

NEW PARKING SHADE STRUCTURE IN EXISTING PARKING LOT DEVELOPMENT PLAN PROJECT SCOPE

CITY OF TUCSON HISTORIC DESIGN REVIEW (HPZ) AND RIO NUEVO DESIGN REVIEW (RNA)



COUNCIL STREET NORTH VIEW OF THE EXISTING PARKING LOT - PROJECT SITE



TABLE OF CONTENTS

COVER	1
TABLE OF CONTENTS	2
PROJECT DESCRIPTION	3
DESIGN NARRATIVE	4
AERIAL PHOTOGRAPH	5 - 6
PROPOSED SITE PLAN	7 - 8
PHOTOGRAPHS OF EXISTING PROJECT SITE CONDITIONS AND SURROUNDING AREA	9 - 12
ELEVATIONS OF PROPOSED PARKING SHADE STRUCTURE	13 - 14
DEVELOPMENT ZONE MAP	15 - 16
PRECEDENT EXAMPLES	17 - 20
PROPOSED BUILDING MATERIALS	21 - 22



PROJECT DESCRIPTION

This property is located at 135 W. Council, which is just west of Church Ave. and on the south side of Council St. The existing site is 3,034 SF and is used as private office parking by the client. There are no buildings or structures on the site lot area. Outside the site's lot area, it is surrounded by single story buildings, landscaping and a small parking lot that is accessed off Washington Street.

This project consists of the building owner wanting to provide covered parking for his and few employee's use during the workday. The steel carport structure would be positioned within the existing parking lot area.

Height of carport shade structure would not exceed adjacent buildings. Shade structure height +/- 10'-0".

Shade structure is compatible with existing surrounding structures and with surrounding contributors.

The shade structure will be painted to match the existing adjacent building.

There is no landscape, no enclosures or no new utilities being proposed.

There is no existing historic building modifications to any adjacent buildings be proposed.



DESIGN NARRATIVE

The owner's design intention is to build a simple, standard painted steel carport structure that is typically seen and used for apartment projects. This is a very small structure. The owner hopes to keep this a low cost project for what he hopes to provide shade during the workday – Monday through Friday, by covered parking.

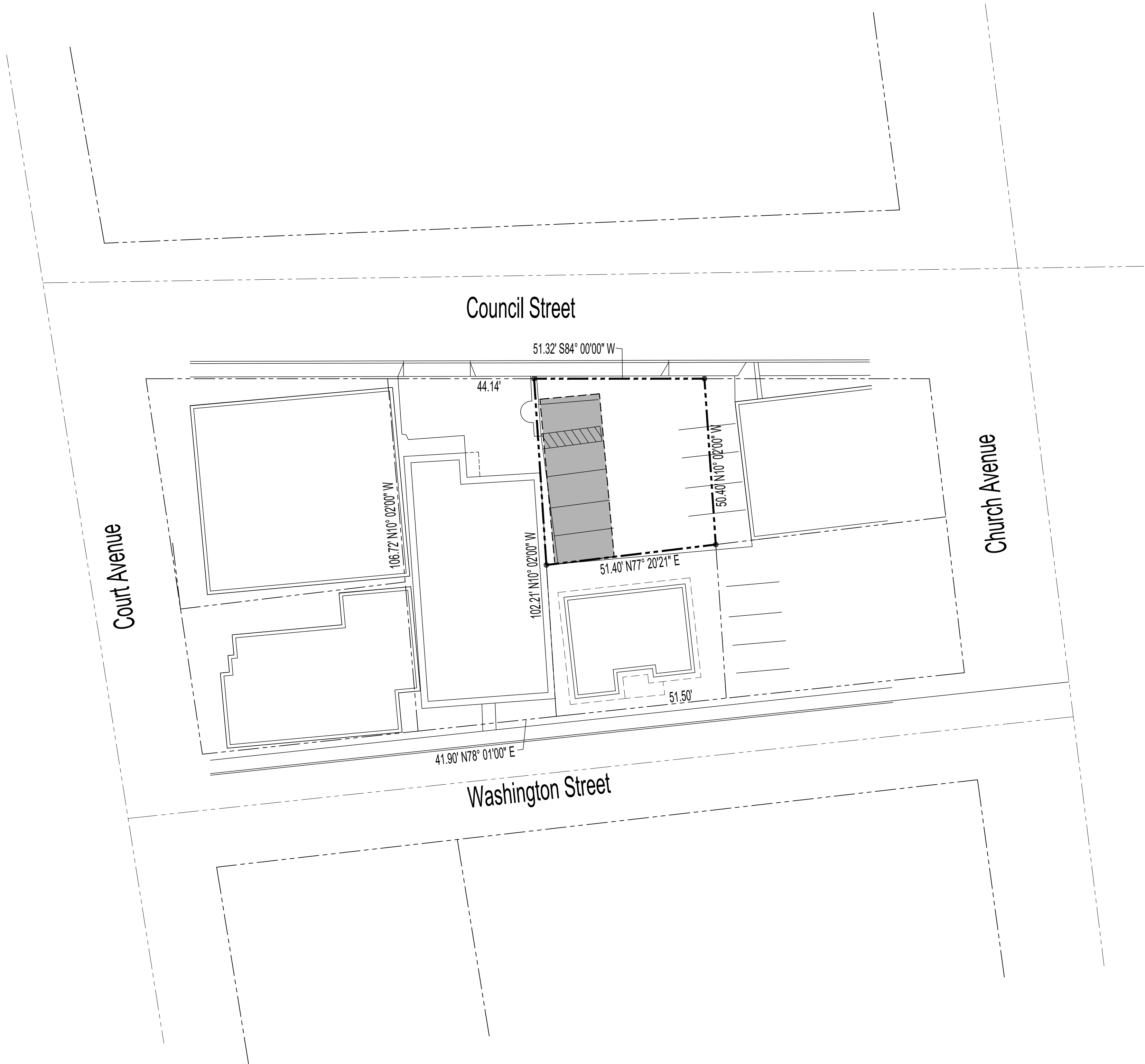
The posts would be steel columns with steel beams running horizontally to support the canopy above, with a metal decking for the roof material (this will not be seen, so metal decking would not require painting). The vertical columns, beams and canopy fascia structure would be painted to match the surrounding existing buildings.

AERIAL PHOTOGRAPH

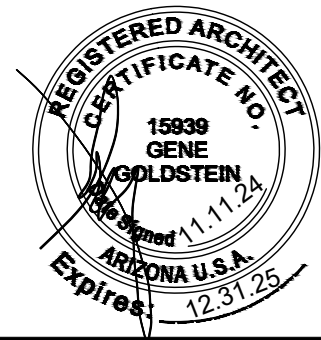




PROPOSED SITE PLAN



135 W. Council Street Tucson, AZ



New Parking Shade Structure
in Existing Parking Use Lot
Development Plan

Legal Description: TUCSON RESUB BLOCK 179 LOT 4

2
OF
2

NO.	DATE	REVISION	BY	CHKD.	APPR.

Gene Goldstein Architect
(A2# 15939)

DRWN. BY	KV
DSGN. BY	GG
CHKD. BY	GG

PLAN NO.
TD-DEV-0000-00000

SCALE: 1" = 20'-0"



PHOTOGRAPHS OF EXISTING PROJECT SITE CONDITIONS AND SURROUNDING AREA



NORTHWEST VIEW - NORTH OF COUNCIL STREET



NORTHEAST VIEW - NORTH OF COUNCIL STREET



EAST VIEW - COUNCIL STREET W/ EXISTING PARKING LOT PROJECT SITE ENTRANCE OFF COUNCIL STREET



SOUTHEAST VIEW - EXISTING PARKING LOT PROJECT SITE ENTRANCE OFF COUNCIL STREET



SOUTHWEST VIEW - EXISTING PARKING LOT PROJECT SITE OFF COUNCIL STREET



WEST VIEW - COUNCIL STREET



ELEVATIONS OF PROPOSED PARKING SHADE STRUCTURE



DEVELOPMENT ZONE MAP



Notes

Legend

- | | |
|------------------------|---------------|
| Listed | Vacant |
| Listed and Local | Outside of HD |
| Contributor | Parcels |
| Eligible | |
| Ineligible | |
| Non-Contributor | |
| No Data | |
| Demolished Contributor | |
| Demolished | |
| Demolished | |

1: 1,128



182.2 0 91.10 182.2 Feet

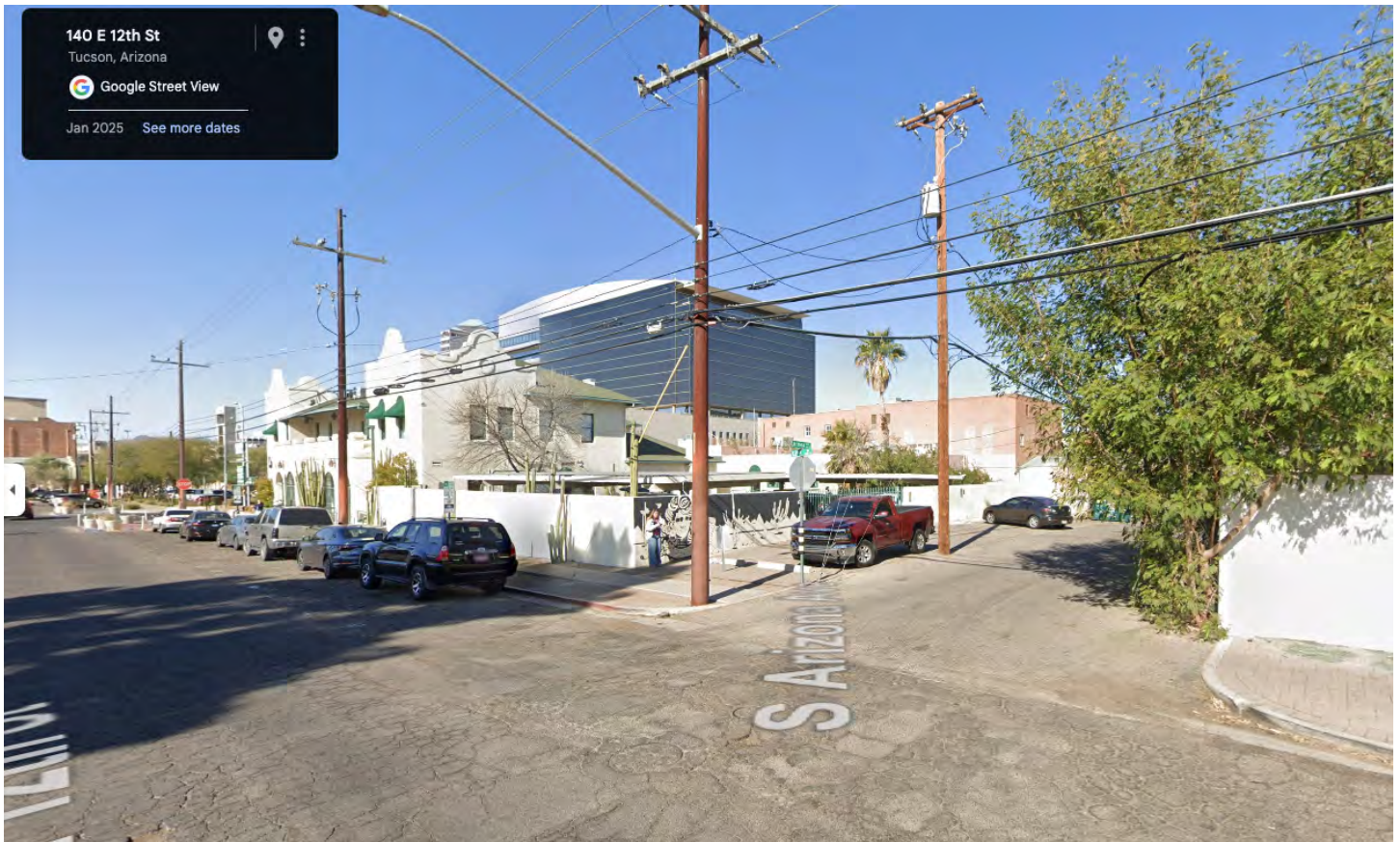
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Tucson

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



RIO NUEVO AREA PRECEDENT EXAMPLES



140 E. 12TH STREET - CANOPY PARKING STRUCTURE

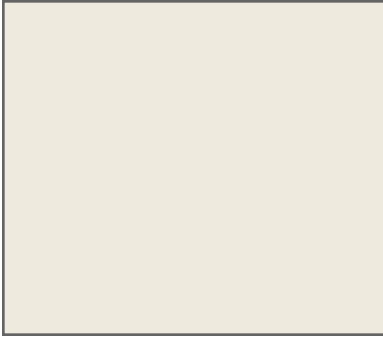


201 E. BROADWAY BLVD. - CANOPY PARKING STRUCTURE

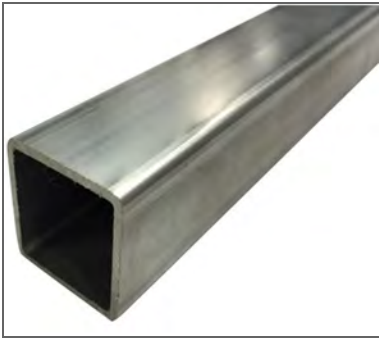


425 N. PERRY AVE. - CANOPY PARKING STRUCTURE

PROPOSED BUILDING MATERIAL



(P1) PAINT TO MATCH EXISTING ADJACENT BUILDINGS



STEEL COLUMN, PAINTED (P1)



STEEL BEAMS AND FASCIA, PAINTED (P1)



METAL DECK ROOF MATERIAL, PAINTED (P1)