



DE NOVO MARKET
- OUTDOOR GATHERING SPACE -
177 N. CHURCH AV. UNIT 106, TUCSON, AZ. 85701
PARCEL: 117-11-0170



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SCOPE OF WORK:

The scope of this project is an exterior tenant improvement to an existing commercial building. The building is to remain as it is with no additional square footage added. The project will consist on creating an outdoor gathering space for THE NOVO MARKET with a shading structure.

The work will include:

- Architectural
- Structural

PROPERTY INFORMATION:

OWNERS MAIL NAME AND ADDRESS:

Ta Building Corp
177 N Church Ave. Suite 200.
Tucson AZ 85701-1153

PROPERTY ADDRESS:

177 N Church Ave. Suite 106.
Tucson, AZ 85701

PARCEL NUMBER:

117-11-0170

LEGAL DESCRIPTION:

Tucson lots 4 5 6 7 exc ptn lot 4 ded to city for the street
Widening blk 181

ZONING:

OCR-2

SETBACKS:

Existing to remain

LOT SIZE:

.60 acres or 26,035 S.F.

November 11th, 2024

Parcel Number: 117-11-0170

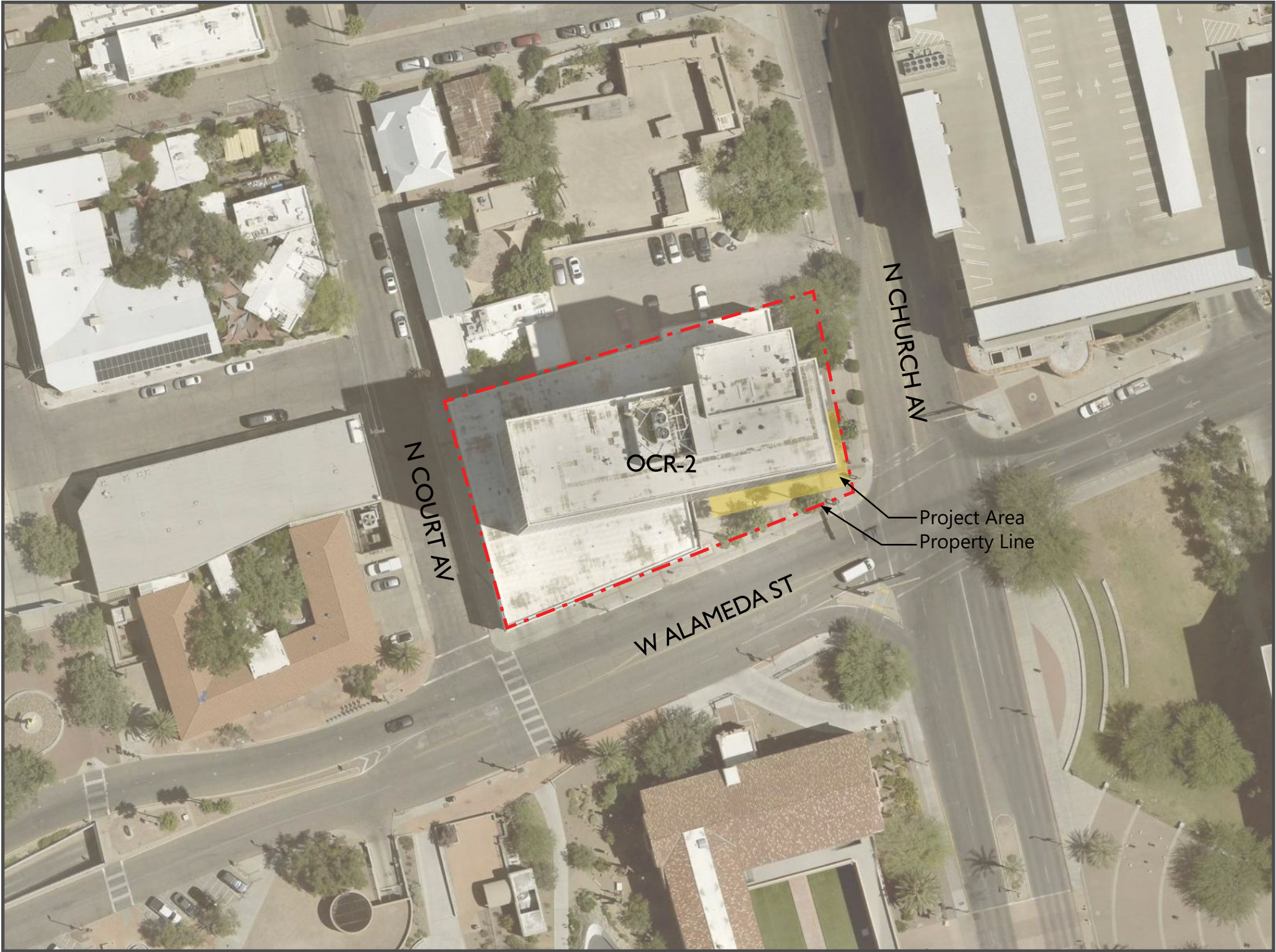
PROJECT STATEMENT:

To create an outdoor gathering space for THE NOVO MARKET (bar and coffee grab & go establishment).

The existing zoning is OCR-2, with a zoning use to be a mix of development of office spaces, retail and restaurant use. Our use of the space will be Bar and Coffee Grab and Go with this new seating area to accommodate outdoor seating. The new design is composed of steel structure and translucent outdoor fabric material so as to not impose into the existing architecture of the building. In addition, we are adding more green landscape environment to create greater shaded areas and a layering effect of privacy. The existing building and sidewalk will remain as is. The new canopy area will required an additional 15 parking spaces that will be provided through the IPP process which is ongoing now. The rest of the site and building structure are to remain as they are with no further changes.

Feel free to contact me with any questions at my email address, jose@exaarchitects.com or my cell number 520.440.4941.





DE NOVO MARKET

177 N. CHURCH AVE. SUITE 106.
TUCSON, AZ. 85701

PARCEL: 117-11-0170












PROPOSED SITE PLAN

ARCHITECTURAL SITE PLAN KEYNOTES:

- 1. EXISTING PROPERTY LINE.
- 2. EXISTING BUILDING TO REMAIN AS IS W/ NO ADDITIONAL SQUARE FOOTAGE ADDED.
- 3. EXISTING CONCRETE SIDEWALK, NO CHANGE.
- 4. EXISTING GROUND PLANTERS TO REMAIN.
- 5. PROPOSED OPERABLE SWING GATE WITH PANIC HARDWARE.
- 6. PROPOSED TUBE STEEL GUARD RAIL TO ENCLOSE PATIO.
- 7. PROPOSED SHADE STRUCTURE STEEL COLUMNS.
- 8. EXISTING CONCRETE BENCH ON ROW TO REMAIN.
- 9. FUTURE CONCRETE BENCH ON ROW TO BE COORDINATED WITH CITY OF TUCSON. PER RNA MEETING.

SITE PLAN LEGEND:

EXISTING PROPERTY LINE	---
EXISTING SETBACK LINE	- - -
EXISTING EASEMENT LINE	- . -
EXISTING ELECTRIC	—E—E—
EXISTING GAS LINE	—G—G—
EXISTING WATER LINE	—W—W—
EXISTING SEWER LINE	—S—S—
CONSTRUCTION FENCE	—X—X—
EXISTING METAL FENCE	—X—X—
CONSTRUCTION ENTRANCE	
WATER METER	
TELEPHONE PEDESTAL	
ELECTRICAL PEDESTAL	
EXISTING GAS METER	
MH MANHOLE	
WV WATER VALVE	
FH FIRE HYDRANT	
TP TUCSON POWER	

PARKING CALCULATIONS:

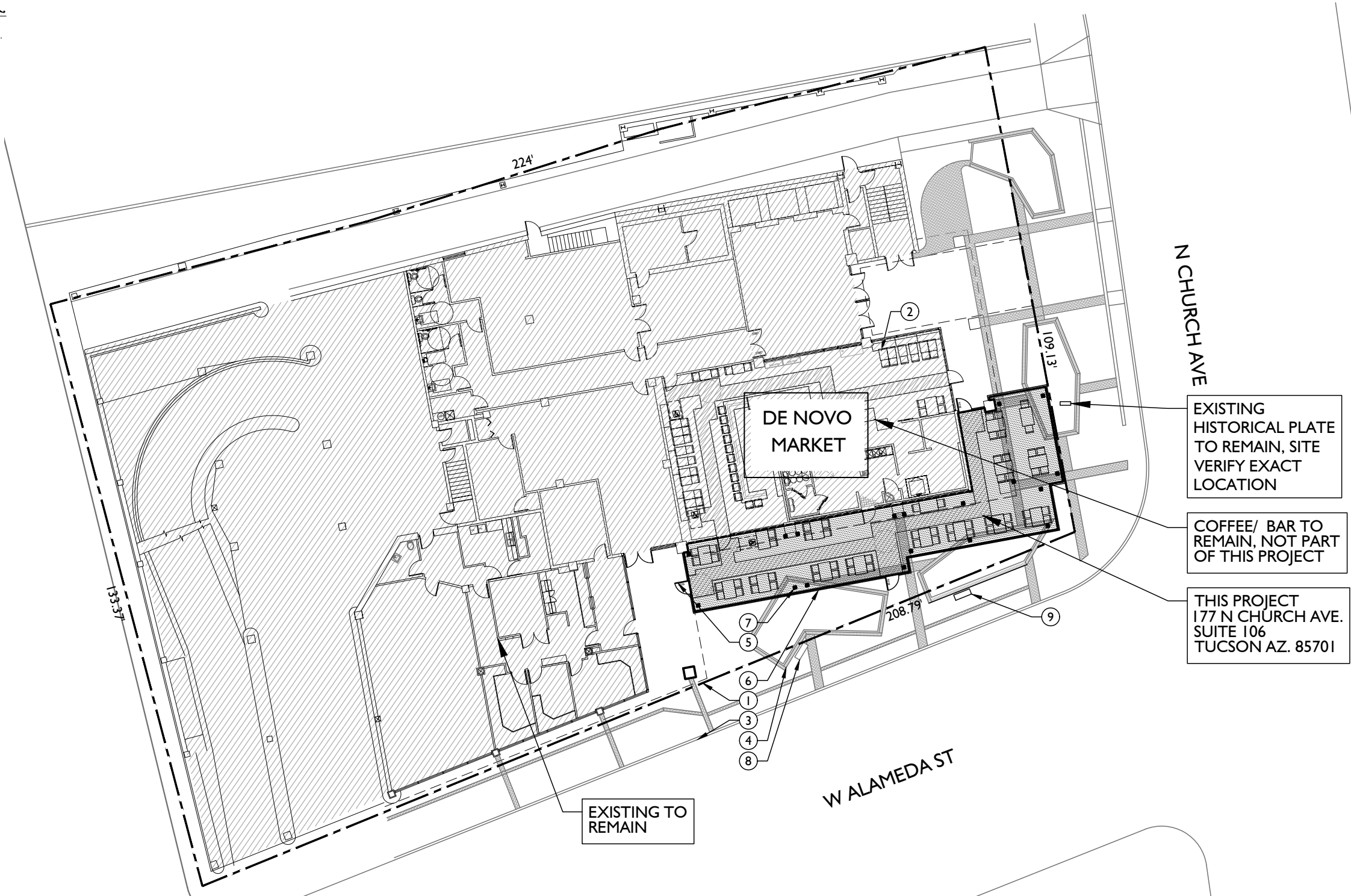
EXISTING OFFICE BUILDING TO REMAIN NO CHANGES ON PARKING SPACES.

NEW PARKING

NEW EXTERIOR COVER PATIO 1500 S.F. / 100 15

TOTAL REQUIRED 15 SPACES PROVIDED THIS WILL BE INDICATED ON THE UPCOMING IPP

OCR-2 ZONING



ARCHITECTURAL SITE PLAN

NTS





NORTH FACADE



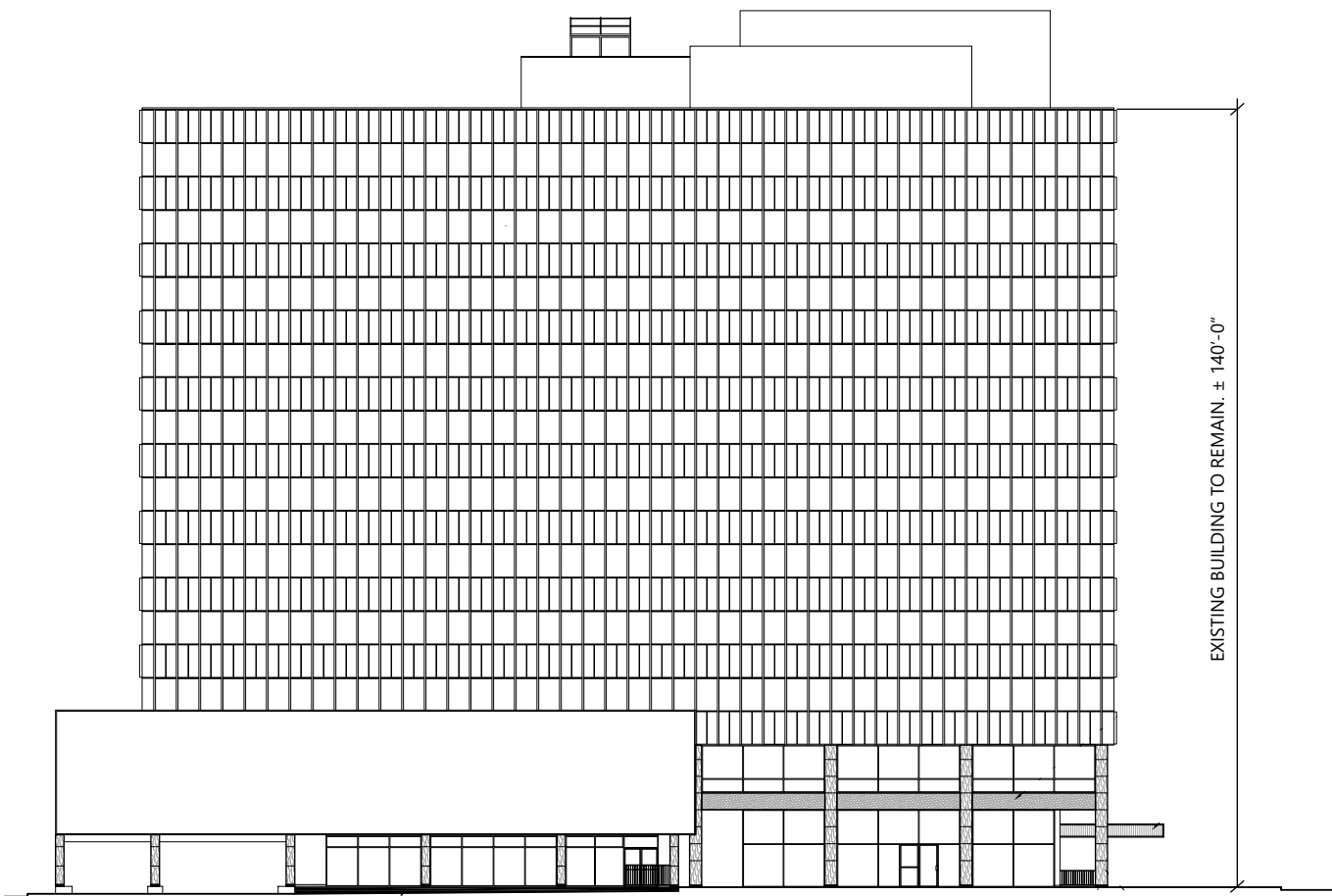
WEST FACADE



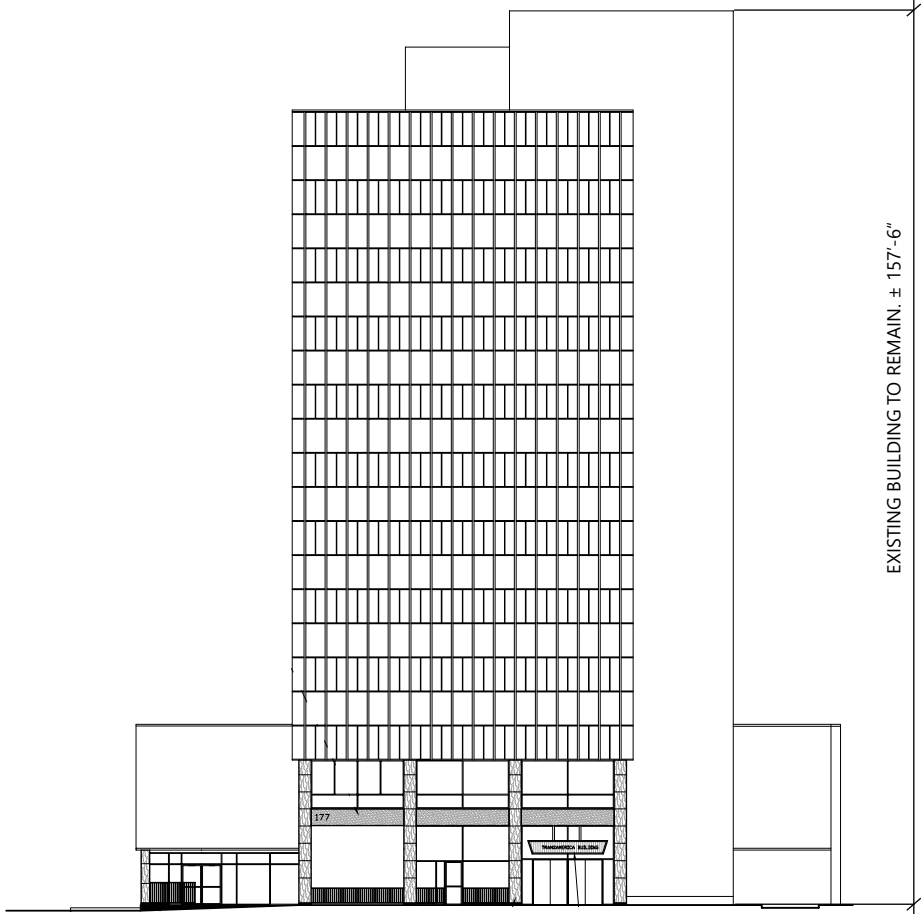
SURROUNDING NORTH VIEW



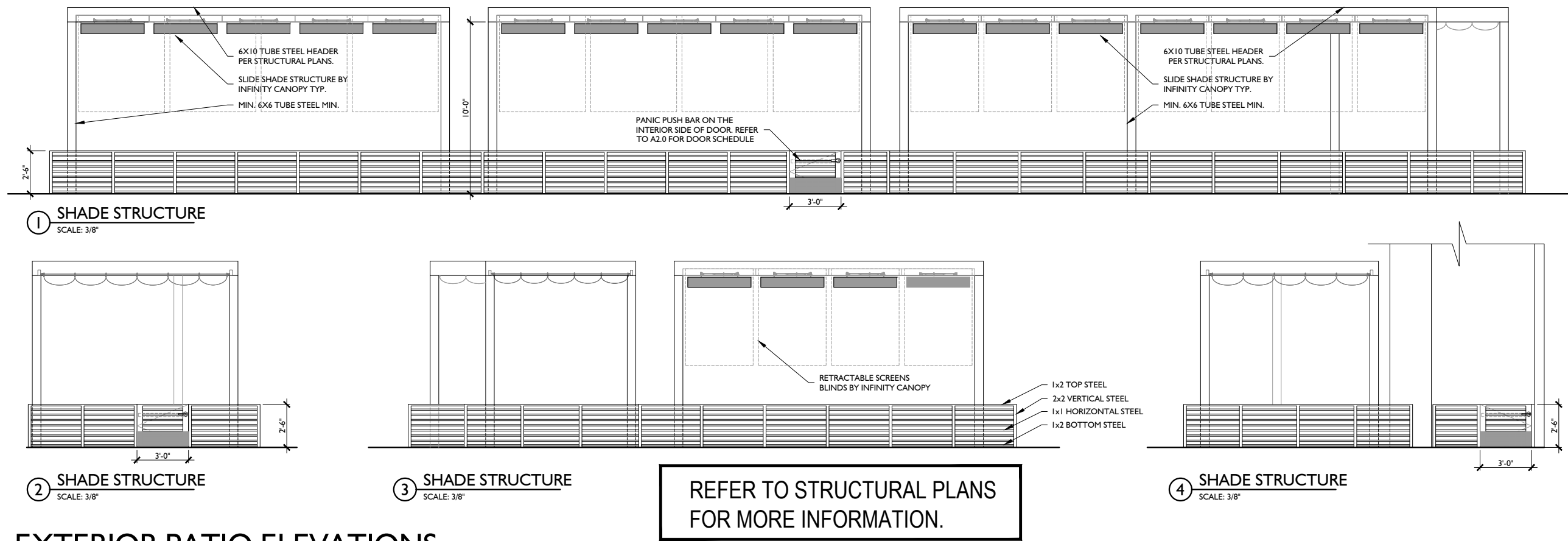
SURROUNDING SOUTH VIEW



1 EXISTING SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/16"=1'-0"



EXTERIOR PATIO ELEVATIONS



PRECEDENT EXAMPLES

OUTDOOR SOCIAL GATHERING APPROACH:



OBON Sushi Bar Ramen
350 E Congress St. Tucson, Az. 85701



The Monica
40 E Congress St. Tucson, Az. 85701

DE NOVO MARKET - OUTDOOR GATHERING SPACE -

Approach:

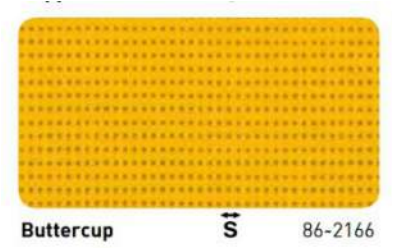
- Surrounded by native landscaping.
- Flexible sunshading system.
- Located in a less trafficked avenue.
- The wideness of the sidewalk around this property offers a great balance between pedestrian movility, nature, and social gathering space.





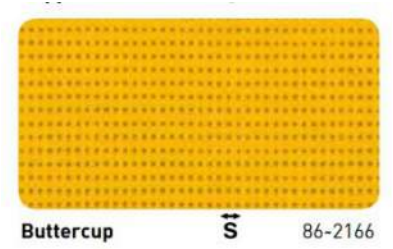
STEEL COLUMNS PAINT COLOR

- 6 x 6 steel columns



SERGE FERRARI VINYL & MESH

- Color to match existing building details.
- Semi transparent.
- Fabric blocks 80-100% of sun rays.
- Fire resistance, Method 1/NFPA701



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FENCE PAINT COLOR

- Design and color per tenant.

SIDEWALK SHADE COVERAGE ON JUNE 21ST AT 12:00 PM
177 N Church Ave, Tucson, Az 85701



SIDEWALK
AREA= 8,333 SQ.FT.

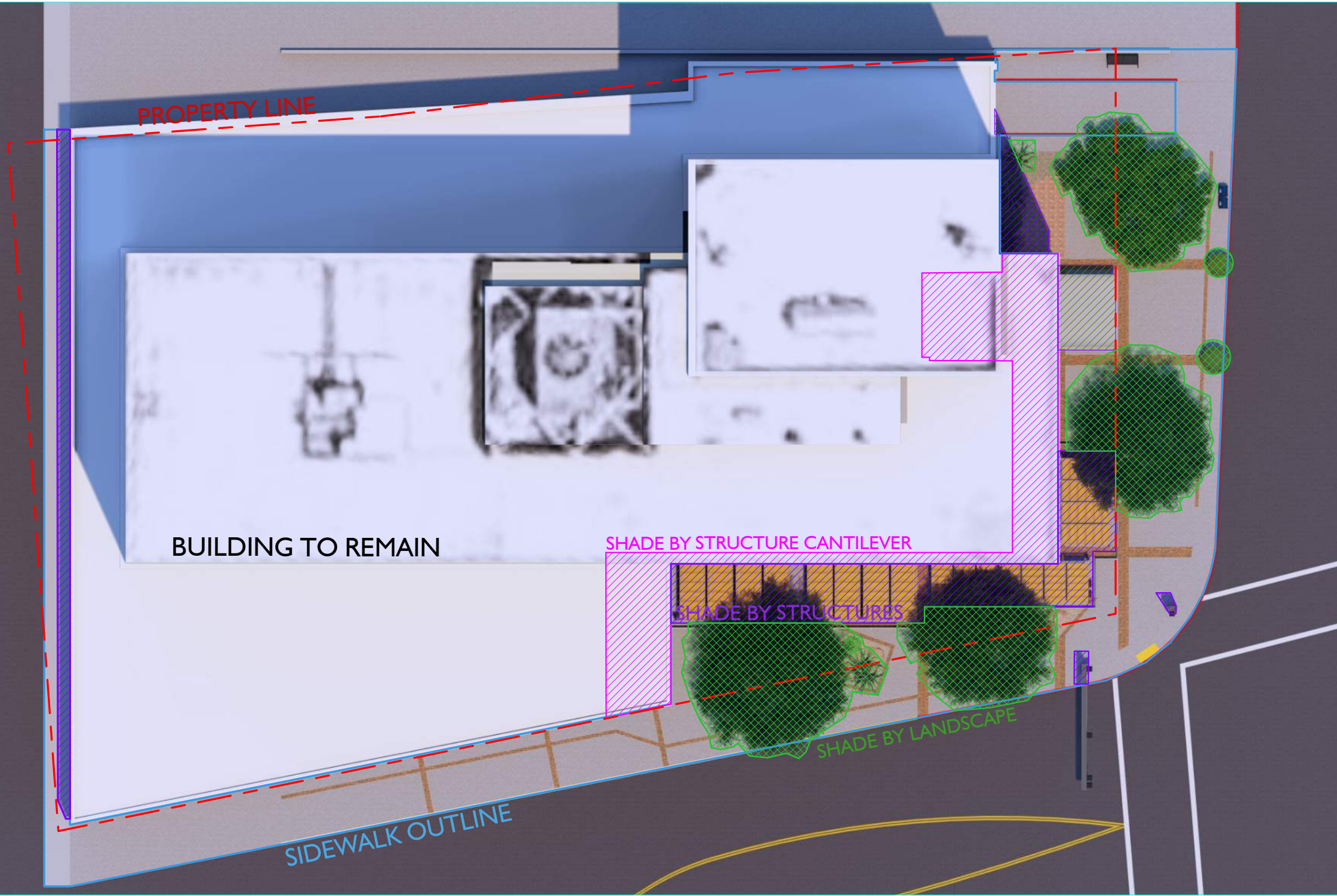
SHADE BY
STRUCTURE
AREA= 1,414 SQ.FT.

SHADE BY
STRUCTURE'S
CANTILEVER
AREA= 1,355 SQ.FT.

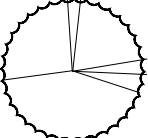








SHADE BY
LANDSCAPE
AREA= 2,694 SQ.FT.

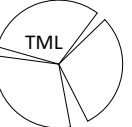




TOTAL SHADE
AREA= 5,463 SQ.FT.

SHADE COV.
AREA= 65%





PLANTING LEGEND				
SYMBOL	QTY	SIZE	PLANT NAME	EMITTER SCHEDULE
TREES				
	3	15 GAL	<i>Pistacia x 'Red Push'</i> RED PUSH PISTACHE TREE	3/1GPH
SHRUBS/VINES				
	2	5 GAL	<i>Tecoma x 'Crimson Flare'</i> CRIMSON FLARE TECOMA	2/1GPH
	2	5 GAL	<i>Calliandra eriophylla</i> PINK FAIRY DUSTER	2/1GPH
	5	5 GAL	<i>Salvia greggii</i> AUTUMN SAGE	2/1GPH
	3	5 GAL	<i>Trachelospermum jasminoides</i> STAR JASMINE	2/1GPH
CACTI/ACCENTS:				
	3	5 GAL	<i>Pedilanthus macrocarpus</i> SLIPPER PLANT	1/0.5GPH
	7	5 GAL	<i>Agave x Ferdinand Regis</i> FERDINANDS AGAVE	1/0.5GPH
	5	5 GAL	<i>Euphorbia resinifera</i> MOROCCAN MOUND	1/0.5GPH
	7	5 GAL	<i>Aloe x 'Blue Elf'</i> BLUE ELF ALOE	1/1GPH

LEGEND SYMBOL	ITEM
	EXISTING TEXAS MOUNTAIN LAUREL PRESERVE IN PLACE
	EXISTING INDIAN HAWTHORN PRESERVE IN PLACE
	EXISTING BOULDER
	7 NEW BOULDERS (2'X1', 2'X2')
	PROPERTY LINE
	OUTDOOR PATIO FENCE
NO SYMBOL	1/2" SCREENED DECORATIVE ROCK IN ALL PLANTERS

PREPARED BY JITKA PATAKOVA, 

