEO R. KATZ
Date Signed 3.14.2022
ARIZONA U.S.A.
Leo R Katz
Expires 3.31.23

LEO R. KATZ
ARCHITECT
520-248-1564

KIRK REMODEL / ADDITION
517 N. 3RD AVENUE
TUCSON, AZ. 85705

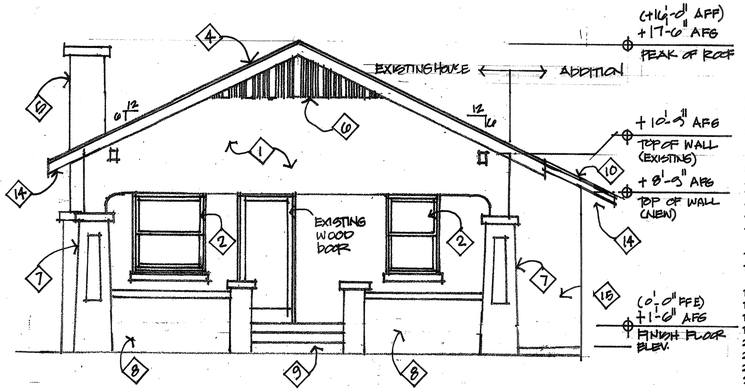
A-1



NORTH ELEVATION
1/4" = 1'- 0"

LICENSED ARCHITECT
CERTIFICATE NO.
28996
LEO R. KATZ
Date Signed 3-14
ARIZONA U.S.A.
Leo R. Katz
expires 3-31-23

LEO R. KATZ
ARCHITECT
520-248-1564

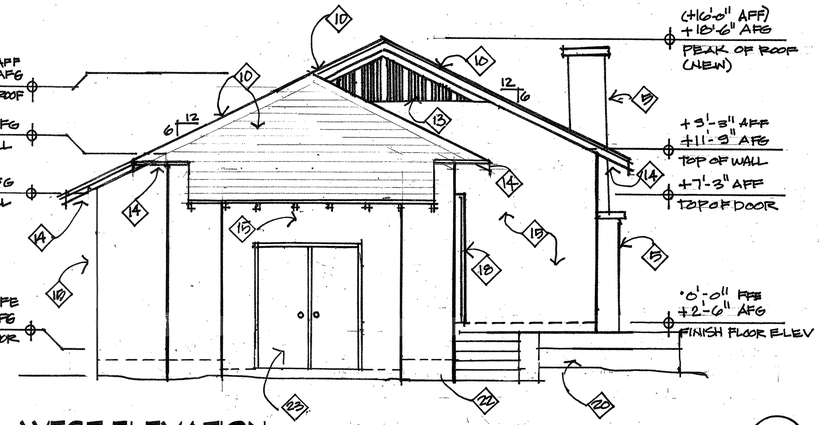


EAST ELEVATION / 3rd Ave.
1/4" = 1'- 0"

E

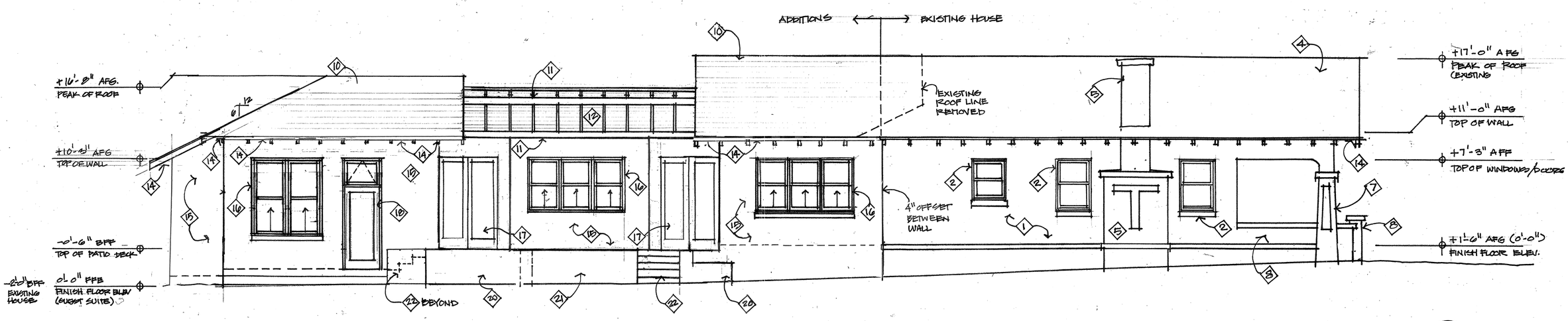
ELEVATION KEY NOTES

1. EXISTING HOUSE 8" MASONRY WITH STUCCO FINISH
2. EXISTING WOOD DBL HUNG WINDOWS WITH 4" SILL
3. EXISTING WALLS WITH STUCCO FINISH
4. EXISTING ROOF WITH ASPHALT SHINGLES
5. EXISTING MASONRY FIREPLACE AND CHIMNEY
6. EXISTING GABLE END VENT WITH 1X4 AND 1X2 WOOD SLATS
7. EXISTING MASONRY TAPERED COLUMNS
8. EXISTING MASONRY PORCH WALLS
9. EXISTING CONCRETE STEPS
10. NEW ROOF WITH ASPHALT SHINGLES
11. NEW TUBE STEEL BEAM
12. EXPOSED CEILING WITH 2X6 RAFTERS 1X6 T&G CEILING
13. NEW GABLE END VENT WITH 1X4 AND 1X2 WOOD SLATS
14. 24" OVERHANG WITH EXPOSED 2X4 RAFTERS 1X2" FASCIA
15. NEW 2X6 WOOD FRAME WALLS; ½" OSB 2" RIGID INSULATION, 2 COAT STUCCO, SAND FINISH.
16. NEW WINDOWS WOOD, DBL HUNG WITH 4" SILL
17. NEW DOORS WOOD
18. NEW WOOD FRENCH DOORS
19. WOOD AWNING WITH ASPHALT SHINGLE ROOFING
20. NEW MASONRY PLANTER WITH STUCCO FINISH
21. NEW POOL WALL WITH STUCCO FINISH
22. NEW CONCRETE STEPS 6" RISER AND 12" TREADS
23. NEW (2) DOUBLE 3'-0" X 6'-8" UTILITY DOORS



WEST ELEVATION
1/4" = 1'- 0"

W

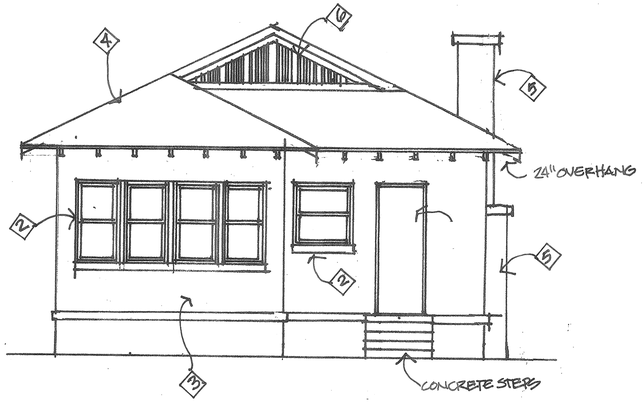


SOUTH ELEVATION
1/4" = 1'- 0"

S

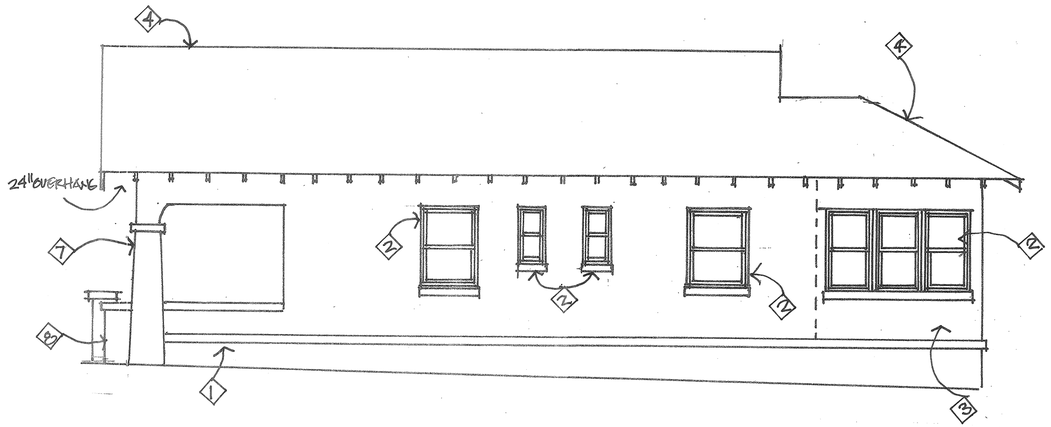
KIRK REMODEL / ADDITION
517 N. 3RD AVENUE
TUCSON, AZ. 85705

A-2



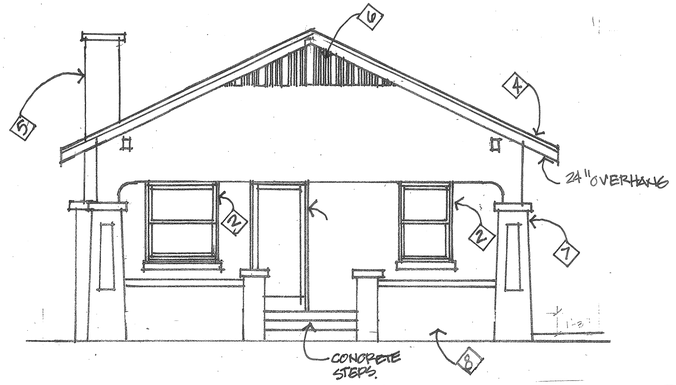
EXISTING WEST ELEVATION
1/4" = 1'- 0"

W



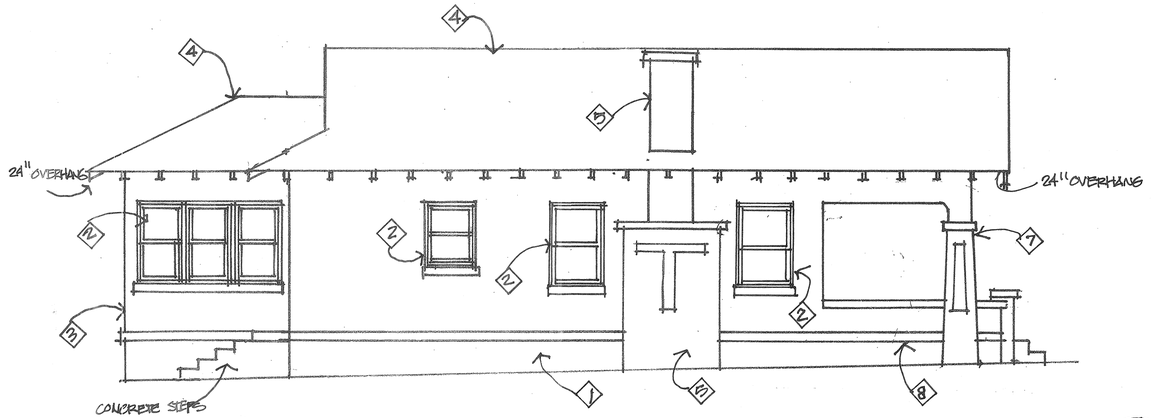
EXISTING NORTH ELEVATION
1/4" = 1'- 0"

N



EXISTING EAST ELEVATION /3rd Ave.
1/4" = 1'- 0"

E

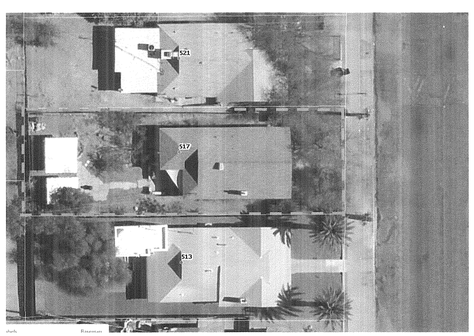


EXISTING SOUTH ELEVATION
1/4" = 1'- 0"

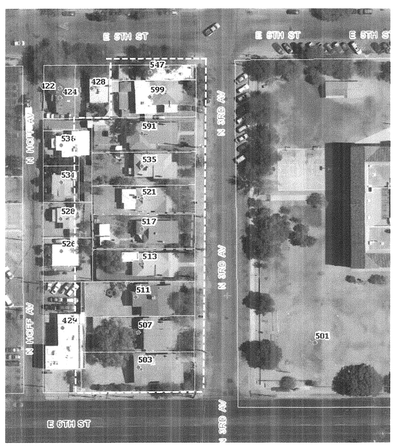
S

ELEVATION KEY NOTES

1. EXISITNG HOUSE 8' MASONRY WITH STUCCO FINISH
2. EXISITNG WOOD DBL HUNG WINDOWS WITH 4" SILL
3. EXISITNG WALLS WITH STUCCO FINISH
4. EXISITNG ROOF WITH ASPHALT SHINGLES
5. EXISTNG MASONRY FIREPLACE AND CHIMNEY
6. EXISTING GABLE END VENT WITH 1X4 AND 1X2 WOOD SLATS
7. EXISITNG MASONRY TAPERED COLUMNS
8. EXISITNG MASONRY PORCH WALLS

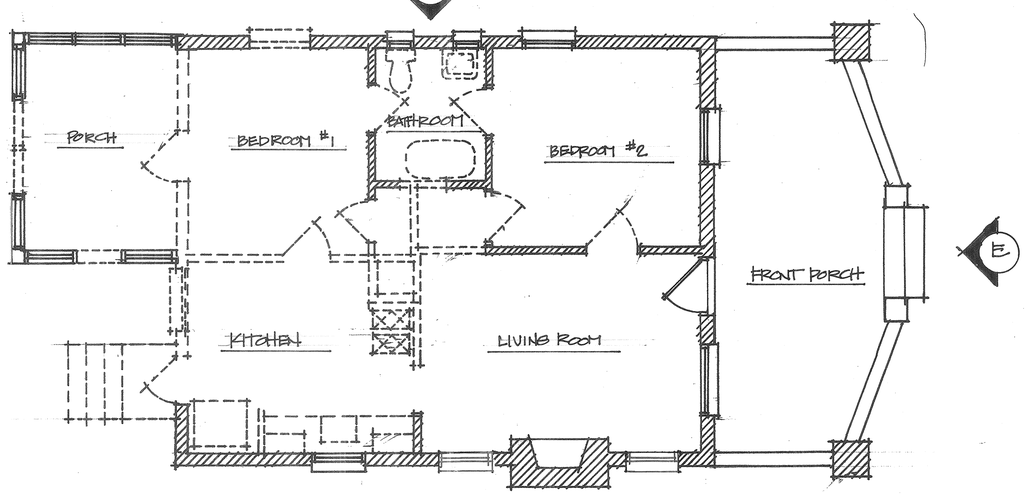


517 NORTH 3RD AVENUE SITE PLAN



DEVELOPMENT ZONE 517 N. 3RD AVE.

W



EXISTING FLOOR PLAN
1/4" = 1'- 0"

REGISTERED ARCHITECT
CERTIFICATE NO.
28008
LEO R. KATZ
Date Signed
ARIZONA U.S.A.

expires 3·31·23

LEO R KATZ
ARCHITECT
520-248-1564

KIRK REMODEL / ADDITION
517 N. 3RD AVENUE
TUCSON, AZ. 85705

A-3