

A R M O R Y P A R K

HISTORIC PRESERVATION ZONE PRESENTATION

7 1 9 S 4 T H A V E N U E , U N I T 0 1 + 0 2

9 D E C E M B E R 2 0 2 5

INTRODUCTION

The proposed project is located at 719 S. 4th Avenue, within the Historic Armory Park Neighborhood. Historically, the building operated as a neighborhood bakery and has since undergone multiple transformations, from a bakery to a four-unit complex, totaling five bedrooms and five full bathrooms.

This document has been prepared to demonstrate the design's compatibility within the Armory Park Historic Preservation Zone, as we reimagine and restore the existing buildings, unifying it's layered history into a thoughtfully designed single-family residence.

We have carefully reviewed and addressed all comments received during the Historic Zone Advisory Board Meeting on December 12, 2024, and believe the project now meets the requirements for HPZ approval.

The unique scale of the lot, along with the fragmented layout of the existing buildings, informed the overall design concept for this project. Our goal is to create an urban oasis within downtown Tucson, transforming the existing multi-family complex into a cohesive single-family residence. The design emphasizes ease of flow and moments of pause between interior and exterior spaces, allowing life to move fluidly through a sequence of shaded courtyards, terraces, and rooms, inviting residents to fully engage with a native Sonoran landscape.

The proximity and thoughtful relationship of the built forms to the landscape celebrate the Sonoran seasonal changes with great intensity, as shifts in light, color, and temperature are felt throughout one's daily rhythm.

studioSAMA has already obtained an approved permit for Phase 01, which included an interior remodel of the southern building (Unit 01), under permit Number TC-RES-0425-01712. This new permit application, under permit number TC-RES-1025-05181 pertains to Phase 02, which includes proposed modifications to the exterior envelopes of both the northern building (Unit 02) and the southern building (Unit 01), as well as the addition of an entry terrace, kitchen terrace, garage, and pool cabana.

In summary, while we continue to meet all height and lot-coverage requirements, we are requesting variances for select setback conditions. Our proposed design transforms the

former four-unit complex into a thoughtfully integrated single-family residence, using exterior spaces to connect the existing and proposed structures in a manner that preserves, rather than diminishes, the original character of the historic courtyard arrangement, which has remained a primary goal throughout our design process.

PROJECT DESCRIPTION - MODIFICATION + ADDITION SUMMARY

General Site

- See A2.01, A2.02 for demolition of existing garden walls, water features, non-structural steel beams in courtyard and carport.
- See Sheet A2.03 for new entry gate to courtyard on 4th Avenue between Unit 1 and Unit 2 within existing opening, DR-D1.
- New entry terrace added between Unit 1 and Unit 2 in central courtyard, see Sheet A2.03. Additional information on this can be seen on Section sheet A3.11 and Axonometric Drawings on sheet A1.02.
- New kitchen terrace added at east end of Unit 1, replacing existing kitchen terrace in that area, see Sheet 2.03. Additional information on this can be seen on Section sheet A3.11, A3.12 and Axonometric Drawings on sheet A1.02.
- New Cabana/Garage structure added to east end of property replacing demolished carport as seen on Proposed Plan A2.04. Additional information on this new structure can be seen on Elevation sheets A3.01 and Section sheets A3.12 and Axonometric Drawings on sheet A1.02.

Unit 1

- See A2.01, A2.0 for demolition of existing kitchen terrace at east of Unit 1.
- Keynote 26.08 on Sheet A2.01 indicates existing doors and windows in Unit 1 that is getting demolished to enlarge opening on north elevation (for proposed DR-B1) and south elevation (for proposed DR-J1).
- Keynote 26.02 on Sheet A2.01 indicate existing doors and

windows in Unit 1 that are getting demolished on west elevation (for proposed WN-F1) and south elevation (WN-G1, DR-C1, WN-H1).

- Proposed window WN-F1 on west elevation (S 4th Avenue) is an upgrade to current window and fits within existing opening.
- Proposed window and doors WN-G1, DR-C1, WN-H1 on south elevation (S 4th Avenue) are all upgrades to current windows and doors and fits within existing openings.
- Keynote 26.07 on Sheet A2.01 indicate new opening in wall on south elevation (for proposed DR-J1). This is a new opening replacing 2 existing windows not following any particular rhythm on this elevation.
- Keynote 8.12 on Sheet 2.03 is existing opening in wall in south court that will be closed up.
- On Sheet A2.03, one of the existing windows will become an opening to the office court beyond, as per Keynote 5.07 for Unit 1 on 4th Avenue. Opening will remain exactly the same as existing window proportion.
- All proposed new and/or upgraded doors and windows listed above can be seen on Elevations sheet A3.01, Sections sheet A3.11, A3.12 and Door and Window schedules on sheet A8.01, A8.02, A8.03
- On Sheet A2.03, new garden trellis added to south yard at outside shower. Additional details can be seen on Elevations sheet A3.01.

Unit 2

- See A2.01, A2.02 for demolition of existing shade struc-

ture at east end of Unit 2 and trellis structure at west end of Unit 2 within entry courtyard.

- Keynote 26.08 on Sheet A2.01 indicates existing doors and windows in Unit 2 that are getting demolished to enlarge opening on south elevation (for proposed DR-L1).
- Keynote 26.02 on Sheet A2.01 indicate existing windows in Unit 2 that are getting demolished on west elevation (for proposed WN-01, WN-02, WN-3) and then replaced with new windows as indicated on A2.03. All of these are upgrades to current windows and fits within existing openings.
- Existing windows on Unit 2 along southern elevation within central courtyard will be closed up, as they do not follow existing rhythm along this elevation, see Keynote 26.02 on Sheet A2.02.
- All proposed new and/or upgraded doors and windows listed above can be seen on Elevations sheet A3.01, Sections sheet A3.11, A3.12 and Door and Window schedules on sheet A8.01, A8.02, A8.03
- Existing non-historic cladding on southern elevation at east end of building will be demolished and replaced with stucco to match rest of building, see Keynote 26.12 on Sheet A2.02.

Development Zone

The project is located within Development Zone P, carries HR-3 zoning, and is part of the legal subdivision Tucson Lot 6, Block 124, designated as a historic property.

Height

Section 5.8.9(B) of the UDC establishes height compatibility as the standard within HPZ neighborhoods. As a result, building heights are evaluated in relation to other primary and accessory structures within the development zone. All existing primary structures on the site are 15', while the proposed new structures measure 11'-6" for the terraces and 12'-6" for the garage and cabana (to the top of parapet). These proposed heights fall within the existing pattern and are fully compatible with the established height context of the development zone.

Setbacks

Setback requirements for this property are 6 feet or two-thirds of the building height along the north, south, and west property lines.

This results in the following required setbacks:

- North: Garage/Cabana height of 11'-6" requires a 7'-8" setback
- South: Kitchen Terrace height of 11'-6" requires a 7'-8" set-

back

- East: Garage/Cabana has a 0-foot setback requirement

The current proposed design has the following setbacks:

- North: Garage/Cabana at 5 feet
- South: Kitchen Terrace at 2 feet

Based on these conditions, we are requesting variances along both the north and south property lines to allow reduced setbacks for the garage/cabana (north) and the kitchen terrace (south).

For the proposed garage/cabana, which is located 5 feet from the northern lot line and at a 0-foot setback along the eastern lot line, we note that this placement is consistent with the established character of Armory Park, where numerous examples of structures built at the lot line exist. Along South Railroad Avenue alone, there are 36 documented instances of similar 0-foot lot line conditions, as shown in the accompanying presentation. Additionally, the reduced north setback to 5 feet is no less than what is currently allowed by the City of Tucson for accessory dwelling units, and because this structure is accessory in nature, we consider the request well supported.

For the proposed kitchen terrace, located 2 feet from the southern property line, we note that it maintains the same footprint as the existing terrace currently on the site. None of the proposed reduced or waived setbacks detracts

from the overall character or quality of the Historic Preservation Zone. The design maintains the established visual rhythm of Armory Park while accommodating the functional needs of the project.

Building Form, Rhythm, Color, and Texture

In reviewing Sections 5.8.9(J), (K), and (L) of the UDC, we confirm that the proposed design meets the requirements for maintaining the architectural style and character of the existing structure. Although the SHPO Historic Building Database lists the building as contributing with primary brick construction featuring dentil brickwork at the parapet and voussoirs at openings, none of these features remain visible. The original building suffered extensive fire damage and subsequently received a full exterior stucco finish, which SHPO approved as appropriate. This stucco application has significantly altered the perceived architectural style of the building, resulting in a form that now reads more closely as Sonoran in character, with no visible exterior brickwork or decorative detailing. Together with the existing flat roofs and parapets, this establishes the present architectural context to which the proposed work responds. Through simple massing strategies and site placement consistent with the historic structures, the design aligns with the criteria outlined in UDC 9-02.3.0, which states that while new construction does not require adherence to a specific architectural style, it must be compatible with the overall design context of the neighborhood and streetscape.

For finishes visible from the street, the proposed garage/cabana will receive a hand-troweled, off-white integral-color stucco that is compatible with the existing structure. All existing structures will be painted to match this stucco color, creating a cohesive and simplified composition appropriate to the district. Natural Douglas fir will be used for all new exterior doors and windows. The entry flooring will consist of black charred clay brick, referencing the historic black basalt garden walls found throughout the neighborhood.

Within the compound, historic black basalt will be used for garden benches, and black charred clay brick will define floor surfaces around entries and terraces, creating a unified material vocabulary throughout the landscape.

The Armory Park Historic Residential District's Period of Significance is 1860–1945. Cast-in-place concrete was historically used in the Southwest for secondary structures such as foundations, terraces, and sidewalks, and in some cases entire complexes, as early as 1910–1920. A notable example is Taliesin West (1937), which illustrates the architectural significance of concrete during this era. Given that the contributing structure on this property is listed as 1936 in the SHPO Inventory, the use of concrete for the new entry and kitchen terraces is historically supportable. Both terraces have been deliberately designed as detached elements to clearly distinguish new work from the historic structure while maintaining a complementary relationship through material contrast. These terraces are not visible from the street, further mini-

mizing any impact on the historic streetscape.

Additionally, UDC 9-02.7.0, Specific Historic Preservation Zone Guidelines, provides no prohibition on the use of cast-in-place concrete; it only explicitly restricts the use of exposed concrete block. This supports the appropriateness of the proposed concrete elements.

Regarding openings, we propose removing one window facing S. 4th Avenue to create a new opening in the west elevation to the Office Court beyond. This approach is consistent with precedent found at 333 E. 15th Street. Security bar design will follow UDC 9-02.7.0, Section 7.2.D (Windows and Doors), which states that security bars should be simple in design and be mounted within the opening rather than on the surface. Due to existing landscaping along the west elevation, the modified opening will not be perceived from the street, and the overall window rhythm along the 4th Avenue façade remains consistent with UDC 9-02.3, Development Criteria, Section 3.4 (Proportions for Street Façade). All remaining windows on this façade will be replaced with higher-quality, more historically appropriate double-hung Douglas fir units.

To establish a cohesive spatial organization that unifies the previously fragmented structures on the property, each with numerous existing exterior doors, it was essential to create a clear hierarchy for the arrival sequence of the newly proposed single-family residence and to facilitate

movement between the two primary structures (Unit 1 and Unit 2). The courtyard-facing elevations where modifications occur are not visible from the street, and the overall changes are minimal, even with a modest increase in glazing area. Given the extensive alterations and fire-related repairs the building has undergone, the existing façade rhythm no longer presents a clear or consistent pattern. For that reason, this minor modification is appropriate, as it is thoughtful, limited in scope, and does not diminish the historic character of the contributing building. The introduction of double-leaf French doors with sidelights is historically appropriate, enhances the experiential sequence of interconnected courtyards, and establishes a clear sense of arrival at the main entry terrace while respecting the site's historic character.

Landscaping

Because the overall design goal is to create an urban oasis, the landscape will emphasize native Sonoran Desert vegetation to reinforce the indoor–outdoor relationship and complement the courtyards and garden spaces throughout the project. Any landscaping proposed at the street will comply with all HPZ requirements.

Enclosures

The boundary walls will be finished with plaster, consistent with the character and color palette typical of the Armory Park Neighborhood.

Utilities

Utilities will be relocated as necessary for the project and placed below grade to preserve the landscape experience. Water and electrical meters will be repositioned on the property in accordance with the development plan, with the electrical meter set back from the street and out of view.

Motor Vehicle and Parking Areas

The proposed new double garage will provide on-site parking to replace the existing carport. Additional off-street parking will be available along S. 4th Avenue at the property’s western entry. Landscaping will ensure clear and accessible pedestrian pathways to and from vehicles and the street, in accordance with Armory Park landscaping guidelines.

Signage

No exterior signage will be included as part of the project.

Additional items addressed/modified following the Historic Zone Advisory Board Meeting on December 12, 2024:

Courtyard Wall:

The original courtyard wall, representing the footprint of the 1917 structure before the two eastern wings were added in 1936, remains in our design to reinforce a strong

courtyard sequence at the property’s entrance. We are restoring the size of the opening to its original scale and removing the current, significantly smaller opening with a door. This revision returns the courtyard to its original intent, reflecting a layout based on a series of row houses around an interior courtyard.

Window and Door Openings:

The sliding door at the Primary Bedroom has been replaced with a double French door. The sliding door at the Kitchen has been removed.

Steel Beams over Central Courtyard:

A structural engineer inspected the steel beams spanning north to south over the central courtyard and confirmed they bear no structural significance to the property. Their formal statement is included in the permit submittal package.

Garage Doors:

The design now includes two single garage doors, providing a more historically compatible solution that references the scale and proportion of historic carriage houses. While examples of double garage doors exist in the neighborhood, numerous properties feature this single-door arrangement, including on zero-lot-line lots.

Metal Carport:

The existing metal carport will be demolished and replaced with a historically appropriate stucco garage structure.

Water Cisterns:

We are implementing passive stormwater management to replace all existing non-approved cisterns, restoring the property’s historical character while enhancing the natural Sonoran habitat and sustainably managing runoff.

Boundary Walls:

There will be no increase in the height of any existing boundary walls.

In conclusion, we have been very mindful of all design interventions and believe that the solution we are proposing thoughtfully transforms this multi-unit complex into an architecturally considered single-family residence. The design seeks to honor and preserve the original courtyard character of the property, as well as its unique qualities within the Historic Preservation Zone and downtown Tucson.

Historic Building Database Form

SHPO Inventory

ARIZONA STATE HISTORIC PROPERTY INVENTORY
SURVEY SITE: ARMORY PARK INVENTORY #: 124-0236-A, B
COUNTY: PIMA TOWNSHIP: BLK 14 RANGE: LOT 13 SECTION: 13 BK/DCKT: 9619
PAGE: 486 BLOCK: 124 LEGAL DESCRIPTION: TUC LOT 6

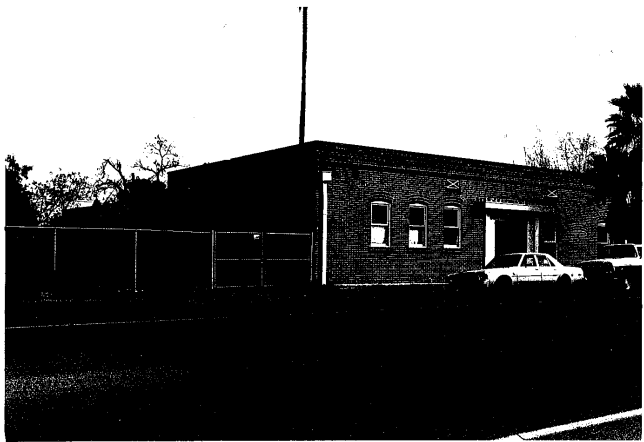
IDENTIFICATION
SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME:
ADDRESS/LOCATION: 719 S 4TH AVE
CITY: TUCSON
TAX PARCEL #: 117-07-236-0
OWNER: EWING, BRIAN DEAN & PAMELA JTRS
OWNER ADDRESS: 3041 N WILSON AVE
CITY/ZIP: TUCSON, AZ, 85719
HISTORIC USE: APARTMENTS
PRESENT USE: MULTIPLE RESIDENCE
BUILDING TYPE: APARTMENT
STYLE: COMMERCIAL
CONSTRUCTION DATE: 1936 (74ff)
ARCHITECT/BLDR: UNKNOWN
INTEGRITY: GOOD
CONDITION: GOOD

DESCRIPTION
STORIES: 1 DIMENSIONS LxW: 68X112
STRUCTURAL MATRL: BRICK
FOUNDATION MATRL: CONCRETE
WALL SHEATHING: STUCCO & PAINT (REAR)
APP. ORNA.: SEE NEXT PAGE

ROOF TYPE: FLAT, W/ PARAPET
ROOF SHEATHING: UNKNOWN,
EAVES TREATMENT:
WINDOWS: SEE NEXT PAGE
ENTRY: SEE NEXT PAGE

NATNL REGIS STAT: CONTRIBUTING
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.:
OTHER SURVEYS: 74ff

PHOTO
PHOTO: MAIN STRUCTURE
PHOTOGRAPHER: RUND
DATE: 5/93
VIEW: 3/4, LOOKING SOUTHEAST
NEG. #: ROLL #20, SHOT #34A



SKETCH
PORCHES: NONE
STOREFRONTS: NO
NOTABLE INTERIOR: UNKNOWN
ALTER. DATES: N/A
DESCRIPTION: SEE NEXT PAGE
OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: NEXT PAGE

PHOTO

Historic Building Database Form

SHPO Inventory

ADDITIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...
APPLIED ORNAMENTATION: DENTIL BRICK WORK ACROSS PARAPET. 2 VENTS W/ SILLS ON FACADE.

WINDOWS: SEGMENTAL STRUCTURAL OPENING, VOUSSOIRS HEAD TRIM OUTSIDE STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, BRICK, PLAIN LUG WINDOW SILL, BRICK, PLAIN HEAD TRIM WITHIN STRUCTURAL OPENING, PLAIN SIDE TRIM WITHIN STRUCTURAL OPENING, WOOD DOUBLE HUNG, 1/1.
1 HAS PLAIN FLAT STRUCTURAL OPENING.
S SIDE CENTER WAS A DOOR BRICKED IN & IS NOW A WINDOW.
N SIDE WINDOWS ARE BRICKED IN.

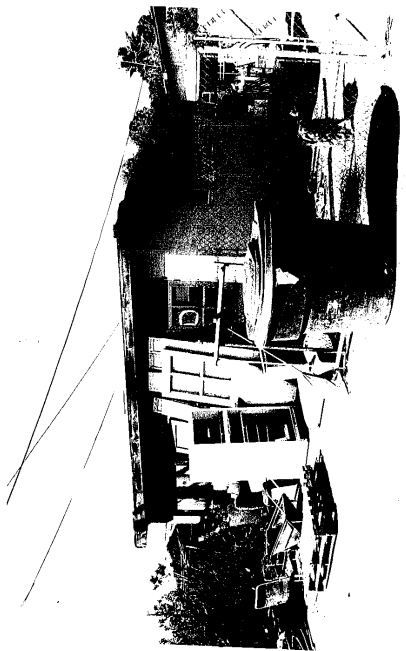
ENTRY: LOCATED ON CENTER OF FACADE, FLAT STRUCTURAL OPENING, RECENT (1980'S) ENTABLATURE. DOOR IS A GATE LEADING TO AN OPEN COURTYARD.

OUTBUILDINGS: BUILDING FACES RAILROAD, CEMENT BLOCK W/ LOW PITCH SHED ROOF. NON-CONTRIBUTING DUE TO AGE (POST 74ff SURVEY)

ALTERATIONS: WINDOW MODIFICATIONS, REAR ADDITIONS TO BOTH WINGS.
COMMENTS/DEVELOPMENT PLANS/THREATS: E-W U-SHAPED PLAN

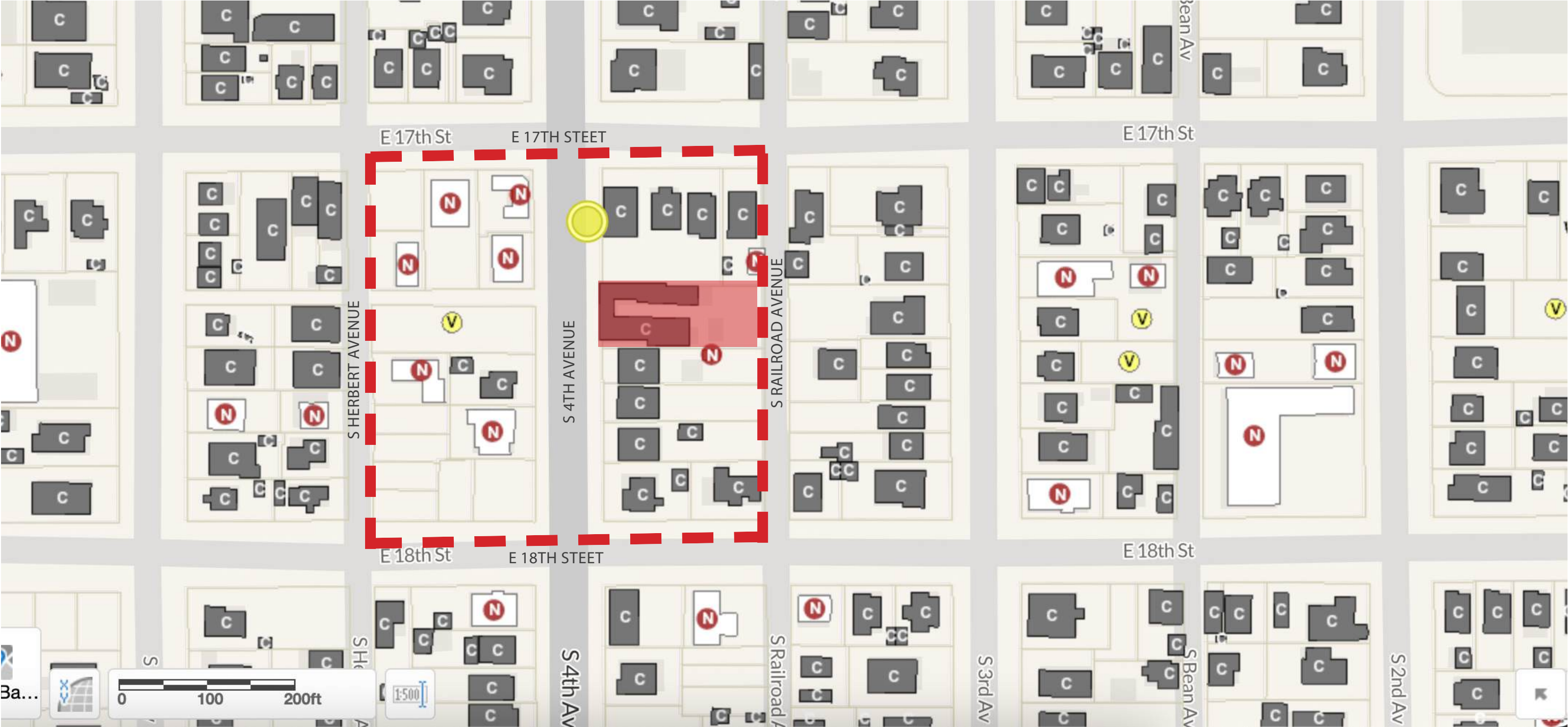
BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

SURVEYOR: G FENNER, J BAYMAN SURVEY DATE: 1/2/94 DATE FORM COMPLETED: 5/12/94



#124-0236-B
RAILROAD BEHIND
719 S. 4TH
RUND 5/93
3/4 LOOK S/W
ROLL 31 #5

DEVELOPMENT ZONE MAP - INTERIOR LOT - PROJECT AT 719 S 4TH AVENUE

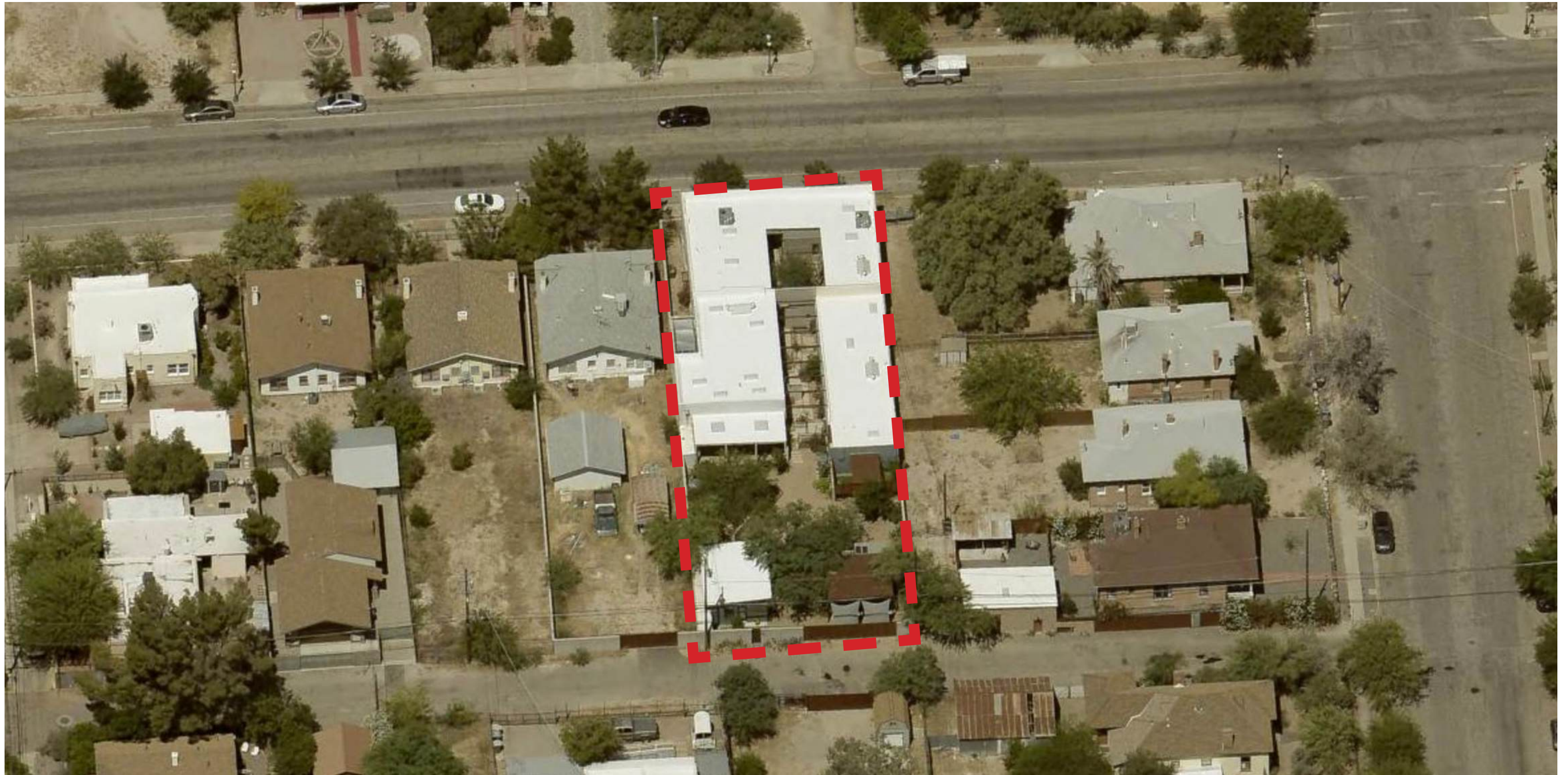


AERIAL PHOTOGRAPH - 719 S 4TH AVENUE



- | | | | |
|----------------------------|---------------------------|-----------------------|---------------------------|
| 1 EXISTING MAIN ENTRY | 4 EXISTING BACKYARD | 7 EXISTING CARPORT | 10 EXISTING CARPORT GATE |
| 2 EXISTING ENTRY COURTYARD | 5 EXISTING NORTH BUILDING | 8 EXISTING STORAGE | 11 EXISTING SHADED COURT |
| 3 EXISTING CENTRAL COURT | 6 EXISTING SOUTH BUILDING | 9 EXISTING EAST ENTRY | 12 EXISTING BOUNDARY WALL |

OBLIQUE AERIAL PHOTO - EXISTING VIEW FROM EAST



EXISTING CONDITIONS



S 4TH AVENUE



S RAILROAD AVENUE



ENTRY COURTYARD



ENTRY COURTYARD



CENTRAL COURTYARD



CENTRAL COURTYARD



BACKYARD



UNIT 2



BACKYARD



EXISTING STORAGE



EXISTING STORAGE



EXISTING CARPORT

EXISTING CONDITIONS - INCONSISTENT OPENINGS - RHYTHM, PROPORTION + SIZE



UNIT 1 AT EAST END



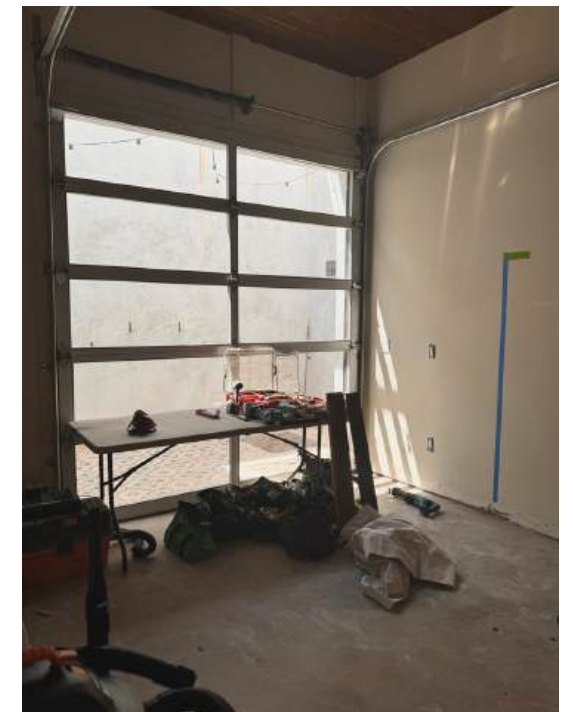
UNIT 1 AT WEST END



UNIT 1 AT EAST END



EAST END OF UNIT 2



UNIT 1 ENTRY AREA

SURROUNDING AREA - PHOTOGRAPHIC STUDY - LOCATION MAP



SURROUNDING AREA - PHOTOGRAPHIC STUDY



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9

SURROUNDING AREA - S 4TH AVENUE BETWEEN E 17TH ST & E 18TH ST



S 4TH AVENUE BETWEEN E 17TH AND E 18TH ST



AT E 17TH STREET END



AT E 18TH STREET END

SURROUNDING AREA - S RAILROAD AVENUE BETWEEN E 17TH ST & E 18TH ST



S RAILROAD AVENUE BETWEEN E 17TH AND E 18TH ST



AT E 18TH STREET END

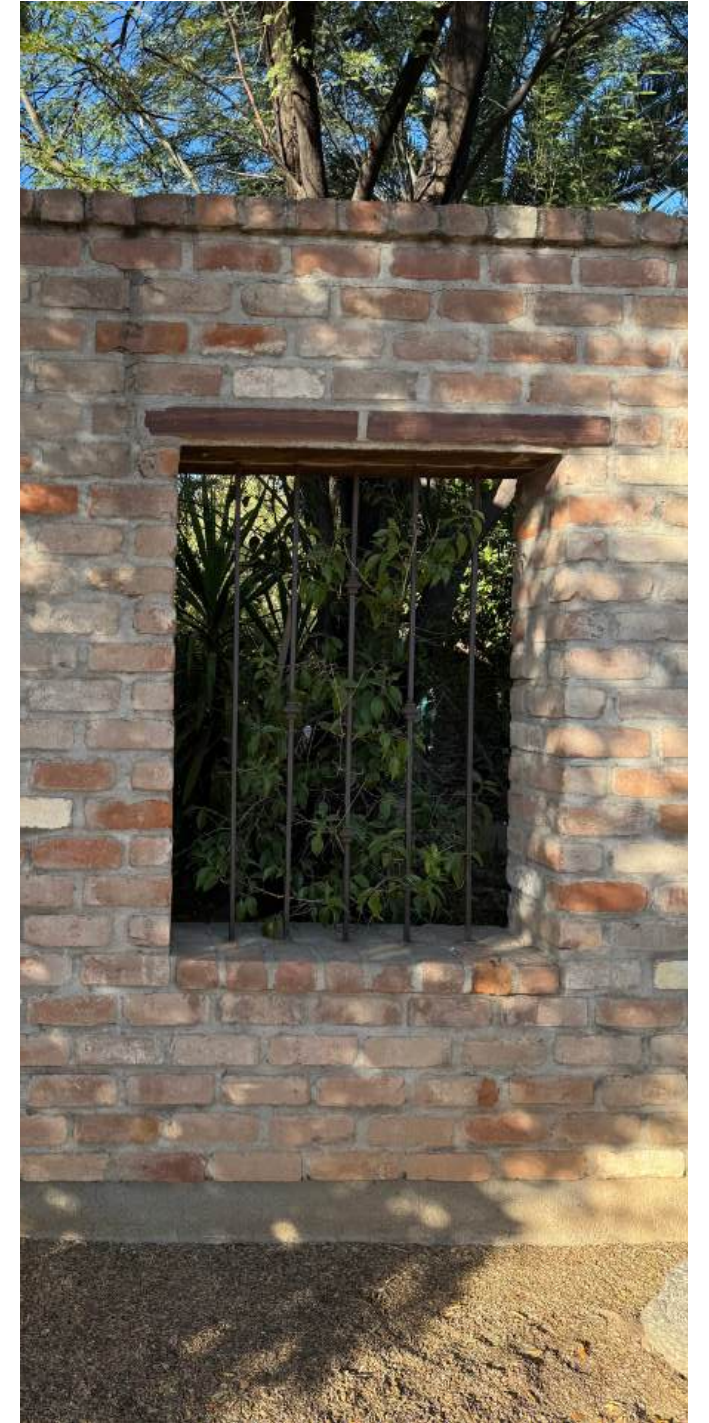


AT E 17TH STREET END

PRECEDENT EXAMPLES - HISTORIC WINDOWS AS OPENINGS TO COURTYARD



333 E 15TH ST



PRECEDENT EXAMPLES - GARAGE DOORS / VEHICLE GATES



299 S RAILROAD AVE



270 S RAILROAD AVE



335 S RAILROAD AVE



434 S RAILROAD AVE



537 S RAILROAD AVE



731 S RAILROAD AVE



739 S RAILROAD AVE



733 S RAILROAD AVE



957 S J ACOBUS AVE



699 S ARIZONA AVE



599 S ARIZONA AVE



529 S ARIZONA AVE



135 E 15TH STREET



422 S ARIZONA AVE



115 E 14TH STREET



307 E 14TH STREET



410 S ARIZONA AVE



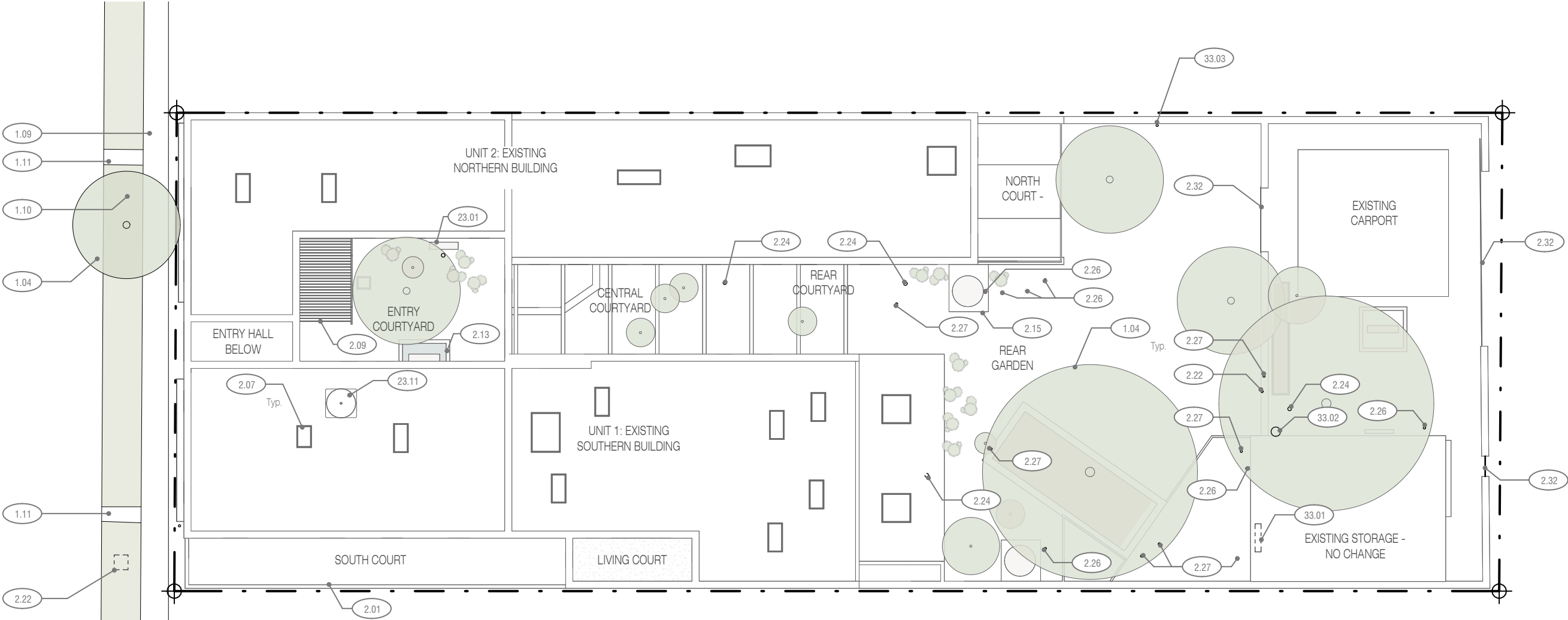
275 E 18TH STREET



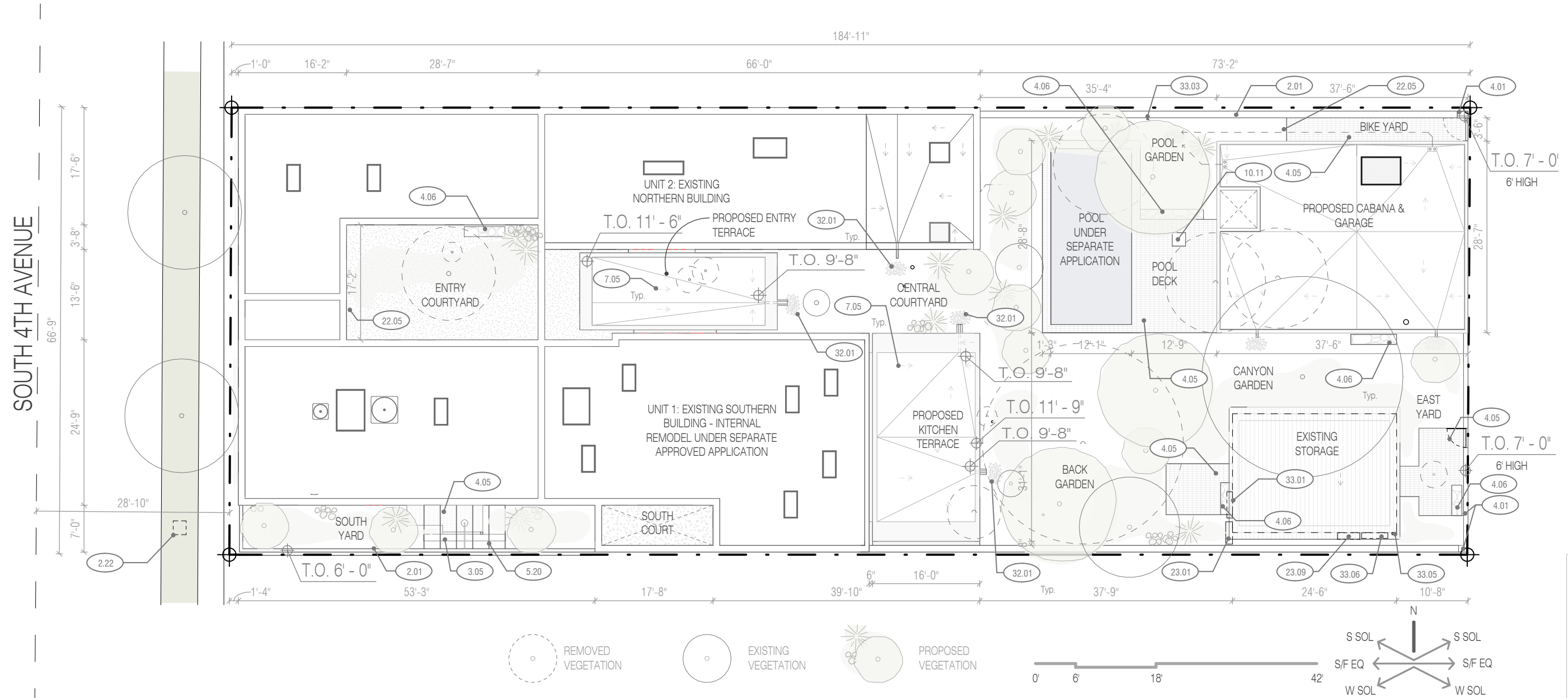
507 E ANATOLE STREET

EXISTING SITE PLAN

CENTER OF SOUTH 4TH AVENUE

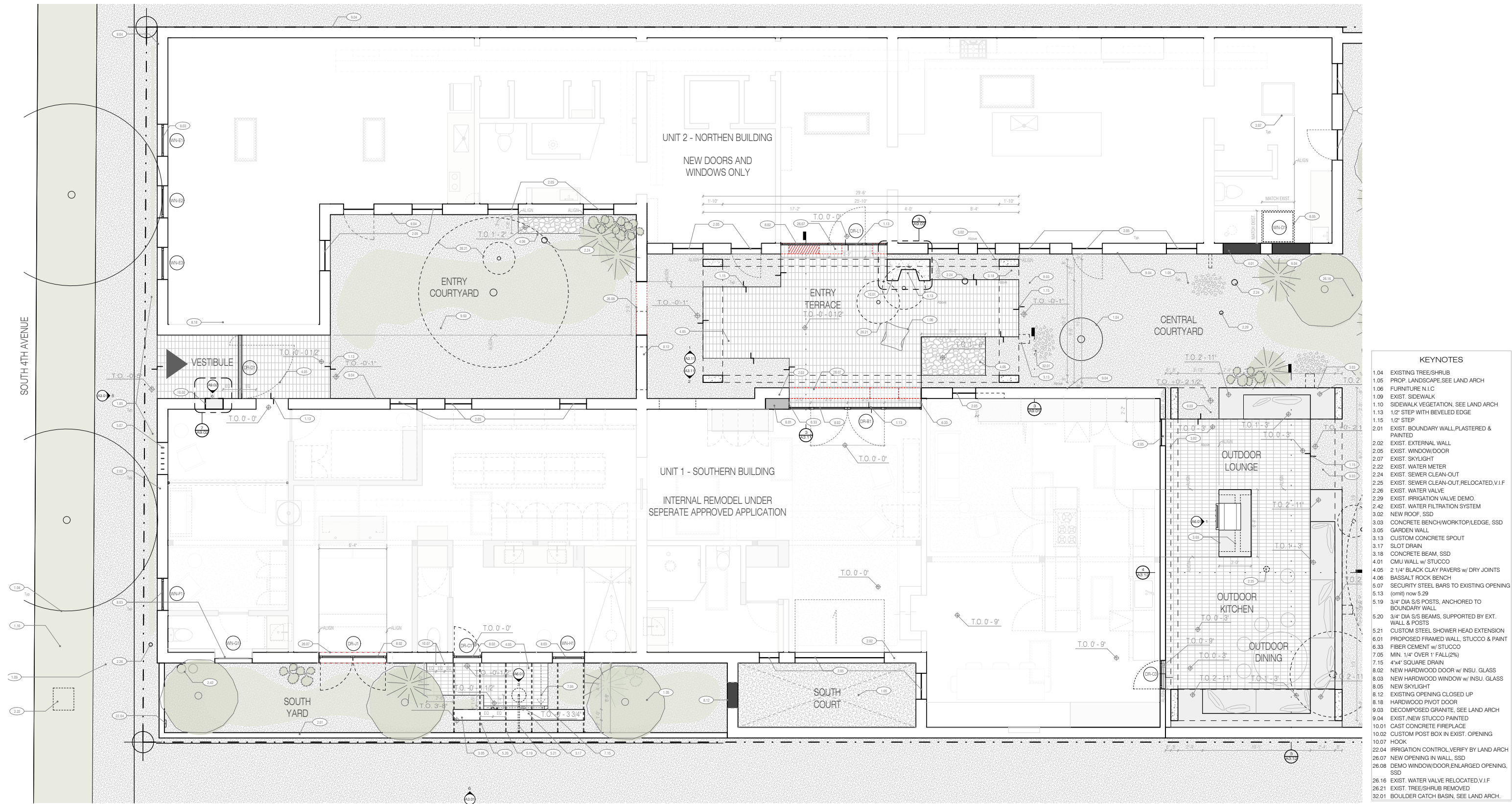


PROPOSED SITE PLAN



KEYNOTES	
2.01	EXIST. BOUNDARY WALL, PLASTERED & PAINTED
2.22	EXIST. WATER METER
3.05	GARDEN WALL
4.01	CMU WALL w/ STUCCO
4.05	2 1/4" BLACK CLAY PAVERS w/ DRY JOINTS
4.06	BASSALT ROCK BENCH
5.20	3/4" DIA S/S BEAMS, SUPPORTED BY EXT. WALL & POSTS
7.05	MIN. 1/4" OVER 1' FALL (2%)
10.11	FIREPIT TO DETAIL
22.05	FRENCH DRAIN TO PROPERTY CATCH BASIN SEE LAND ARCH
23.01	EXIST. A/C CONDENSER RELOCATED
23.09	PROPOSED MAIN A/C CONDENSER
32.01	BOULDER CATCH BASIN, SEE LAND ARCH.
33.01	EXIST. ELECTRIC METER RELOCATED
33.03	EXISTING GAS METER RELOCATED
33.05	PROPOSED GAS METER
33.06	PROP. ELECTRIC METER

PROPOSED PLAN - NORTH + SOUTH BUILDING



PROPOSED PLAN - POOL + CABANA + GARAGE



KEYNOTES	
1.04	EXISTING TREE/SHRUB
1.05	PROP. LANDSCAPE, SEE LAND ARCH
1.13	1/2" STEP WITH BEVELED EDGE
1.14	SLOPE AWAY FROM BUILDING MIN. 1/8" OVER 1'
1.15	1/2" STEP
1.16	NO STEP, SLOPE STARTS
2.01	EXIST. BOUNDARY WALL, PLASTERED & PAINTED
2.05	EXIST. WINDOW/DOOR
2.06	EXIST. CONCRETE FLOOR
2.25	EXIST. SEWER CLEAN-OUT, RELOCATED, V.I.F
2.26	EXIST. WATER VALVE
2.29	EXIST. IRRIGATION VALVE DEMO.
3.02	NEW ROOF, SSD
3.03	CONCRETE BENCH/WORKTOP/LEDGE, SSD
3.16	CONCRETE RAFT FOUNDATION, SSD
3.17	SLOT DRAIN
3.22	RAINWATER SCUPPER, SEE SCHEDULE
3.24	RAMP UP
4.01	CMU WALL w/ STUCCO
4.05	2 1/4" BLACK CLAY PAVERS w/ DRY JOINTS
4.06	BASSALT ROCK BENCH
6.19	I-JOISTS, SSD
6.23	FIBER CEMENT & STUCCO SOFFIT
7.05	MIN. 1/4" OVER 1' FALL (2%)
8.05	NEW SKYLIGHT
8.09	NEW GARAGE DOOR
8.17	9" SOLARTUBE
8.19	CENTER WINDOW ON EXIST. TREE
9.03	DECOMPOSED GRANITE, SEE LAND ARCH
9.04	EXIST. NEW STUCCO PAINTED
9.05	TADELAKT PLASTER
10.07	HOOK
10.11	FIREPIT TO DETAIL
10.14	SKIMMER LID ACCESS THROUGH CONCRETE HIDE COVER
10.15	SOAP DISPENSER
10.16	VERTICAL BIKE MOUNT, CLIENT SUPPLY
12.06	CABINETRY, CLIENT SUPPLY
12.08	BIKE STAND ZONE, CLIENT SUPPLY
13.01	RWDP IN TO WALL
16.01	ELECTRICAL PANEL
16.05	LIGHT FITTING, SEE LIGHT SCHEDULE
23.01	EXIST. A/C CONDENSER RELOCATED
23.09	PROPOSED MAIN A/C CONDENSER
26.16	EXIST. WATER VALVE RELOCATED, V.I.F
26.21	EXIST. TREE/SHRUB REMOVED
32.01	BOULDER CATCH BASIN, SEE LAND ARCH.
32.02	UNDERGROUND ROOF DRAINAGE TO CATCH BASIN, SEE LAND ARCH
33.01	EXIST. ELECTRIC METER RELOCATED
33.02	EXIST. WATER HEATER RELOCATED
33.03	EXISTING GAS METER RELOCATED
33.05	PROPOSED GAS METER
33.06	PROP. ELECTRIC METER

WEST ELEVATION - S 4TH AVE - PROPOSED ALTERATIONS



1 NEW WOOD ENTRY DOOR

2 REMOVE CANOPY + METAL PLANTERS

3 NEW OFF-WHITE COLORED PAINT

4 WINDOW REMOVED TO CREATE OPENING TO OFFICE COURT

5 NEW DOUGLAS FIR WOOD DOUBLE-HUNG WINDOWS

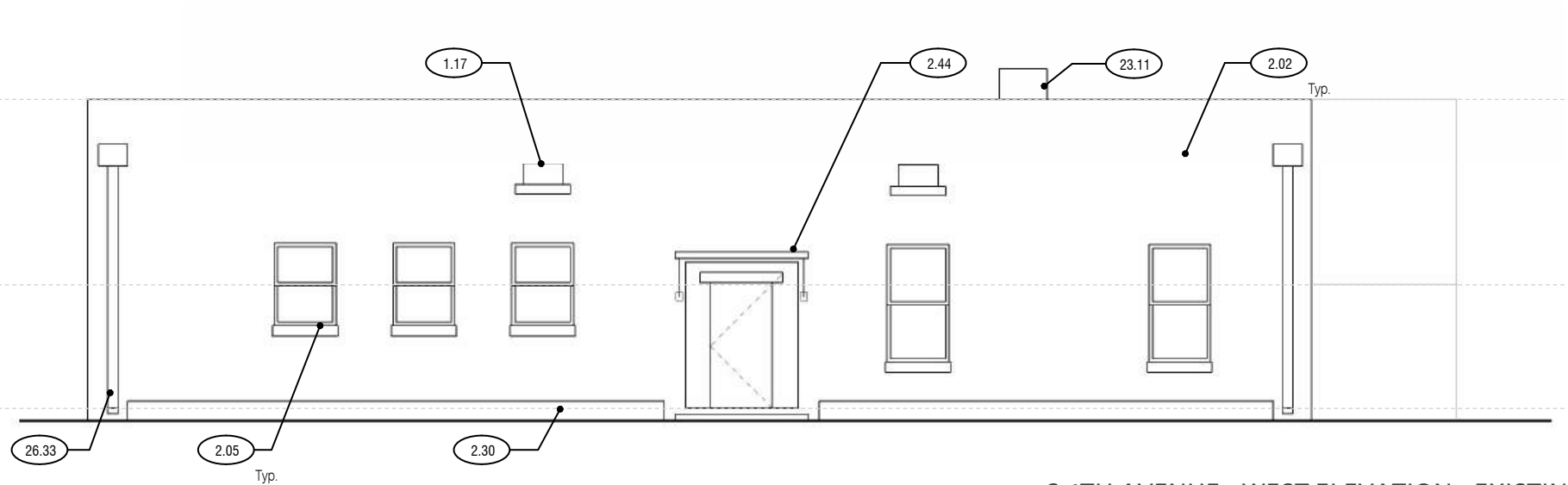
6 REPLACE RAINWATER COLLECTOR AND DOWNSPOUT

7 NEW NATIVE VEGETATION

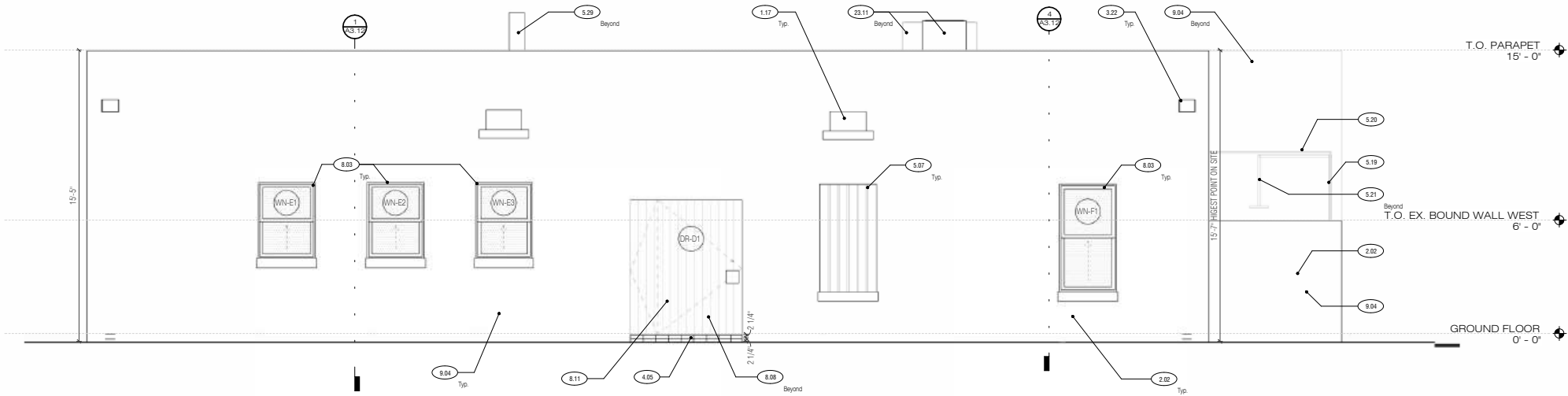
8 SIDEWALK ENTRY RELOCATED WITHIN FINAL LANDSCAPE DESIGN

9 NEW SIDEWALK ENTRY WITHIN FINAL LANDSCAPE DESIGN

S 4TH AVENUE ELEVATIONS - EXISTING VS PROPOSED (UNIT 1 + UNIT 2)



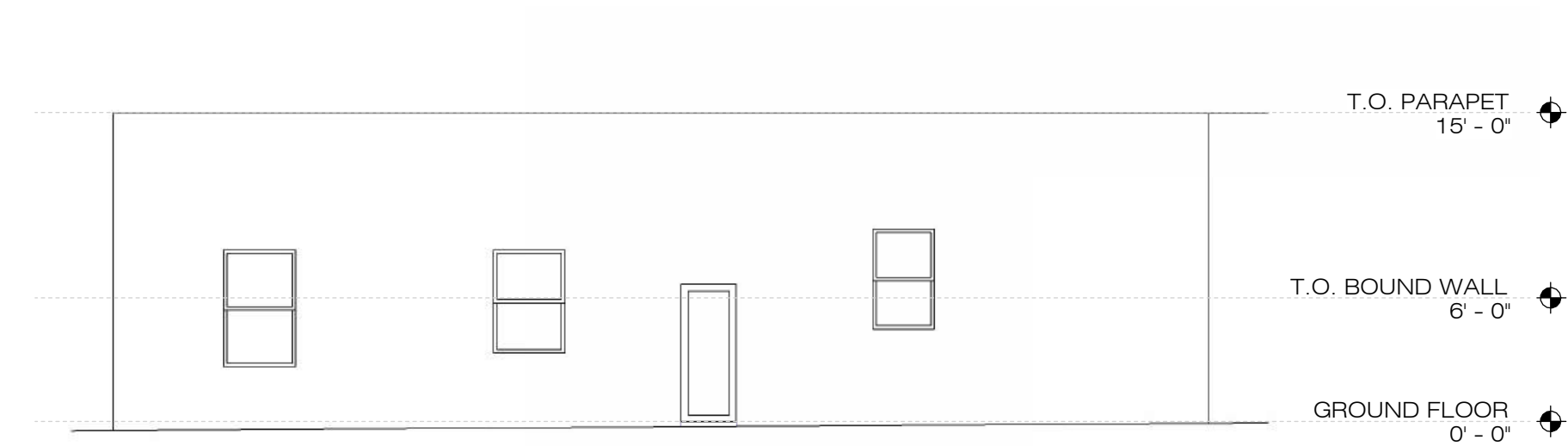
S 4TH AVENUE - WEST ELEVATION - EXISTING STRUCTURE



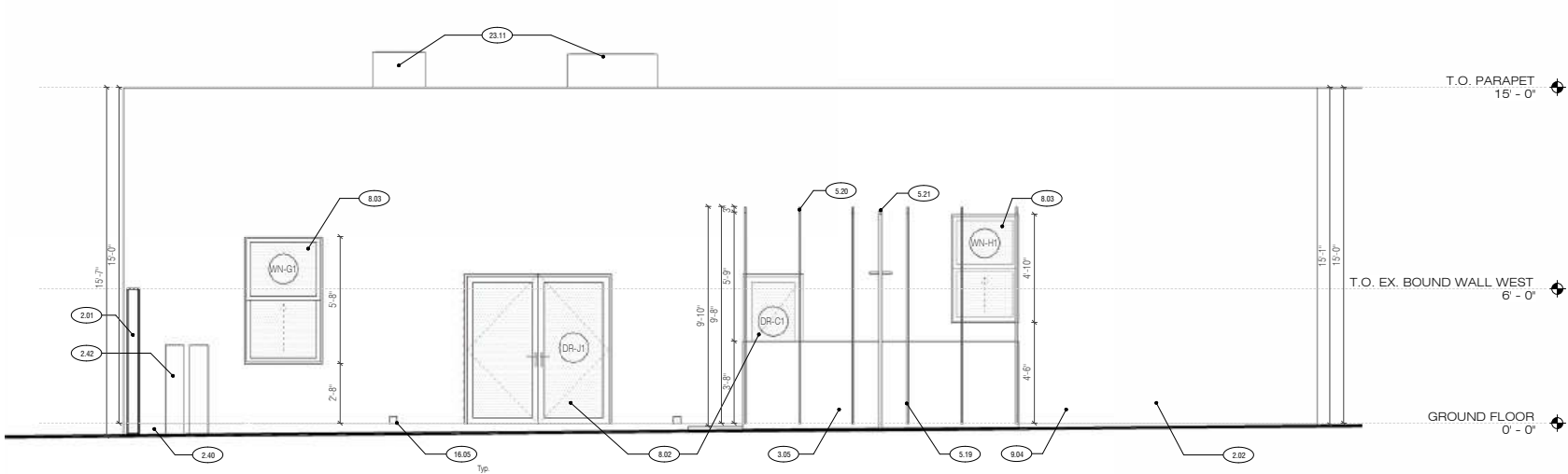
S 4TH AVENUE - WEST ELEVATION - EXISTING STRUCTURE PROPOSED

KEYNOTES	
1.01	NATURAL GROUND LEVEL
1.04	EXISTING TREE/SHRUB
1.17	EXISTING VENT
2.01	EXIST. BOUNDARY WALL, PAINTED
2.02	EXIST. EXTERNAL WALL
2.40	EXIST. STEM WALL
2.42	EXIST. WATER FILTRATION SYSTEM
3.05	GARDEN WALL
3.16	CONCRETE RAFT FOUNDATION, SSD
3.22	RAINWATER SCUPPER,SEE SCHEDULE
3.23	POINT DRAIN TO SEWER
4.01	CMU WALL w/ STUCCO
4.05	2 1/4" BLACK CLAY PAVERS w/ DRY JOINTS
4.06	BASSALT ROCK BENCH
5.07	SECURITY STEEL BARS TO EXISTING OPENING
5.11	CUSTOM WOOD GATE
5.19	3/4" DIA S/S POSTS, ANCHORED TO BOUNDARY WALL
5.20	3/4" DIA S/S BEAMS, SUPPORTED BY EXT. WALL & POSTS
5.21	CUSTOM STEEL SHOWER HEAD EXTENSION
5.29	RUMFORD CLASS A ALL FUEL S/S CHIMNEY
6.02	WOOD-FRAMED LEDGE/BENCH
7.02	DUAL OUTLET ROOF DRAIN
7.05	MIN. 1/4" OVER 1" FALL(2%)
8.02	NEW HARDWOOD DOOR w/ INSU. GLASS
8.03	NEW HARDWOOD WINDOW w/ INSU. GLASS
8.05	NEW SKYLIGHT
8.06	OPENING IN WALL
8.08	NEW HARDWOOD DOOR
8.09	NEW GARAGE DOOR
8.11	EXISTING OPENING, NEW DOOR BEYOND
9.02	WESTERN BLENDED PRODUCTS 'ONE COAT' STUCCO
9.04	EXIST./NEW STUCCO PAINTED
10.05	CONCRETE POOL BY SPECIALIST, SEPERATE APPLICATION
13.01	RWDP IN TO WALL
16.05	LIGHT FITTING, SEE LIGHT SCHEDULE
16.11	KEYLESS ENTRY PAD
16.12	WEATHER RESISTANT ELEC OUTLET
23.11	EXIST. A/C CONDENSER
32.03	UNDERGROUND PIPING TO CATCH BASIN,SEE LAND ARCH

SOUTH ELEVATION - EXISTING VS PROPOSED (UNIT 1)



SOUTH ELEVATION - UNIT 1 - EXISTING STRUCTURE

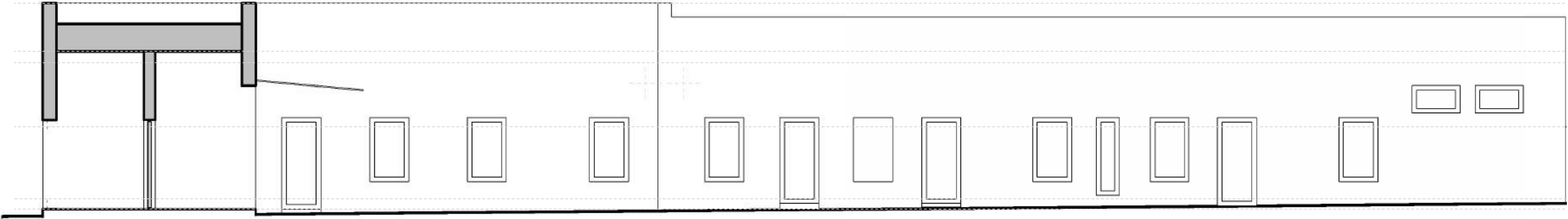


SOUTH ELEVATION - UNIT 1 - EXISTING STRUCTURE PROPOSED

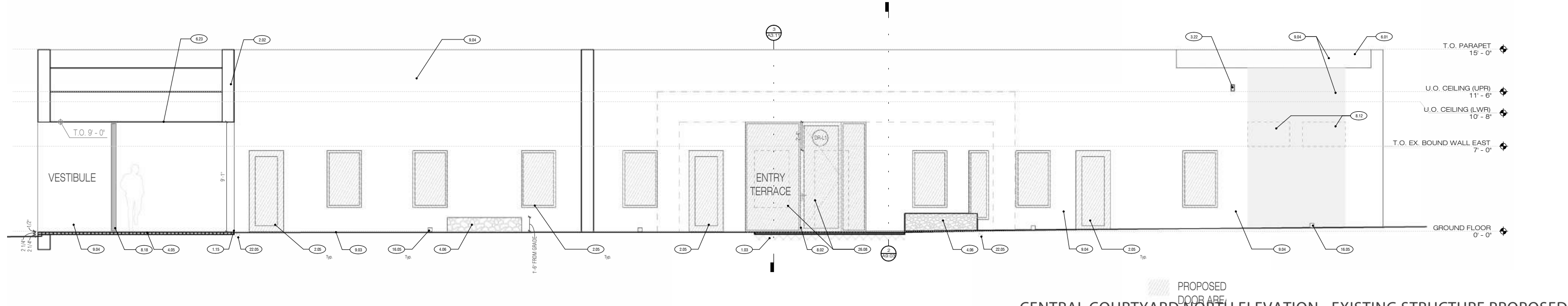
KEYNOTES	
1.01	NATURAL GROUND LEVEL
1.04	EXISTING TREE/SHRUB
2.01	EXIST. BOUNDARY WALL, PLASTERED & PAINTED
2.02	EXIST. EXTERNAL WALL
2.40	EXIST. STEM WALL
2.42	EXIST. WATER FILTRATION SYSTEM
3.05	GARDEN WALL
3.16	CONCRETE RAFT FOUNDATION, SSD
3.22	RAINWATER SCUPPER, SEE SCHEDULE
3.23	POINT DRAIN TO SEWER
4.01	CMU WALL w/ STUCCO
4.05	2 1/4" BLACK CLAY PAVERS w/ DRY JOINTS
4.06	BASSALT ROCK BENCH
5.07	SECURITY STEEL BARS TO EXISTING OPENING
5.11	CUSTOM WOOD GATE
5.19	3/4" DIA S/S POSTS, ANCHORED TO BOUNDARY WALL
5.20	3/4" DIA S/S BEAMS, SUPPORTED BY EXT. WALL & POSTS
5.21	CUSTOM STEEL SHOWER HEAD EXTENSION
5.29	RUMFORD CLASS A ALL FUEL S/S CHIMNEY
6.02	WOOD-FRAMED LEDGE/BENCH
7.02	DUAL OUTLET ROOF DRAIN
7.05	MIN. 1/4" OVER 1" FALL (2%)
8.02	NEW HARDWOOD DOOR w/ INSU. GLASS
8.03	NEW HARDWOOD WINDOW w/ INSU. GLASS
8.05	NEW SKYLIGHT
8.06	OPENING IN WALL
8.08	NEW HARDWOOD DOOR
8.09	NEW GARAGE DOOR
8.11	EXISTING OPENING, NEW DOOR BEYOND
9.02	WESTERN BLENDED PRODUCTS "ONE COAT" STUCCO
9.04	EXIST./NEW STUCCO PAINTED
10.05	CONCRETE POOL BY SPECIALIST, SEPERATE APPLICATION
13.01	RWDP IN TO WALL
16.05	LIGHT FITTING, SEE LIGHT SCHEDULE
16.11	KEYLESS ENTRY PAD
16.12	WEATHER RESISTANT ELEC OUTLET
23.11	EXIST. A/C CONDENSER
32.03	UNDERGROUND PIPING TO CATCH BASIN, SEE LAND ARCH

COURTYARD ELEVATIONS - EXISTING VS PROPOSED - NORTH BUILDING (UNIT 2)

KEYNOTES	
1.03	COMPACTED FILL, SSD
1.15	1/2" STEP
2.02	EXIST. EXTERNAL WALL
2.05	EXIST. WINDOW/DOOR
2.19	EXIST. ROOF
2.41	ASSUMED EXIST. FOUNDATION
3.03	CONCRETE BENCH/WORKTOP/LEDGE, SSD
3.09	CONCRETE COLUMN, SSD
3.13	CUSTOM CONCRETE SPOUT
3.14	NEW LINTEL, SSD
3.18	CONCRETE BEAM, SSD
3.22	RAINWATER SCUPPER,SEE SCHEDULE
4.05	2 1/4" BLACK CLAY PAVERS w/ DRY JOINTS
4.06	BASSALT ROCK BENCH
6.01	PROPOSED FRAMED WALL, STUCCO & PAINT
6.06	1/2" GYPSUM & STUCCO (SEE 9.02)
6.23	FIBER CEMENT & STUCCO SOFFIT
7.04	WHITE SINGLE-PLY TPO ROOFING MEMBRANE
7.05	MIN. 1/4" OVER 1" FALL(2%)
7.10	TAPERED RIGID INSULATION MIN R38
8.02	NEW HARDWOOD DOOR w/ INSU. GLASS
8.06	OPENING IN WALL
8.12	EXISTING OPENING CLOSED UP
8.18	HARDWOOD PIVOT DOOR
9.03	DECOMPOSED GRANITE, SEE LAND ARCH
9.04	EXIST./NEW STUCCO PAINTED
10.02	CUSTOM POST BOX IN EXIST. OPENING
10.10	GAS BBQ
16.05	LIGHT FITTING, SEE LIGHT SCHEDULE
22.05	FRENCH DRAIN TO PROPERTY CATCH BASIN,SEE LAND ARCH
23.11	EXIST. A/C CONDENSER
26.07	NEW OPENING IN WALL, SSD
26.08	DEMO WINDOW/DOOR,ENLARGED OPENING, SSD

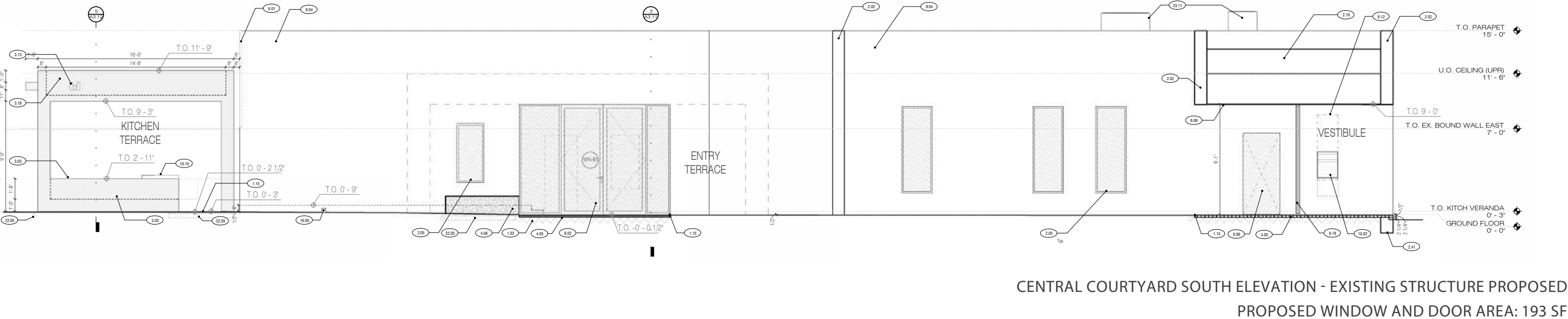
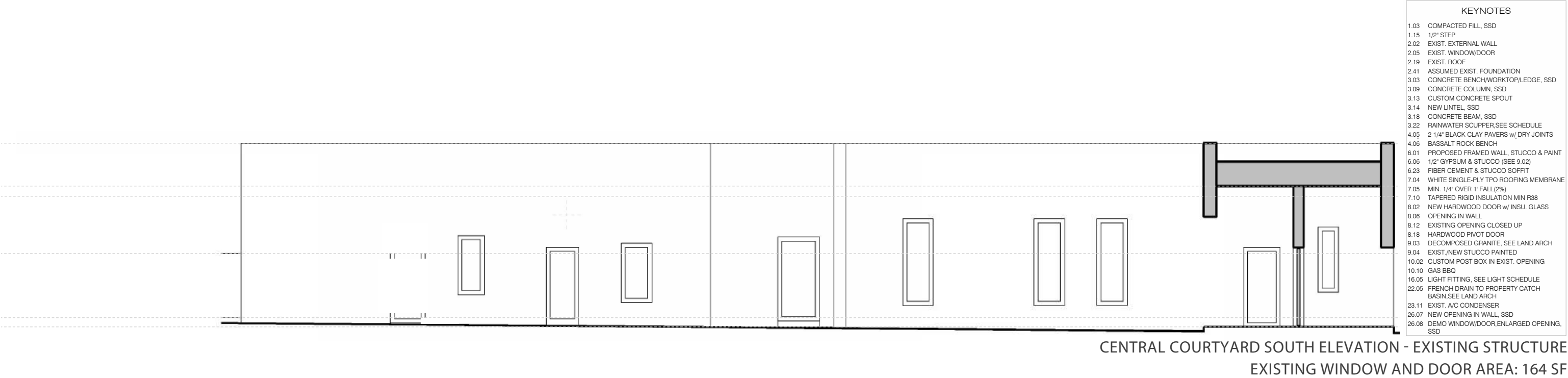


CENTRAL COURTYARD NORTH ELEVATION - EXISTING STRUCTURE
EXISTING WINDOW AND DOOR AREA: 203 SF



CENTRAL COURTYARD NORTH ELEVATION - EXISTING STRUCTURE PROPOSED
PROPOSED WINDOW AND DOOR AREA: 248 SF

COURTYARD ELEVATIONS - EXISTING VS PROPOSED - SOUTH BUILDING (UNIT 1)



ARCHITECTURAL MATERIALS



- 01 WALL PLASTER: WESTERN BLENDED PRODUCTS - INSPIRE
- 02 WALL PAINT: DUNN EDWARDS - CRYSTAL HAZE
- 03 WALL PAINT: DUNN EDWARDS - FOGGY DAY
- 04 WALL PAINT: DUNN EDWARDS- CRISP MUSLIN
- 05 WINDOWS: DOUBLE HUNG LOEWEN DOUGLAS FIR WOODS
- 06 GATES: DOUGLAS FIR WOOD
- 07 BASALT ROCK WITHIN LANDSCAPING
- 08 FLOOR PAVER: ORCA - BRICK CLAY, CHAR
- 09 NATURE: NATURAL VEGETATION
- 10 STONE: LOCAL DECOMPOSED AGGREGATE/GRANITE
- 11 STONE: CORONADO BROWN RIP RAP
- 12 DOORS: LOEWEN DOUGLAS FIR AND GLASS
- 13 TERRACE: CAST IN PLACE CONCRETE

T H A N K Y O U

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