

## **517 N 3<sup>rd</sup> Ave. Scope of Work with reference to UDC5.8.9 HPZ Design Guidelines**

**Scope of work:** Remodel one-story single-family residence, Additions: Dining room, open and covered patio, bathroom/closet, guest suite with living space with kitchenette and bathroom.

**General:** The existing residence style is Bungalow. The proposed additions will be compatible to the existing building but will be distinctively new in detailing. Only a small portion of the proposed additions to the residence will be visible from 3<sup>rd</sup> Avenue the primary view of the house.

**Note:** All the features described below will be consistent and compatible with those found in the Development Zone and the greater West University historic neighborhood. Specific examples of compatible buildings within the Development Zone will be called out.

**Building Height:** The existing structure has gable roof with a 6:12 slope the peak of the roof is **17ft above finish exterior grade**, the wall height at the overhang is **11ft above finish exterior grade**. The peak of the proposed new roof and the wall heights will be equal to or below the existing. Adjacent building heights within the development zone are. (See attached elevations)

**Setbacks:** (See building setbacks on the site plan for the existing and proposed building sheet A-1 of attached drawings).

The setbacks of the existing structure on the **East (3<sup>rd</sup> Avenue) = 22ft**, the **South = 8.5ft** will remain unaltered.

The proposed setback for the addition on the **South = 9ft**. a 6" offset has been provided to distinguish the existing edge of the building from the edge of the addition.

The proposed setback for the addition on the **North = 3.5ft Wall height is 9.75ft existing 7.5ft**

The proposed setback for the addition on the **North = 4ft Wall height is 10.25f. existing 54ft**

***The proposed setbacks are consistent and compatible with the all contributing properties within the D.Z. The proposed north property line setback of 3.5ft is consistent with 591, 507 and 503 N. 3<sup>rd</sup> Ave. (see photos with descriptions)***

**Site Utilization:** The lot coverage for the proposed residence will be 40%. The proposed lot coverage does not exceed standard for R-2 zoning is consistent and compatible all contributing property within the D.Z. see photos

**Building Form:** The proposed residence with additions is 2004sf. The proposed additions size, scale and mass are consistent and compatible with the existing structure and contributing properties within the Development Zone. Ave. See photos

**Rhythm:** The proposed additions are compatible with the existing residences rhythm and is created by windows and door openings and wall mass between with varying heights and proportions. The rhythm created consistent with contributing buildings within the Development Zone. See photos.

**Color:** See attached samples and photographs with proposed colors scheme for painted stucco the wood windows/ doors and exposed rafters and ceiling

**Landscaping:** The landscaping seen from 3<sup>rd</sup> Ave will be unaltered. (See attached photographs the proposed landscaping of the rest of the property will not be visible from adjacent properties or from 3<sup>rd</sup> Ave.

**Plantings** The landscaping seen from 3<sup>rd</sup> Ave will be unaltered. The landscaping is consistent with Tucson's Sonoran Desert drought tolerant vegetation.

**Enclosures:** The existing property has existing wrought iron fencing in the front yard and existing 6ft metal fencing around the entire property.

**Utilities:** The property has code compliant utilities gas water electricity and waste. The electrical service lines will be overhead coming from a power pole on the west side of the property. The gas meter is on the south side of the house. The HVAC condensers is on the ground and screened from view by the metal fence.

**Motor Vehicle and parking areas:** The property has two on street parking spaces on 3<sup>rd</sup> Ave.

**Proportion:** The proportions of the additions are consistent with the existing building and are driven by the window and door sizes the wall area around the openings. Varying wall heights and breaks in the wall lines keep the buildings massing and proportions in line with scale of the existing building and more compatible with the other buildings within the development zone.

**Roof Type:** The proposed additions roofs will match the slope of the existing roof 6:12 and will have a matching asphalt shingles. See photos.

**Surface Textures:** The existing building has stucco with and coarse sand floated finish. The additions will have a stucco finish with a fine sand floated surface to distinguish it from the existing.

#### **Projections and recessions:**

**Roof Overhang:** The roof overhang of the existing building is 2ft deep with exposed 2x4 rafter tails and a bead board ceiling with no fascia and a 2" drip flashing. The proposed overhang for the additions will be 2ft deep will have exposed 2x4 rafter tails but will have a 1x6 tongue and groove ceiling and a 1X2" fascia and 2" drip flashing to distinguish it from the existing overhang.

**Windowsills:** The existing windows have 4" stucco sills the new windows will have 4" stucco sills but the stucco will be different.

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

#### **Details:**

**Windows:** Double hung wood windows will have bullnose stucco corners.

**Doors:** The existing doors visible from 3<sup>rd</sup> Ave will remain unaltered. The exterior doors on the addition will be Wood French doors and will not be visible from 3<sup>rd</sup> Ave.

**Covered patio:** Framing: Tube steel beam painted. 2x6 rafters exposed with 1x6 rafters with 2x4 rafter tails matching existing. The ceiling will be 1x6 plank.( all steel and wood will be painted with DET514 Smoke and Ash