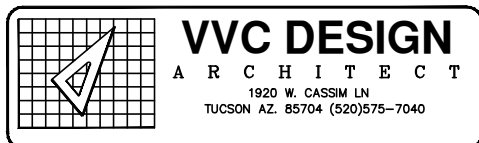


HISTORIC AND SPECIAL DISTRICT PACKET FOR ONE EAST TOOLE AVENUE



SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

DATE:
03-14-2024

TITLE
COVER SHEET

PAGE 1

PROJECT DESCRIPTION

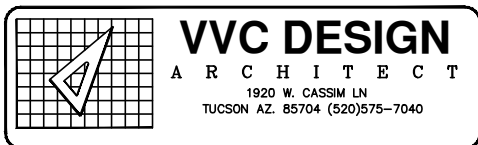
THIS PROJECT IS A MINOR REMODEL FOR LIFE SAFETY AND ACCESSIBILITY TO 1 E TOOLE AVENUE, AN HISTORIC BUILDING LOCATED ON THE NORTHEAST CORNER OF TOOLE AND STONE. THIS BUILDING WAS BUILT AS A WHOLESALE GROCER IN 1923 IN A SPANISH ECLECTIC STYLE WITH A BRICK FAÇADE AND CONCRETE WITH STUCCO AT THE BASE. IT HAS A CORNICE CAPPED WITH SPANISH TILE. THE EARLIEST PICTURES FROM THE LATE 1920'S SHOW THE EXISTING METAL AWNING BUT SINCE THEN THE AWNING MATERIAL HAS BEEN MODIFIED. ON THE NORTH AND SOUTH SIDE OF THE BUILDING ARE CONCRETE LOADING DOCKS. THE FULL REMODEL WILL TAKE PLACE AT THE LOADING DOCK AND BELOW THE FIRST-FLOOR LEVEL.

THE BUILDING HAS REMAINED VACANT FOR A FEW YEARS AND A RECENT TENANT HAS SIGNED A LEASE TO OPEN THE BUILDING FOR EVENTS. THE EXISTING BUILDING DOES NOT MEET CURRENT LIFE SAFETY CODE REQUIREMENTS AND A REMODEL IS REQUIRED BY THE CITY OF TUCSON TO ALLOW FOR A NEW CERTIFICATE OF OCCUPANCY FOR ASSEMBLY USE.

THE FOLLOWING ITEMS WILL BE MODIFIED TO OBTAIN A CERTIFICATE OF OCCUPANCY:

- SOUTH ELEVATION ADDING A RAMP FOR ACCESSIBILITY.
- WEST ELEVATION ADDING A STAIRCASE FOR LIFE SAFETY AND EXITING.
- REPLACING WEST AND SOUTH BASEMENT WINDOWS WITH METAL FRAME 3/4 HOUR FIRE RATED ASSEMBLY FOR BUILDING EXIT REQUIREMENTS.
- ADDING 3 LED PUCK FIXTURES UNDER AWNING AT DOORWAY ENTRANCES TO MEET RIO NUEVO DESIGN REQUIREMENT FOR LIGHTING AT ENTRY.
- ADDING LANDSCAPING IN FRONT OF RAMP, AND AT ROW IN FRONT OF SIDEWALK AND BETWEEN CURB TO MEET SHADE REQUIREMENTS FOR RIO NUEVO DESIGN CRITERIA.
- EXISTING RAILING AT SOUTH LOADING AREA TO ADD 4" X 4" METAL MESH TO MEET BUILDING CODE GUARD RAIL REQUIREMENTS.
- ADD A FAN FOR BASEMENT VENTILATION, REMOVE THE WINDOW ON NORTH SIDE OF BUILDING FACING RAILROAD AND REPLACE WITH A REGISTER.

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



OWNER/DEVELOPER
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TUCSON AZ 85701-1710

TITLE
PROJECT DESCRIPTION

DATE:
03-14-2024

PAGE 2

DESIGN NARRATIVE

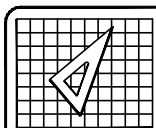
THE FOLLOWING REMODEL ITEMS ARE BEING DONE TO ALLOW FOR A CERTIFICATE OF OCCUPANCY FOR ASSEMBLY USE.

- SOUTH ELEVATION ADDING A RAMP FOR ACCESSIBILITY.
- WEST ELEVATION ADDING A STAIRCASE FOR LIFE SAFETY AND EXITING.
- REPLACING WEST AND SOUTH BASEMENT WINDOWS WITH METAL FRAME 3/4 HOUR FIRE RATED ASSEMBLY FOR BUILDING EXIT REQUIREMENTS.
- ADDING 3 LED PUCK FIXTURES UNDER AWNING AT DOORWAY ENTRANCES TO MEET RIO NUEVO DESIGN REQUIREMENT FOR LIGHTING AT ENTRY.
- ADDING LANDSCAPING IN FRONT OF RAMP, AND AT ROW IN FRONT OF SIDEWALK AND BETWEEN CURB TO MEET SHADE REQUIREMENTS FOR RIO NUEVO DESIGN CRITERIA.
- EXISTING RAILING AT SOUTH LOADING AREA TO ADD 4" X 4" METAL MESH TO MEET BUILDING CODE GUARD RAIL REQUIREMENTS.
- ADD A FAN FOR BASEMENT VENTILATION, REMOVE THE WINDOW ON NORTH SIDE OF BUILDING FACING RAILROAD AND REPLACE WITH A REGISTER.

THE PROJECT IS COMPATIBLE WITH CONTRIBUTING HISTORIC PROJECTS.

- NO IMPACT TO EXISTING HEIGHT OF HISTORICAL BUILDING.
- NO IMPACT TO SETBACK OF HISTORICAL BUILDING.
- NO CHANGE TO BUILDING FORM.
- NO CHANGE TO BUILDING RHYTHM.
- NO CHANGE TO EXISTING COLOR OF BUILDING. RAILING WILL MATCH EXISTING BUILDING AND ADJACENT BUILDING IN COLOR, MATERIAL, AND TEXTURE.

SITE ADDRESS: **1 E TOOLE AV**
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PARCEL # 117-16-0100



VVC DESIGN
A R C H I T E C T
1920 W. CASSIM LN
TUCSON AZ. 85704 (520)575-7040

OWNER/DEVELOPER

PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE

**DESIGN
NARRATIVE**

DATE:

03-14-2024

PAGE 3

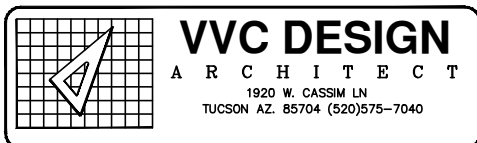
DESIGN NARRATIVE CONT:

- LANDSCAPING HAS NO IMPACT TO BUILDING INSTALLED IN ROW IN FRONT OF BUILDING FOR SHADE TO RAMP AND WALKWAY.
- INSTALLATION OF METAL RAMP AND METAL STAIRS CAN BE REMOVED, IF NECESSARY, WITH NO IMPACT TO BUILDING.
- NEW BASEMENT WINDOWS TO MATCH LOOK OF EXISTING WINDOWS EXCEPT THEY ARE 3/4 FIRE RATED ASSEMBLY AND NOT OPERABLE. REPLACE WINDOW WITH DIFFUSER FOR FAN FOR OUTSIDE VENTILATION IN BASEMENT ON NORTHSIDE FACING RAILROAD.
- UTILITIES NO CHANGE, ENCLOSURES NO BUILDING ADDITIONS TO EXISTING BUILDING, AND NO IMPACT TO PARKING AREAS.

THE PROJECT WILL BE DESIGNED TO MEET RIO NUEVO AND ZONING DESIGN STANDARDS.

- NO NEW BUILDING CONSTRUCTION OR IMPACT TO EXISTING HISTORIC BUILDING EXCEPT FOR REPLACING WINDOW, ADDING METAL STAIRS AND RAMP WHICH COULD BE REMOVED AND LIGHTING TO MEET RNA REQUIREMENTS.
- CONSTRUCTION DETAILS PROVIDED FOR RAMP AND STAIRCASE. DETAILS ARE PROVIDED IN THE REPORT FOR EXPLANATION TO ATTACHMENT OF MATERIALS, COLOR, AND TEXTURE.
- NO CHANGE TO BUILDING HEIGHT OR BUILDING FAÇADE.
- LIGHTING WAS ADDED UNDER THE AWNING TO PROVIDE LIGHTING FOR THE EXISTING PORCH AND RAMP. FOOTCANDLE STUDY INCLUDED IN REPORT.
- DOORS ARE VISIBLE FROM THE STREET AND THERE WILL BE NO CHANGES TO THE EXISTING FAÇADE.
- NO CHANGE TO EXISTING BUILDING RAILING IN FRONT WILL HAVE METAL MESH INSTALLED TO MEET GUARDRAIL REQUIREMENTS.
- SHADING STUDY PROVIDED WITH RESUBMITTAL. HAVE WORKED WITH TRANSPORTATION LANDSCAPE ARCHITECT ON DESIGN CONCEPT AND SELECTION OF MATERIALS.
- NO CHANGE TO COLOR OF BUILDING, ADDING RAILING THAT MATCH BUILDING IN COLOR AND TEXTURE, NATURAL RUSTING METAL FINISH.
- NO IMPACT TO PARKING.

SITE ADDRESS: **1 E TOOLE AV**
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TUCSON AZ 85701-1710

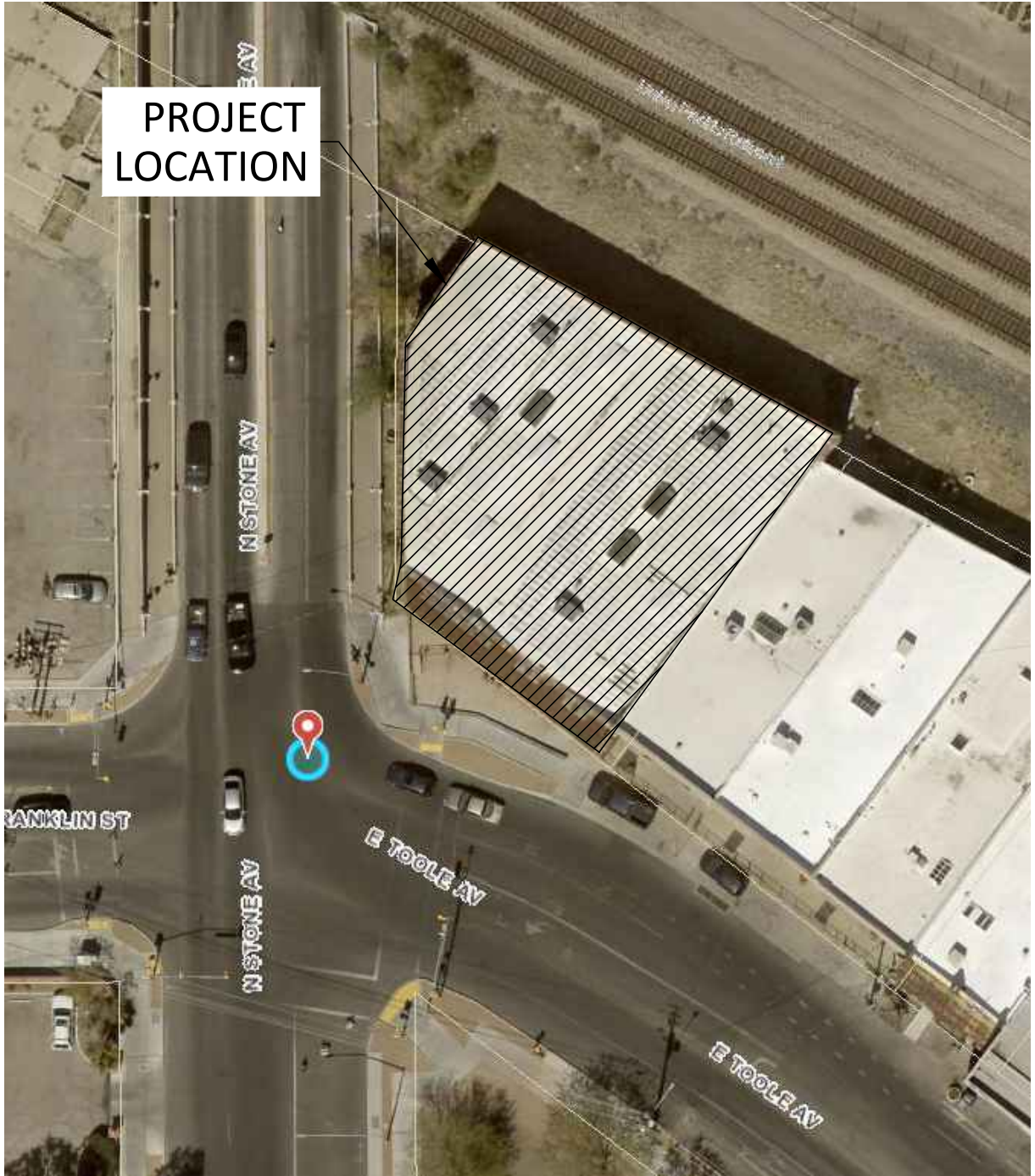
TITLE

**DESIGN
NARRATIVE**

DATE:

03-14-2024

PAGE 4



**PROJECT
LOCATION**



AERIAL OF SITE

SCALE: NTS

**SITE ADDRESS: 1 E TOOLE AV
TUCSON, AZ 85701
PARCEL # 117-16-0100**

**OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710**

**TITLE
AERIAL
PHOTOGRAPH**

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ARCHITECT
1920 W. CASSIM LN
TUCSON AZ. 85704 (520)575-7040

**DATE:
03-14-2024**

PAGE 5

INSTALL NEW METAL STAIRCASE FOR EMERGENCY EXIT ACCESS

REPLACE OF NORTHWEST DOOR

REPLACE WINDOWS IN BASEMENT LEVEL TO MEET FIRE CODE REQUIREMENT SEE DESIGN NARRATIVE

REPLACE WINDOW FOR FAN REGISTER

INSTALL 3 NEW LIGHT FIXTURES UNDER CANOPY

INSTALL NEW ACCESSIBLE RAMP FOR MAIN ENTRANCE ACCESS

REPLACE WINDOWS IN BASEMENT LEVEL TO MEET FIRE CODE REQUIREMENT SEE DESIGN NARRATIVE

SITE PLAN

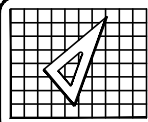
SCALE: NTS



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PARCEL # 117-16-0100

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STE 300
TUCSON AZ 85701-1710

TITLE
PROPOSED
SITE PLAN

 **VVC DESIGN**
ARCHITECT
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03-14-2024

PAGE 6



LOOKING NORTH



LOOKING EAST UNDER AWNING



LOOKING NORTH ALONG STONE

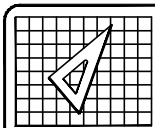


LOOKING NORTH AT WALKWAY

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100

OWNER/DEVELOPER
PEACH PROPERTIES HM INC
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STE 300
TUCSON AZ 85701-1710

TITLE
EXISTING
CONDITIONS



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03-14-2024

PAGE 7



LOOKING NORTH EAST



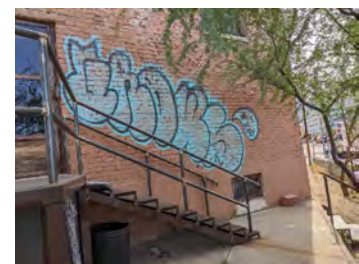
LOOKING NORTH WEST



EXISTING CONCRETE LANDING

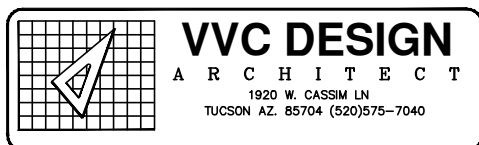


EXISTING METAL LANDING



EXISTING STAIRS

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



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TITLE
ELEVATIONS
OF EXISTING
STRUCTURES

DATE:
03-14-2024

PAGE 8



LOOKING NORTH WEST
ALONG WALKWAY



LOOKING SOUTH ALONG WALKWAY

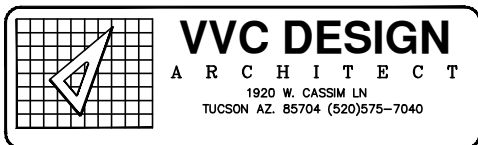


LOOKING NORTH AT EXISTING STAIRS



LOOKING EAST AT EXISTING STAIRS

SITE ADDRESS: **1 E TOOLE AV**
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TITLE
**EXISTING
CONDITIONS**

DATE:
03-14-2024

PAGE 9



17 E TOOLE AVE



17 E TOOLE AVE

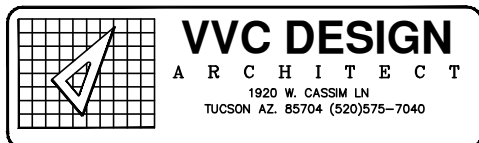


191 E TOOLE AVE



119 E TOOLE AVE

SITE ADDRESS: **1 E TOOLE AV**
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PARCEL # 117-16-0100



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PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
SURROUNDING
AREAS

DATE:
03-14-2024

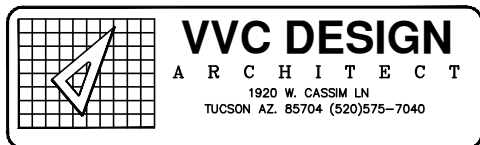
PAGE 10



PROPOSED MATERIALS

1. NEW ALL METAL ADA RAMP W/ SAFETY RAILS.
2. COLOR TO BE A NATURAL RUST TO LOOK WEATHERED AND EXISTING.
3. STAIRS AT NORTHWEST CORNER TO MATCH NEW ADA RAMP COLOR.

**SITE ADDRESS: 1 E TOOLE AV
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PARCEL # 117-16-0100**

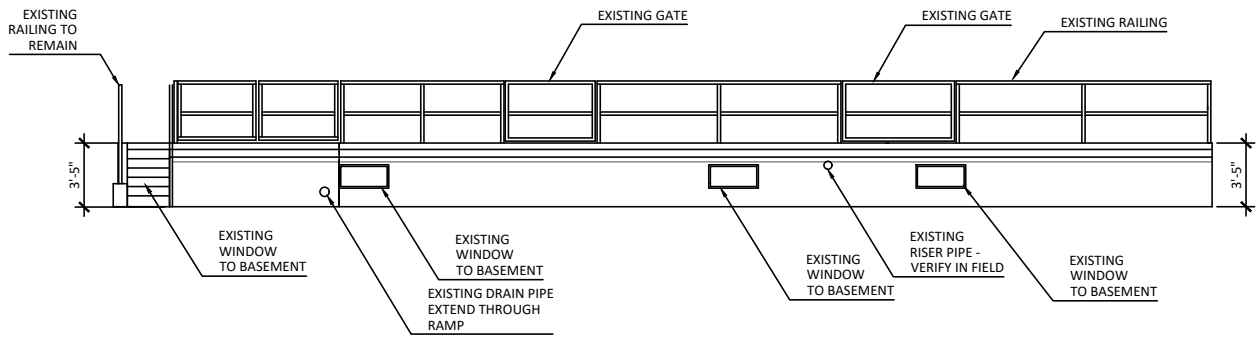


**OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710**

**TITLE
RENDERING/
PROPOSED
MATERIALS**

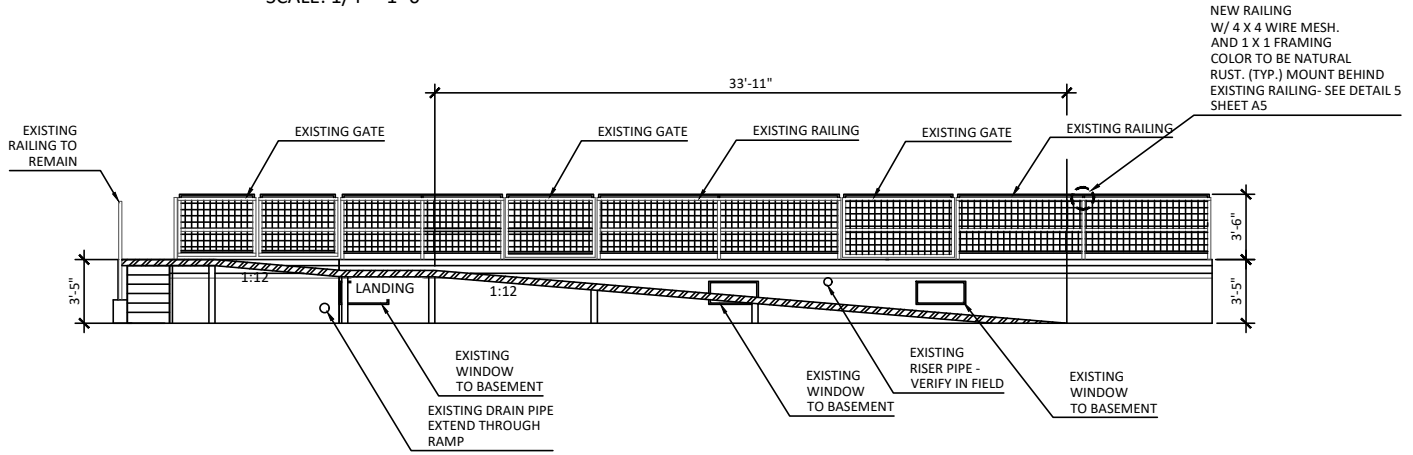
**DATE:
03-14-2024**

PAGE 11



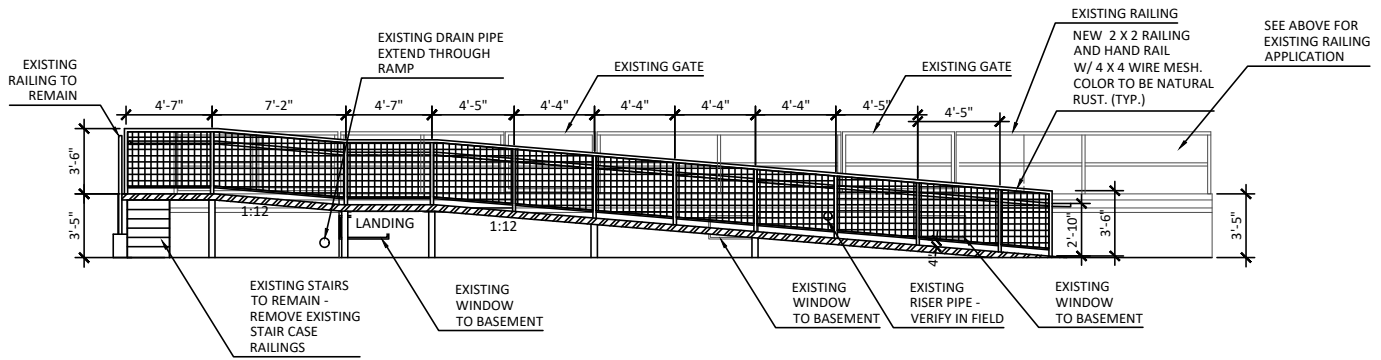
EXISTING SOUTH ELEVATION - RAILING

SCALE: 1/4" - 1'-0"



RAILING APPLICATION/ RAMP PROFILE

SCALE: 1/4" - 1'-0"



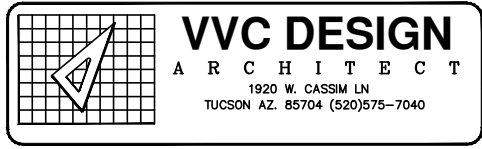
1A RAMP HANDRAIL DETAIL

SCALE: NTS

NEW STEEL ADA RAMP

SCALE: NTS

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100

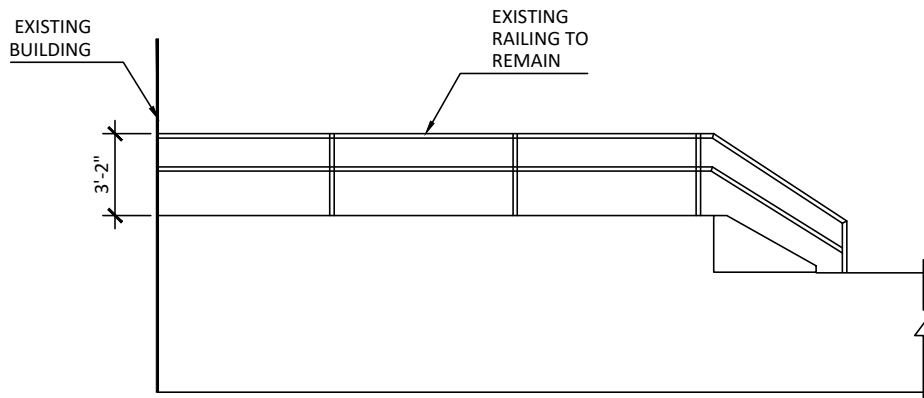


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STE 300
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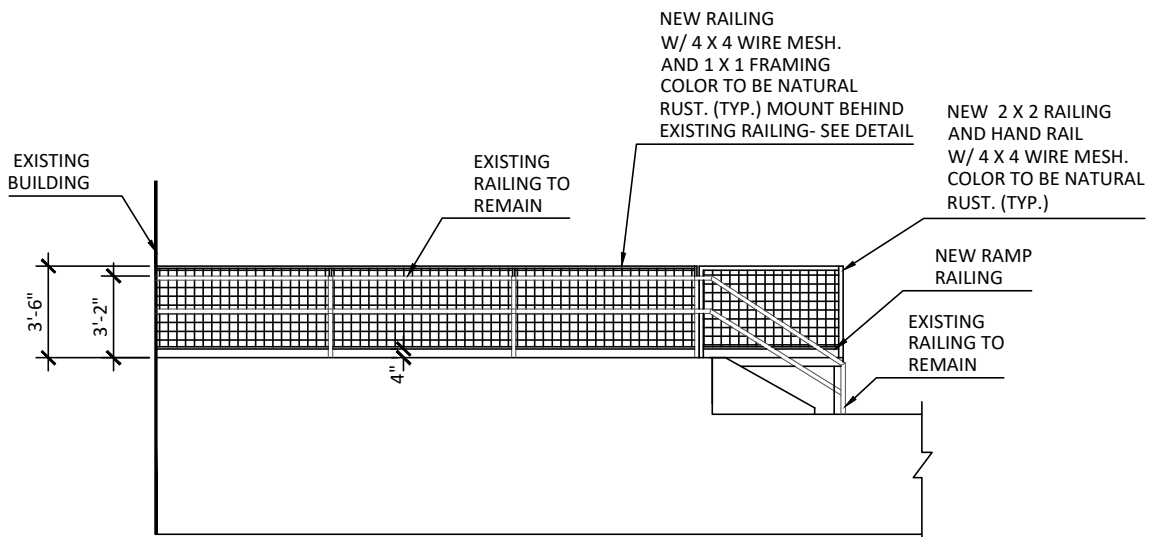
TITLE
ELEVATIONS
OF EXISTING
RAILING AND RAILING
APPLICATION

DATE:
03-14-2024

PAGE 12



1B EXISTING FRONT LANDING RAILING WEST
SCALE: 1/4" - 1'-0"

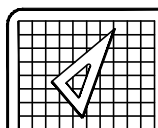


1B NEW RAILING/ RAMP WEST
SCALE: 1/4" - 1'-0"

NEW STEEL ADA RAMP

SCALE: NTS

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



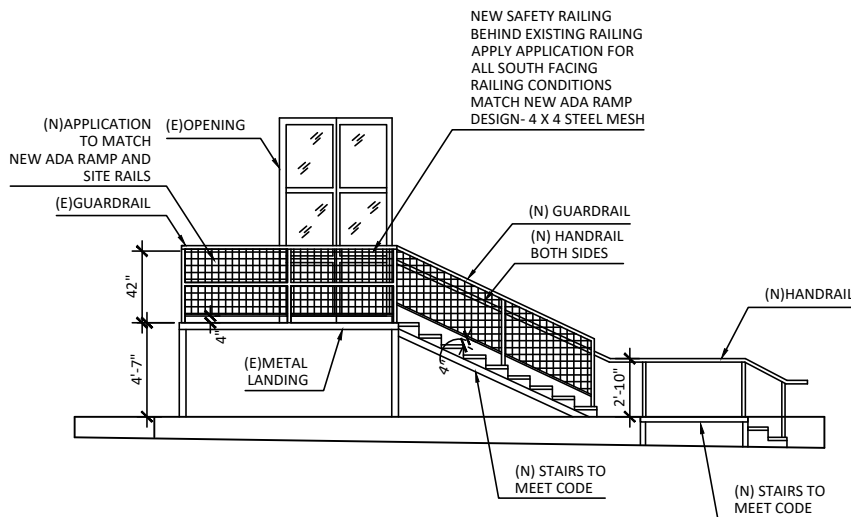
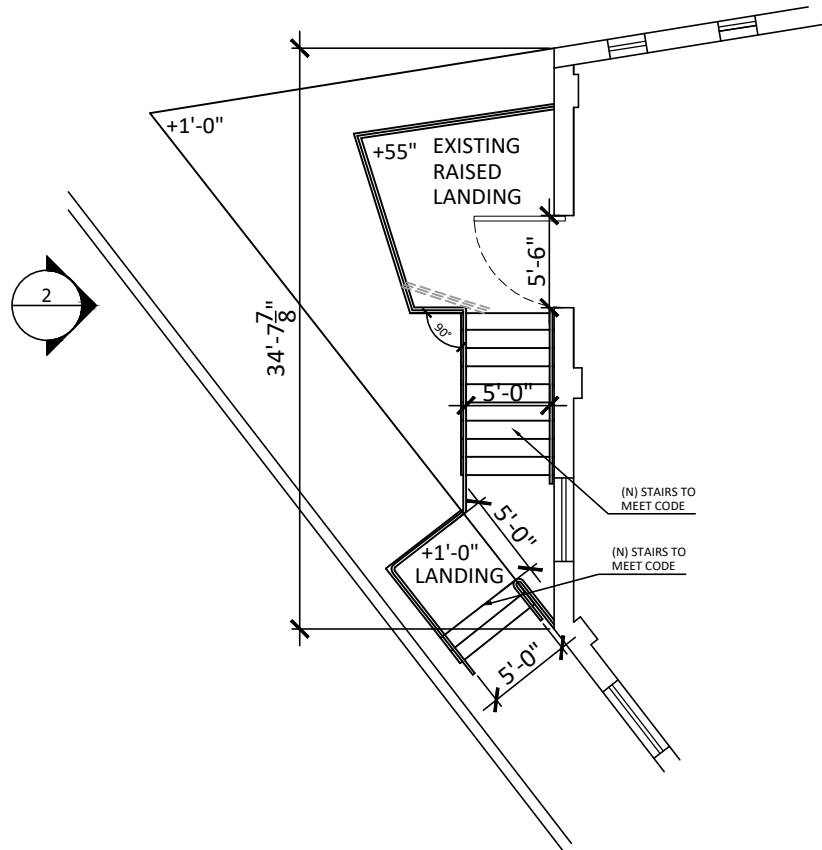
VVC DESIGN
ARCHITECT
1920 W. CASSIM LN
TUCSON AZ. 85704 (520)575-7040

OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
ELEVATIONS
OF PROPOSED
STRUCTURES

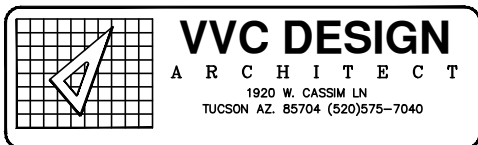
DATE:
03-14-2024

PAGE 13



2 EXISTING LANDING - WITH SAFETY RAIL AND NEW STAIRS
SCALE: NTS

SITE ADDRESS: **1 E TOOLE AV**
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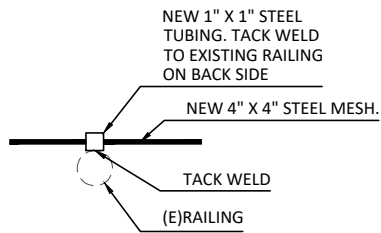


OWNER/DEVELOPER
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STE 300
TUCSON AZ 85701-1710

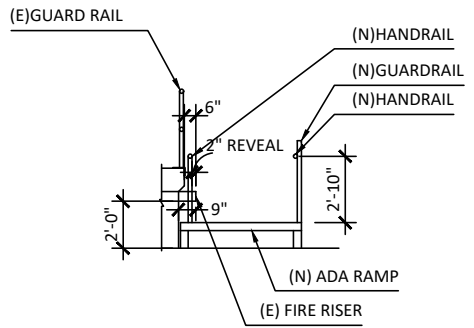
TITLE
ELEVATIONS
OF PROPOSED
STRUCTURES

DATE:
03-14-2024

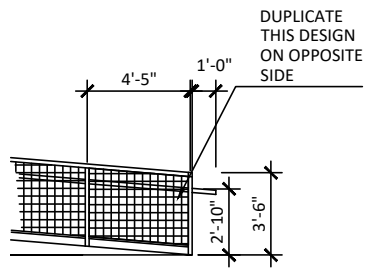
PAGE 14



5 WIRE MESH CONNECTION
DETAIL



4 HANDRAIL / FIRE RISER
DETAIL
GENERAL NOTE: PROVIDE
ARCHITECT WITH SHOP DRAWINGS FOR APPROVAL.

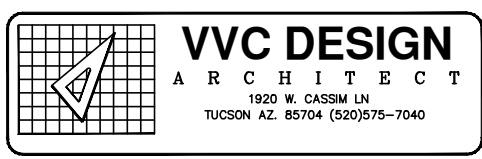


3 HANDRAIL DETAIL
SCALE: NTS

RAILING CONECTION

SCALE: NTS

SITE ADDRESS: **1 E TOOLE AV
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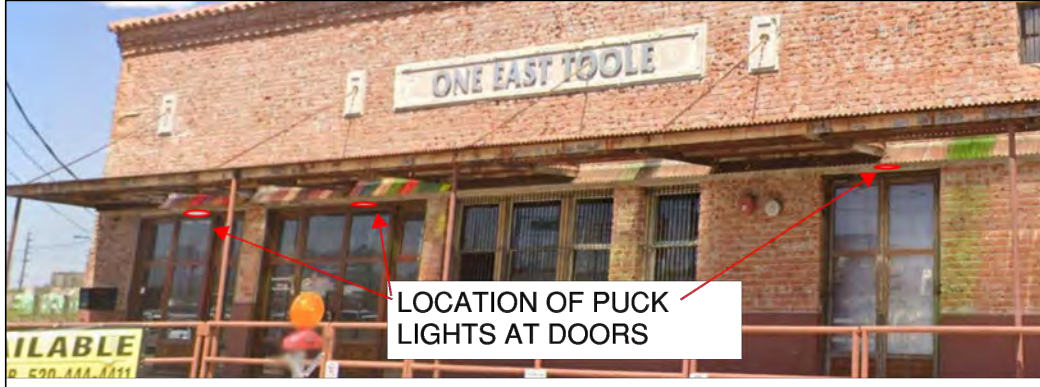


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STE 300
TUCSON AZ 85701-1710**

TITLE
**RAILING
DETAILS**

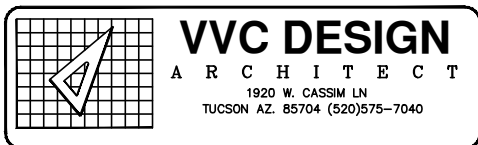
DATE:
03-14-2024

PAGE 14.1



**NARVA 9-33V LED
AWNING LAMP**

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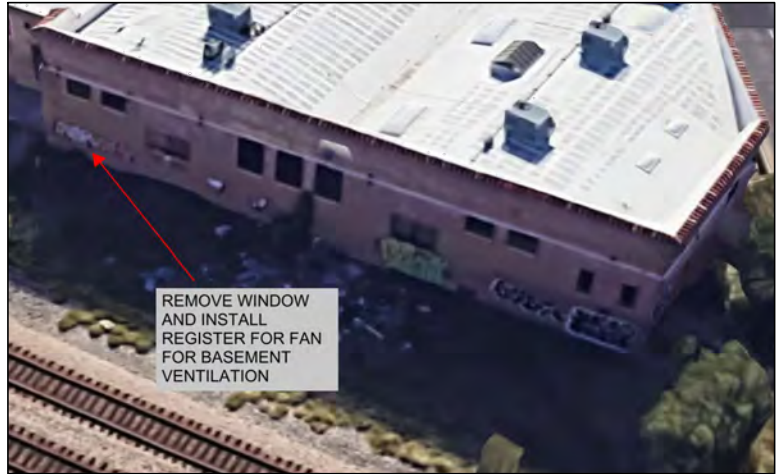
**TITLE
LIGHTING
UNDER
EXISTING AWNING**

**DATE:
03-14-2024**

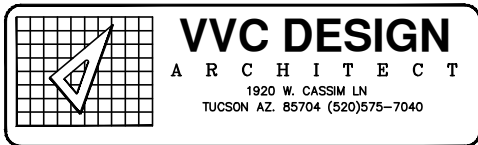
PAGE 15



LOCATION OF WINDOW TO BE REPLACE WITH IN LINE FAN AND REGISTER



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PARCEL # 117-16-0100

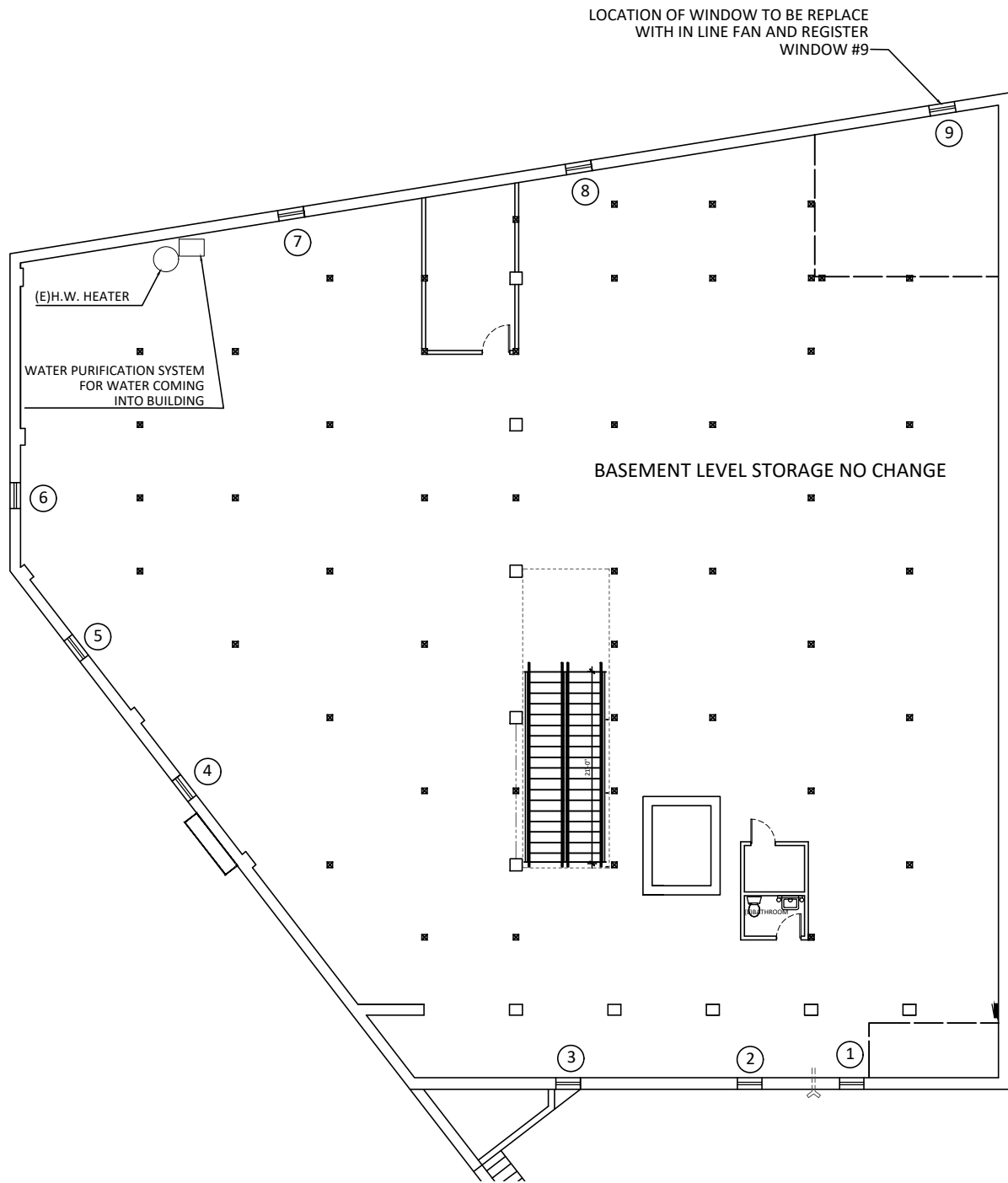


OWNER/DEVELOPER
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STE 300
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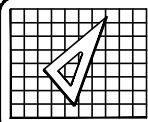
DATE:
03-14-2024

TITLE
WINDOW APPLICATION FOR LOWER LEVEL

PAGE 16



SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



VVC DESIGN
 ARCHITECT
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 TUCSON AZ. 85704 (520)575-7040

OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

DATE:
03-14-2024

TITLE
WINDOW
APPLICATION
FOR LOWER LEVEL

PAGE 17

FYRE-TEC SERIES 985 CASEMENT

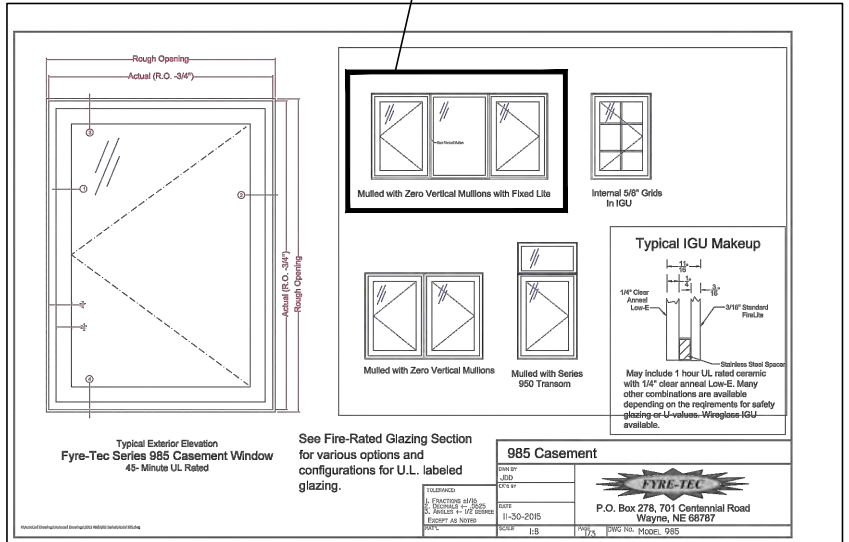
Operable 3/4 Hr. Fire Rated Steel Windows



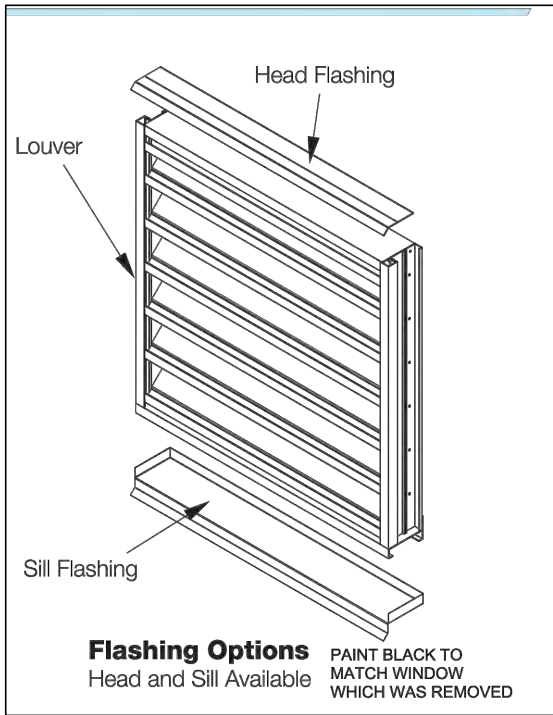
The Fyre-Tec casement window is a window attached to its frame by side hinges and can be ordered to open outward to the left or the right. The window offers 3/4 hour Underwriter's Laboratory rated protection and is designed and tested to be self-closing in the advent of heat rise from nearby combustion. Ideal for inclusion in NFPA 80 and building code requirements for protective openings in rated walls.

WINDOW APPLICATION

MATCH EXISTING BASEMENT WINDOW CASEMENT



WINDOW APPLICATION



WINDOW APPLICATION FOR WINDOW #9

SITE ADDRESS: **1 E TOOLE AV**
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ARCHITECT
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OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
WINDOW APPLICATION FOR LOWER LEVEL

DATE:
03-14-2024

PAGE 18



▼ Shadows

UTC-07:00

Time: 04:37 AM Noon 07:28 PM 01:50 PM

Date: J F M A M J J A S O N D 06/20

Light: 80

Dark: 48

Use sun for shading

Display:

On faces

On ground

From edges

▼ Scenes



SHADE STUDY NARRATIVE:

1. THE EXISTING WALK WAY IS UNDER EXISTING ROOF. 100% COVERAGE.
2. NO NEW COVER IS NEEDED FOR SHADE
3. LANDSCAPING TO PROVIDE ADDITIONAL COVERAGE ON NEW RAMP

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100

OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
SHADE STUDY

VVC DESIGN
 ARCHITECT
 1920 W. CASSIM LN
 TUCSON AZ. 85704 (520)575-7040

DATE:
03-14-2024

PAGE 19

CALCULATION FROM SHADE STUDY

EXISTING AWNING CONDITION FOR SOUTH FAÇADE

EXISTING PORCH = 621 S.F.

SHADE FROM EXISTING AWNING = 493 S.F.

PERCENT COVERED ON SHADE ON SOLSTICE = 79.3% COVERAGE

NEW RAMP = 262 S.F.

SHADE FROM NEW LANDSCAPING = 153 S.F

PERCENT COVERED ON SHADE ON SOLSTICE = 58.4% COVERAGE

EXISTING PORCH 621 + NEW RAMP 262 + EXISTING SIDEWALK 310 = 1,193 S.F.

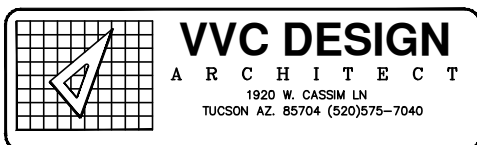
TOTAL SHADE FROM LANDSCAPING AND AWNING = 646 S.F.

PERCENT COVERAGE FOR FRONT OF BUILDING = 54.1 % SHADE COVERAGE

EXISTING SIDEWALK - CITY OF TUCSON TRANSPORTATION DEPARTMENT DOES NOT SUPPORT THE INSTALLATION OF TREES ON CITY ROW BETWEEN CURB AND SIDEWALK AT THIS LOCATION BECAUSE OF PROXIMITY TO TRAFFIC SIGNAL

CITY OF TUCSON TRANSPARATION ARCHITECT HAS BEEN CONSULTED ON PROJECTS AND SUPPORTS THE TREE AND BUSH SELECTION FOR THE LANDSCAPING

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



OWNER/DEVELOPER

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44 E BROADWAY BLVD
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TUCSON AZ 85701-1710

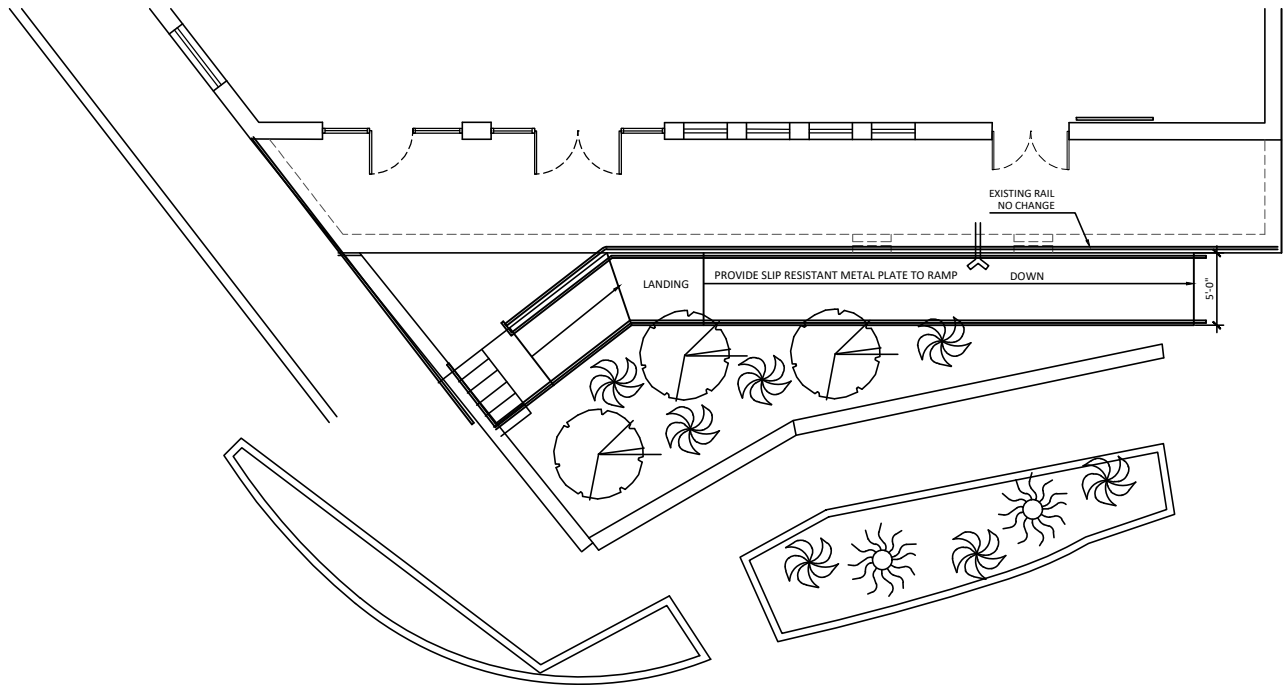
TITLE

SHADE STUDY
CALCULATION

DATE:

03-14-2024

PAGE 19.1



Symbol	Name
	Acacia anera MULGA
	Calliandra eriophylla Fairy Duster
	Dodonaea viscosa Hop bush

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100

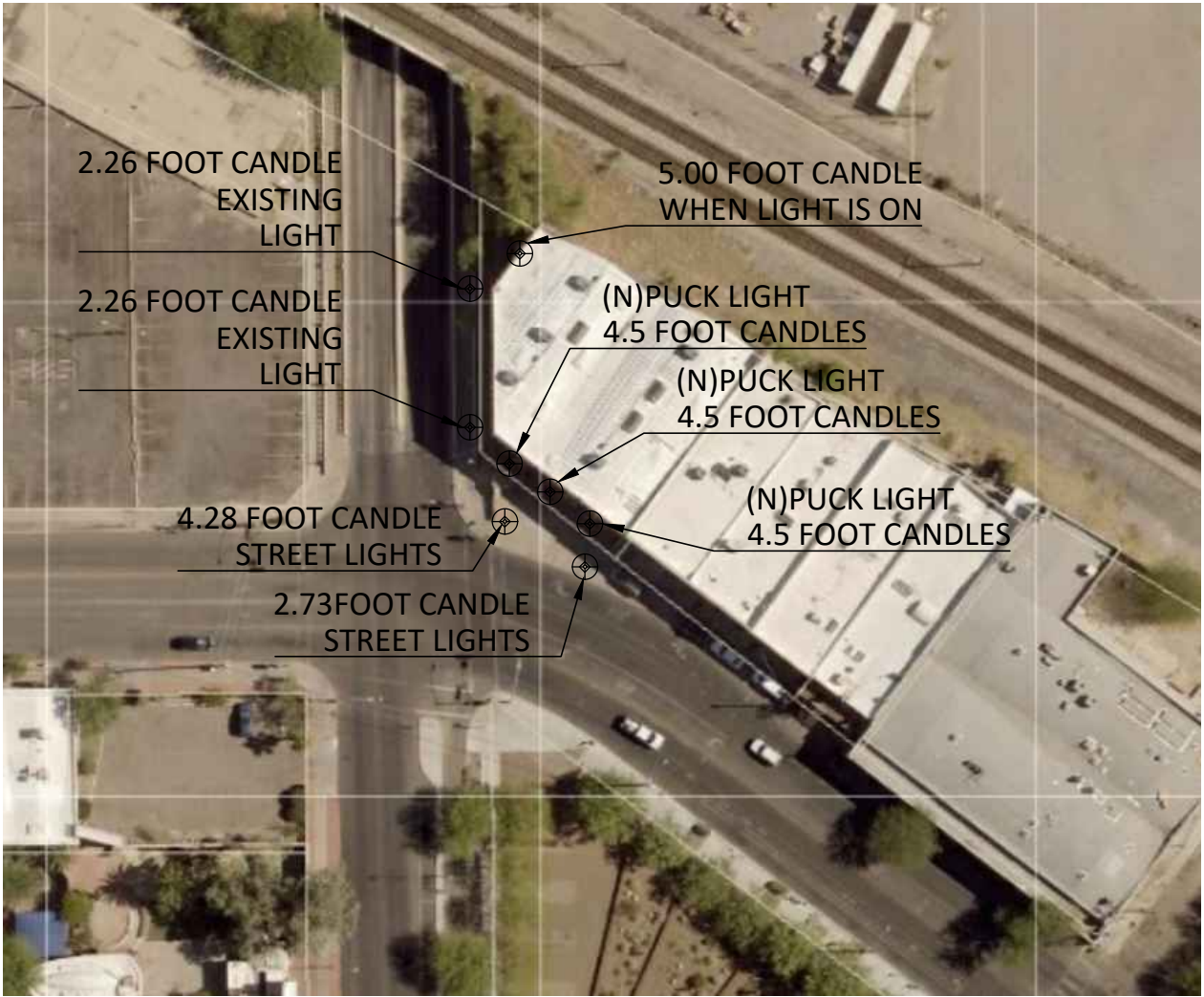
VVC DESIGN
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 1920 W. CASSIM LN
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OWNER/DEVELOPER
PEACH PROPERTIES HM INC
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STE 300
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DATE:
03-14-2024

TITLE
LANDSCAPE PLAN

PAGE 20



LIGHTING LOCATION	
	LIGHT METER LOCATION

LIGHTING NOTE:

1. SURVEY WAS DONE ON 01/19/24 AT 9:00PM

OUTDOOR LIGHTING SURVEY

SCALE: NTS



SITE ADDRESS: **1 E TOOLE AV**
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STE 300
TUCSON AZ 85701-1710

TITLE
LIGHTING SURVEY

VVC DESIGN
 ARCHITECT
 1920 W. CASSIM LN
 TUCSON AZ. 85704 (520)575-7040

DATE:
03-14-2024

PAGE 21



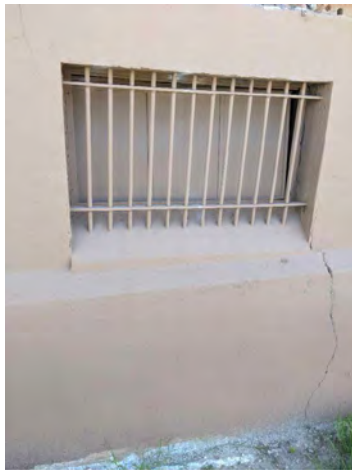
WINDOW 1



WINDOW 2



WINDOW 3



WINDOW 4

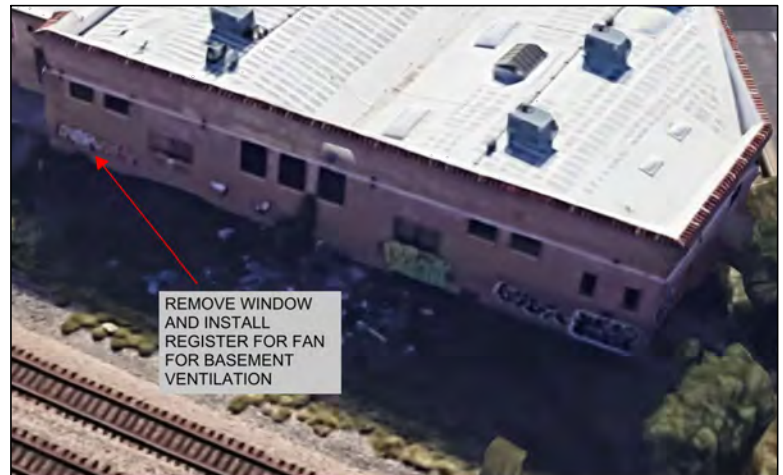


WINDOW 5

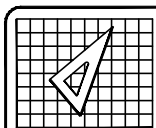


WINDOW 6

LOCATION OF WINDOW TO BE
REPLACE WITH IN LINE FAN
AND REGISTER



SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



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ARCHITECT
1920 W. CASSIM LN
TUCSON AZ. 85704 (520)575-7040

OWNER/DEVELOPER

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TITLE

WINDOW
APPLICATION
FOR LOWER LEVEL

DATE:

03-14-2024

PAGE 22