



## Sheet Index

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Appendix A	Proposal Statement Subject to UDC Article 9

STUDIO  
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PRELIMINARY DESIGN  
-FOR HPZ & ZONING REVIEW ONLY-

Project Name:  
Cieszkowski/Nighswonger  
Residence

Address:  
633 South Meyer Avenue  
Tucson, Arizona 85701

Sheet Name:

Cover Sheet and  
Sheet Index

Scale: N.T.S.

Date: 10 AUGUST 2020

A0.01

**Contributing Properties as Identified within UDC Article 9:**

- Block 246      614 South Meyer Avenue
- Block 247      677-685 South Meyer Avenue  
601-611 South Meyer Avenue  
641 South Meyer Avenue  
669 South Meyer Avenue  
633 South Meyer Avenue



PRELIMINARY DESIGN  
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🕒 Aerial View of Development Zone

Project Name:  
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Sheet Name:  
**Development  
Zone**

Scale: NTS  
Date: 10 AUGUST 2020

HPZ A1



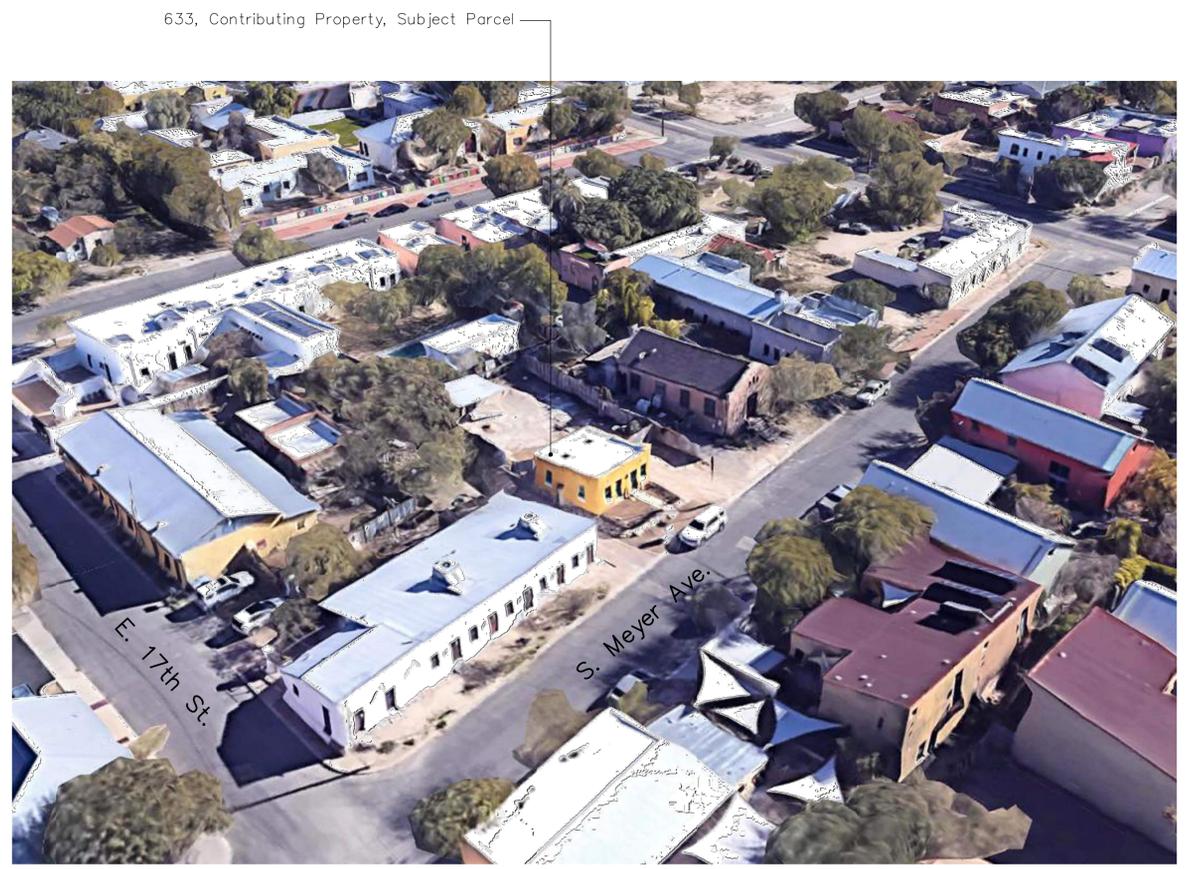
S. Meyer Ave. Elevation – Looking East



S. Meyer Ave. Elevation – Looking West



Bird's Eye from SW



Bird's Eye from NW

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Project Name:  
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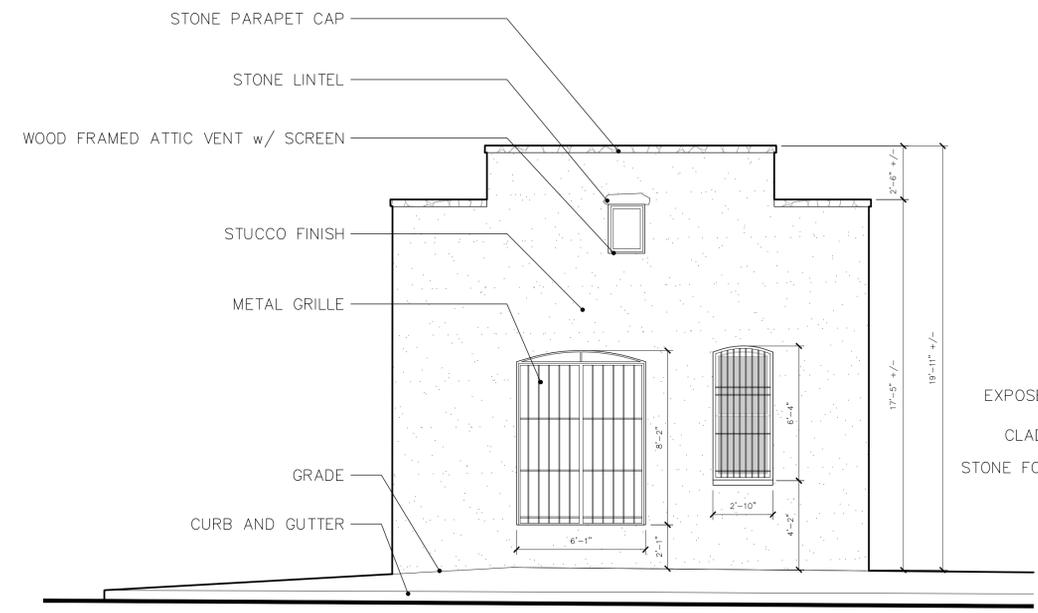
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**Contributing  
Properties**

Scale: NTS  
Date: 10 AUGUST 2020

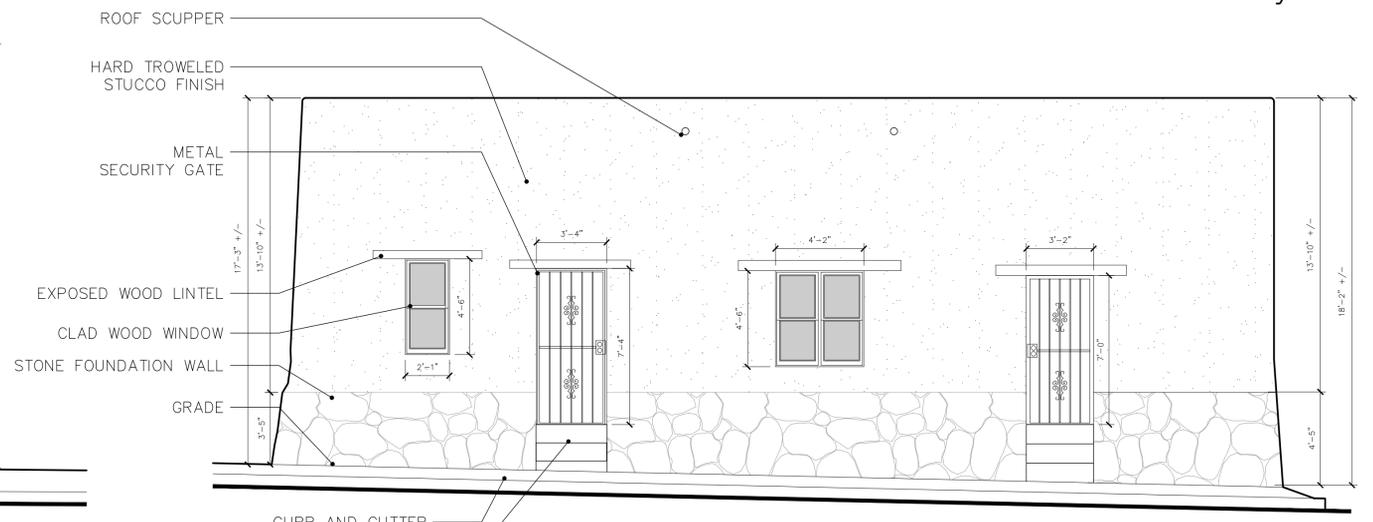
HPZ A2



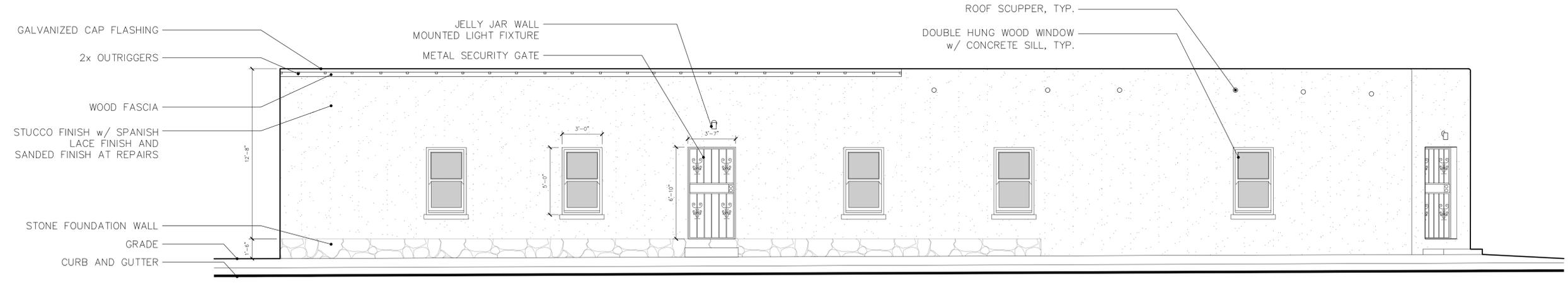
Front Elevation – 641 S. Meyer Ave.



Front Elevation – 758 S. Meyer Ave.



Front Elevation – 614 S. Meyer Ave.



Front Elevation – 677-685 S. Meyer Ave.



PRELIMINARY DESIGN  
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Project Name:  
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Tucson, Arizona 85701

Sheet Name:  
Contributing  
Properties Survey

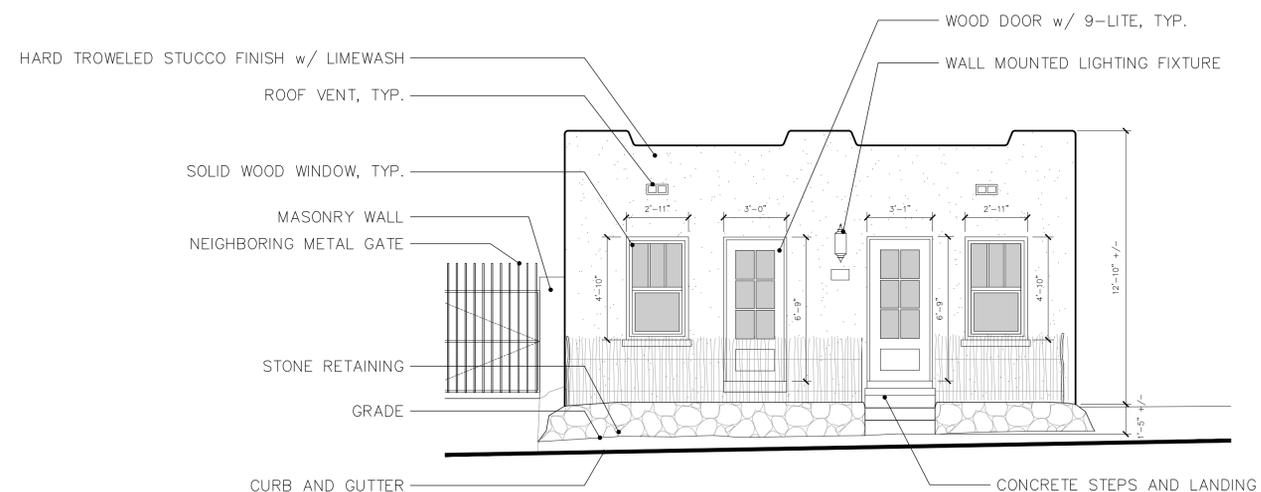
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Date: 10 AUGUST 2020



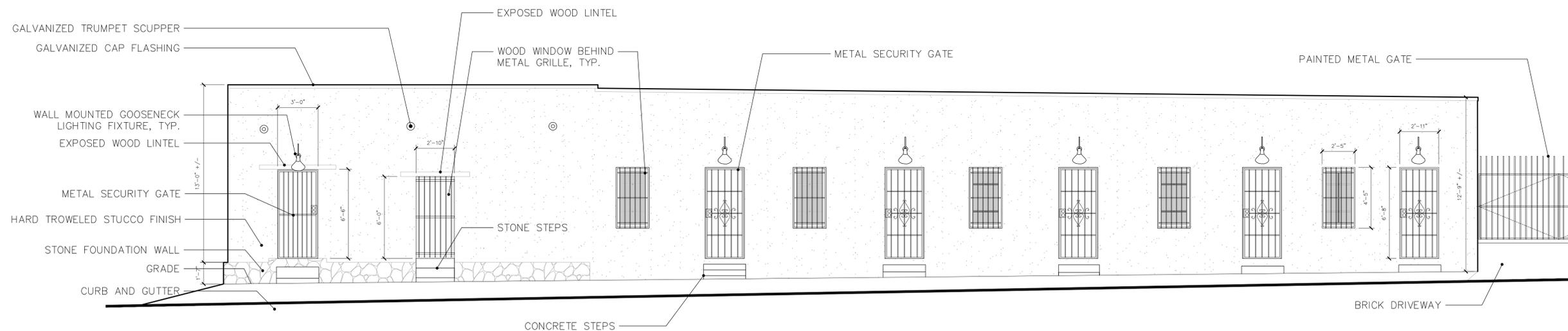
HPZ A3



Subject Parcel Elevations



Front Elevation – 633 S. Meyer Ave.  
(Subject Parcel)



Front Elevation – 601-611 S. Meyer Ave.



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Cieszkowski/Nighswonger  
Residence

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Sheet Name:

Contributing  
Properties Survey

Scale: 1/4"=1'-0"  
Date: 10 AUGUST 2020

HPZ A4



RAISED THRESHOLDS



ARTICULATED PARAPETS



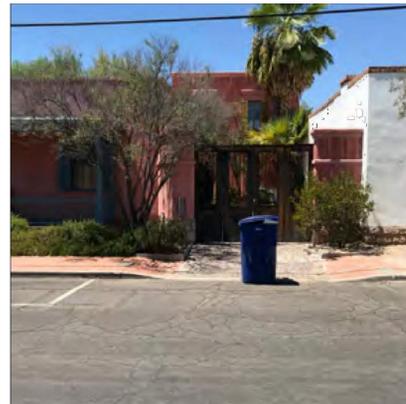
ZERO LOT LINES



CHIMNEY EXPRESSION



EXPOSED EARTHEN WALLS AND PLASTERED WALLS



SETBACK ADDITION



ZERO LOT LINES



EXPOSED EARTHEN MASONRY



MASONRY PARAPET CAP w/ UNIQUE MASSING



PLASTER AND EXPOSED FOUNDATIONS w/ ZERO SETBACKS

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Sheet Name:

Applicable Historical Styles  
at Contributing Properties

Scale:

Date: 10 AUGUST 2020

HPZ A5



LIMEWASH PLASTER



PARAPET CAPS



METAL PRIVACY SCREENS



WOOD DOORS AND WINDOWS



EARTHEN WALLS



EARTHEN WALLS



EXPOSED FOUNDATIONS

### Project Description:

The addition of a 2-bedroom, 2-bathroom, single-story, single-family residence within a HC-3 zoned site located within the Barrio Libre Historic District containing a "contributing" historical structure built in 1941-42.

NOTE:  
 Surveyed data shown on the site plan was provided by the Owner's land survey consultant, Precision Land Surveying, Inc. The Architect in no way shall be held responsible for inaccuracies in reference to the land survey.

### Area Calculations:

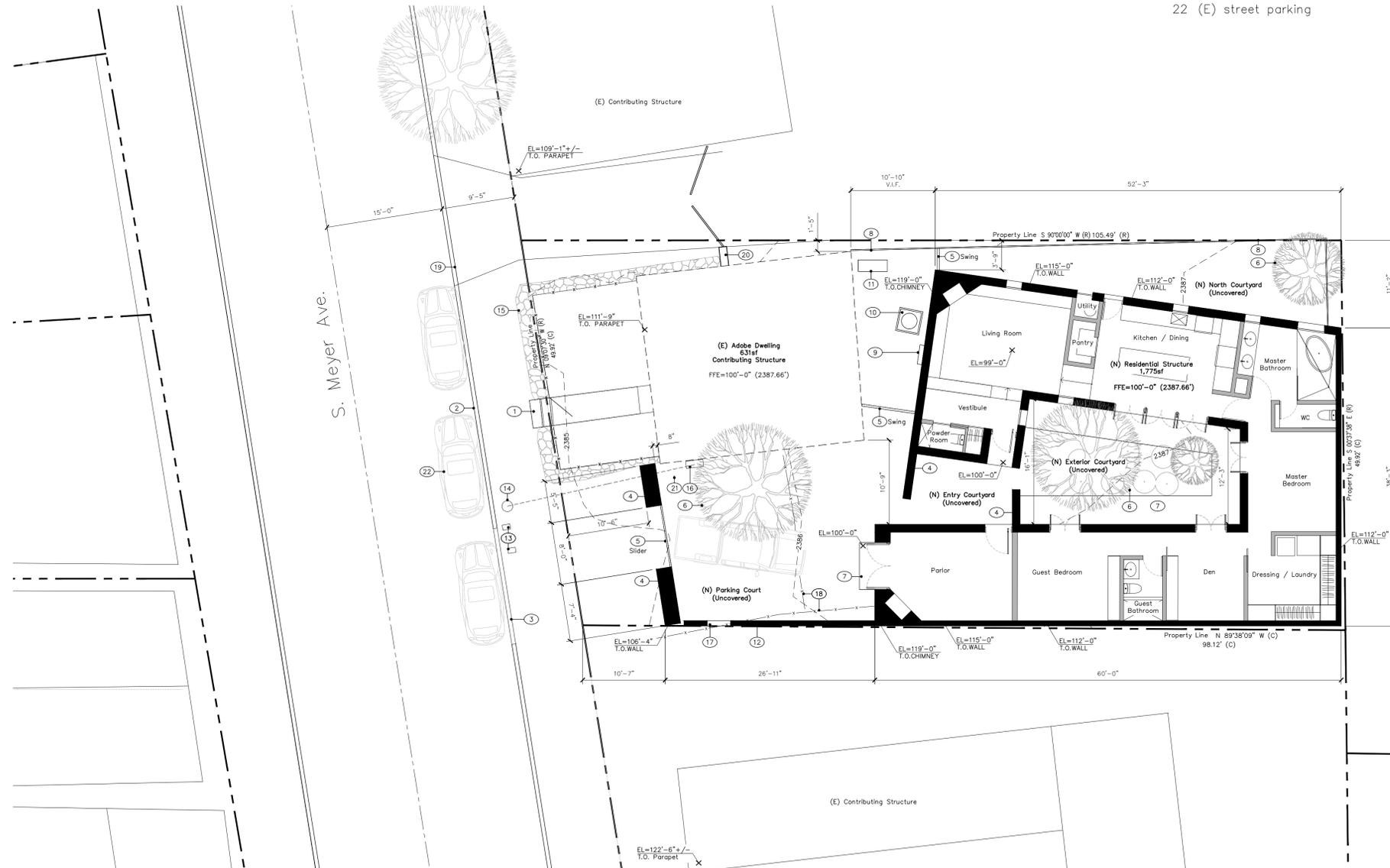
Site Area: .1003 Acres (4,369sf)  
 Allowable Lot Coverage: 4,369sf x 80% = 3,495sf  
 Building Area:  
 (E) Adobe Dwelling: = 631sf  
 (N) Residential Structure: = 1,775sf  
 Total Building Area: = 2,406sf  
 Lot Coverage: 2,406 / 4,369 = 55%

### Parcel Information:

Parcel: 117-14-4050  
 Address: 633 South Meyer Avenue  
 Tucson, Arizona 85701  
 Zoning: HC-3  
 Perimeter Yard: Based on HPZ approval  
 Original Structure Year Built: 1941-42  
 Classification: Contributing Property in Barrio Libre Historic District  
 Site Area: .1003 Acres (4,369sf)  
 Legal Description: TUCSON PTN S49.91' N148.05' W105' BLK 247  
 Owner: Kevin Cieszkowski  
 522 West Vermont Avenue  
 Phoenix, Arizona 85013

### Site Keynotes

- 1 (E) tile steps and concrete pathway
- 2 (E) curb
- 3 (N) curbcut and gravel drive
- 4 (N) exposed rammed earth block wall
- 5 (N) operable metal gate
- 6 (N) palo verde tree, mesquite tree or other landscaping
- 7 (N) exposed aggregate concrete landing or pathway
- 8 (E) corrugated metal fencing
- 9 (N) electrical panel
- 10 (N) outdoor mechanical unit
- 11 (E) outdoor mechanical unit
- 12 (N) limewash plaster masonry perimeter wall
- 13 (E) water meter
- 14 (E) utility pole and overhead utility
- 15 (E) rip rap retaining and ocotillo fence
- 16 (E) electrical meter
- 17 (N) fenestration w/custom metal grating
- 18 (E) fencing -- **DEMOLISH**
- 19 (E) brick driveway
- 20 (E) masonry wall
- 21 (E) capped gas riser
- 22 (E) street parking



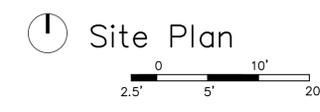
309 East Keim Drive Phoenix, Arizona 85012  
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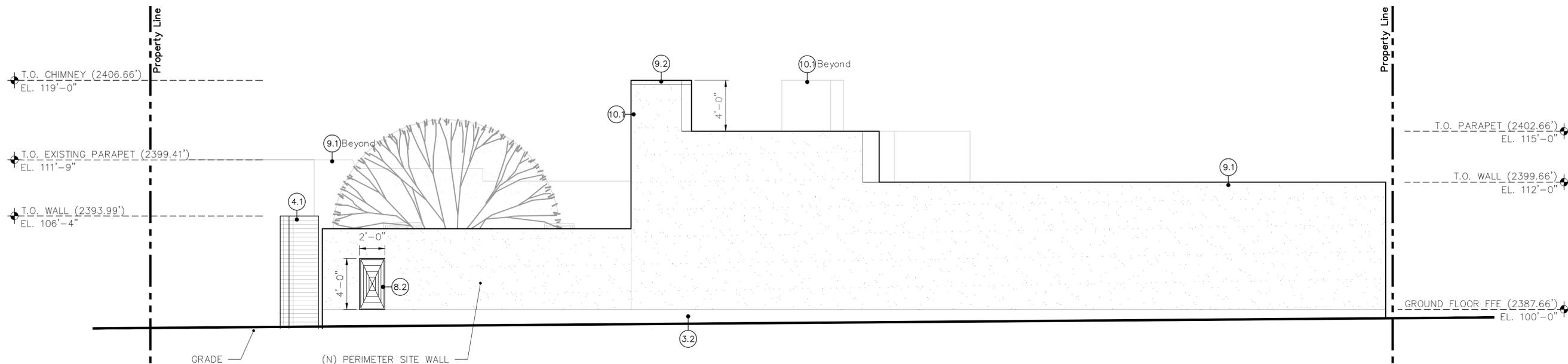
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**Site Plan**

Scale: 1:100  
 Date: 10 AUGUST 2020

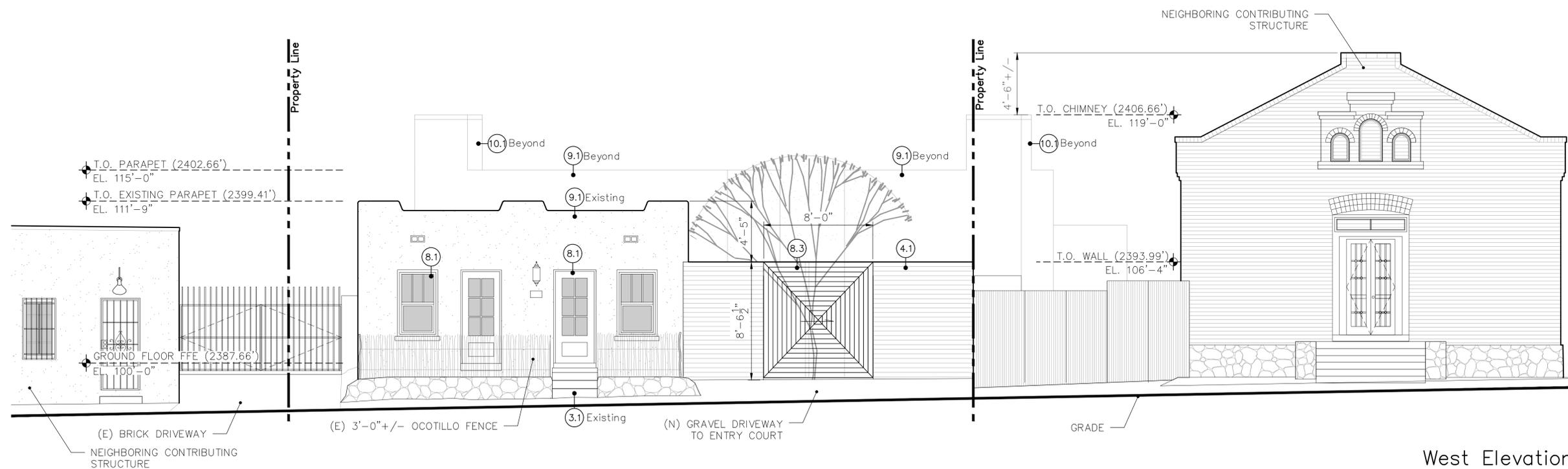


### Keynotes ○

- 3.1 Concrete Steps or Landing
- 3.2 CIP Concrete Stem Wall
- 4.1 Rammed Earth Block Wall
- 8.1 Existing Wood Window or Door Unit
- 8.2 Custom Metal Grating
- 8.3 Custom Metal Gate
- 8.4 Solid Wood Window or Door Unit
- 9.1 Limewash Plastered Masonry Wall
- 9.2 Tile Chimney Coping
- 9.3 Vert. Wood Shiplap Siding
- 10.1 Chimney
- 23.1 Mechanical Equipment, see Mech. Dwgs.
- 26.1 Electrical Equipment, see Elec. Dwgs.



South Elevation



West Elevation

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Sheet Name:

Building Elevations

Scale: 1/4"=1'-0"

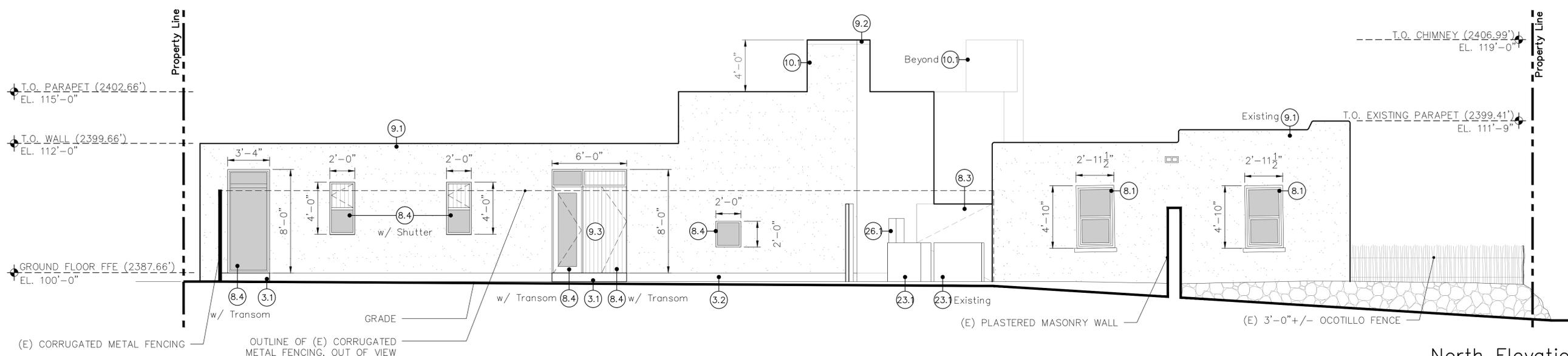
Date: 10 AUGUST 2020



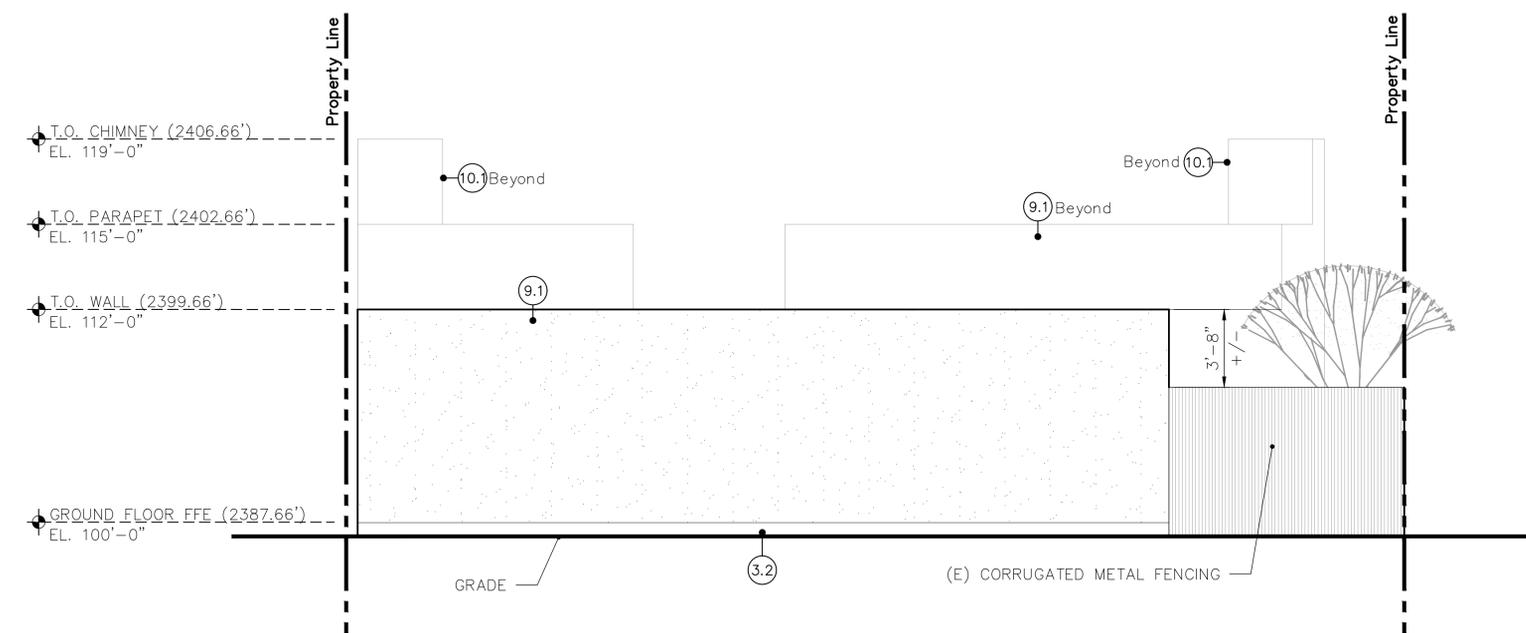
A3.01

### Keynotes ○

- 3.1 Concrete Steps or Landing
- 3.2 CIP Concrete Stem Wall
- 4.1 Rammed Earth Block Wall
- 8.1 Existing Wood Window or Door Unit
- 8.2 Custom Metal Grating
- 8.3 Custom Metal Gate
- 8.4 Solid Wood Window or Door Unit
- 9.1 Limewash Plastered Masonry Wall
- 9.2 Tile Chimney Coping
- 9.3 Vert. Wood Shiplap Siding
- 10.1 Chimney
- 23.1 Mechanical Equipment, see Mech. Dwgs.
- 26.1 Electrical Equipment, see Elec. Dwgs.



North Elevation



East Elevation



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