

26.04.01

Project Name: Baglione and De los Angeles Residence
Project Address: 48 East 1st Street
Tucson, Arizona 85705
Project Number: TBD

To whom it may concern:

Please find the scope of work for this project:

- Convert basement into music | entertainment room with a bar and bedroom
- Enlarge [2] existing windows and provide window well to meet code required emergency egress from basement
- The owner would like to remove one existing non-functioning chimney – refer to building elevation for additional information
- Provide detached single car garage – New garage structure will be minimum 6” away from the existing structure [New structure will not touch existing structure].

Respectfully,

CHUCK MEYER

Chuck Meyer, RA

520.869.4245



Notes

Legend

Parcels

1: 564



91.1 0 45.55 91.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Tucson

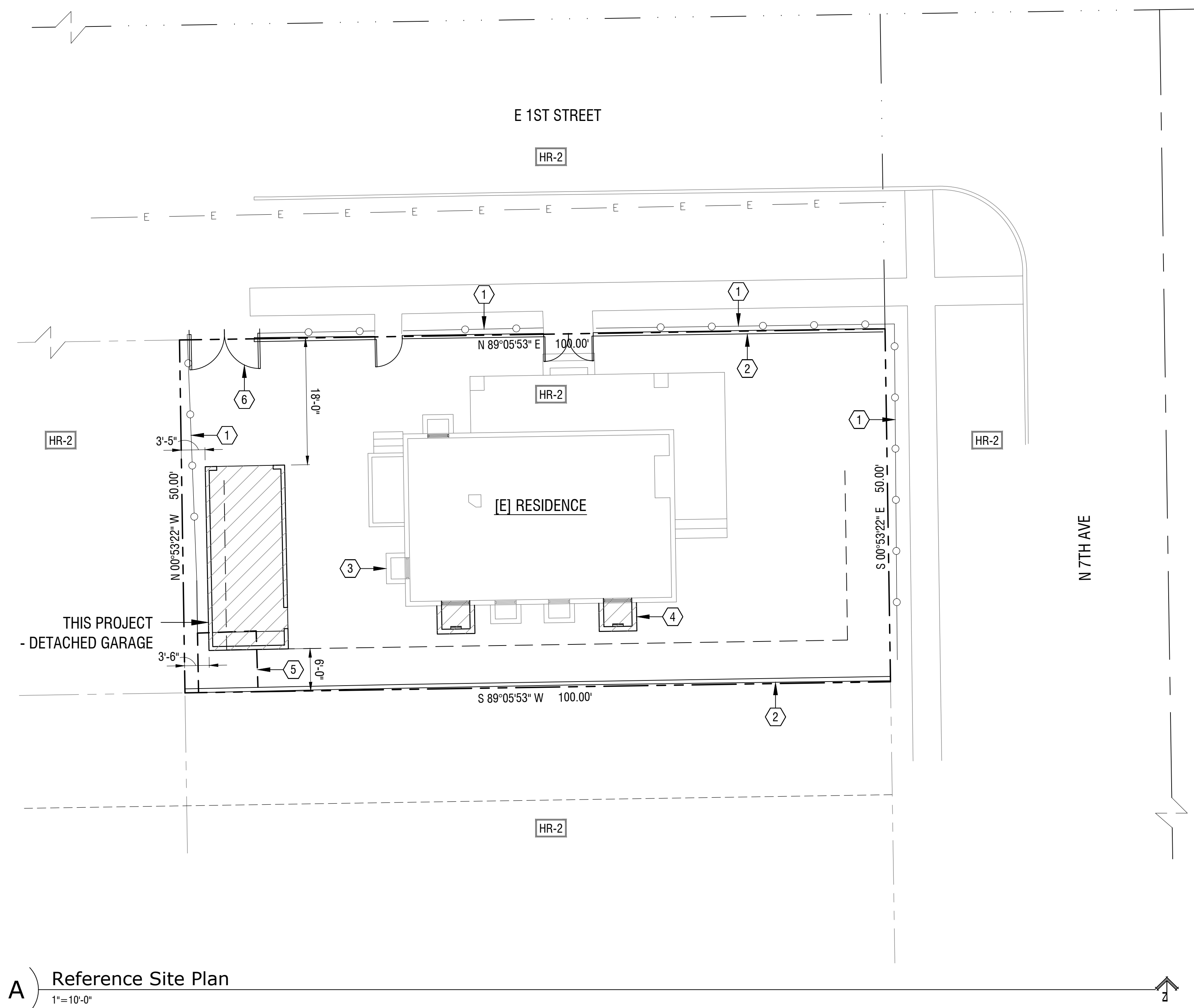
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NOT FOR CONSTRUCTION

CMA Architect, llc
 chuck@cmarchitect-llc.com
 520.869.4245

- # Keynotes
- [E] FENCE
 - [E] SITE WALL
 - [E] LIGHT WELL - TYP OF [4]
 - [N] EMERGENCY EGRESS LIGHT WELLS - TYP OF [2] (REPLACING [2] [E] NON-EMERGENCY LIGHT WELLS)
 - REMOVE STORAGE SHED
 - [E] DOUBLE GATE



Residence
 Detached Garage

48 East 1st Street
 Tucson, Arizona 85705

A Reference Site Plan
 1"=10'-0"

REVISIONS

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 DATE: ----

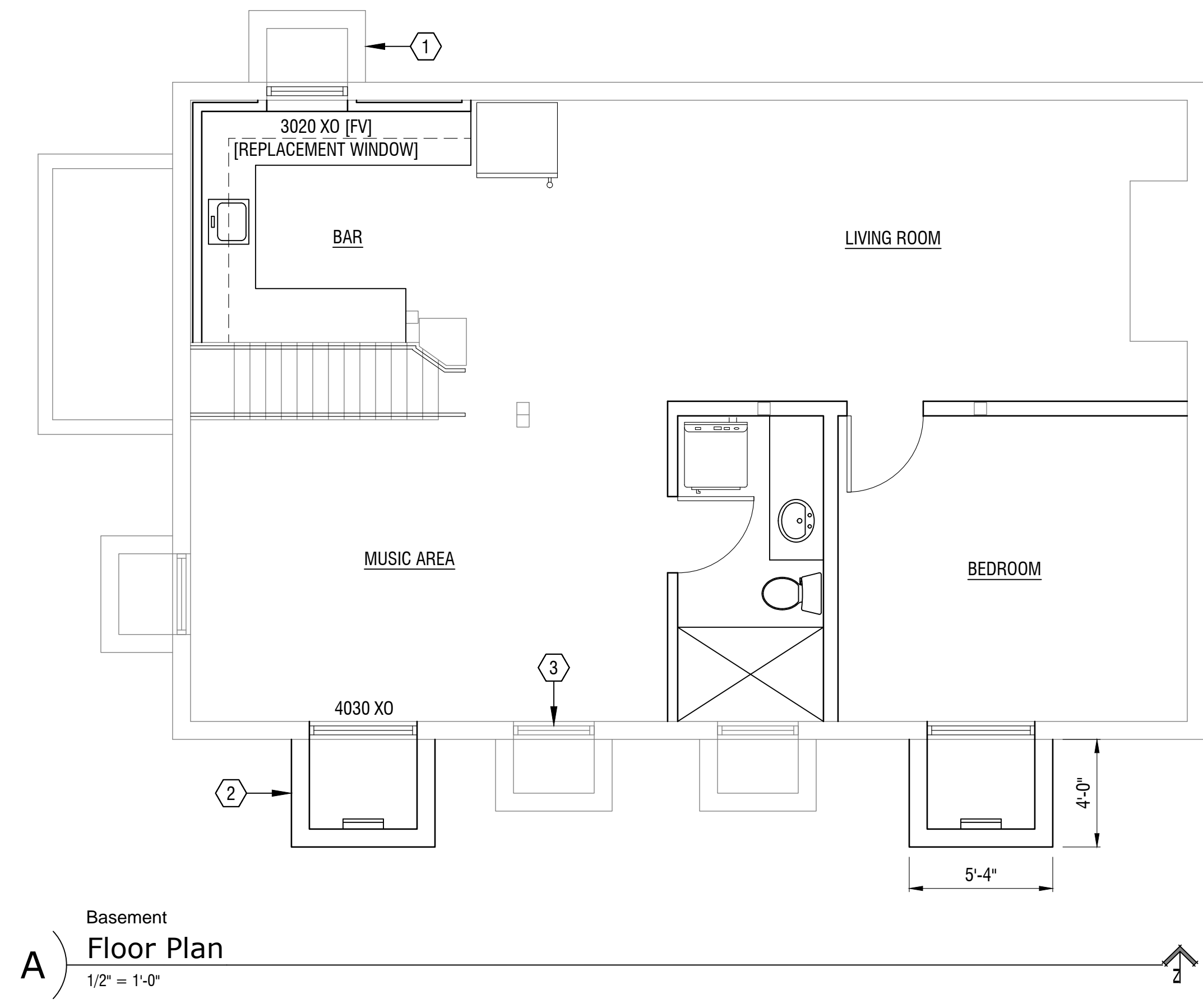
AS1

Keynotes

1. [E] LIGHT WELL - NO WORK
2. [N] EMERGENCY EGRESS WELL WITH LADDER
3. [E] WINDOW - GC TO REPAIR FRAME AND GLAZING AS REQUIRED - TYP

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CONSTRUCTION**

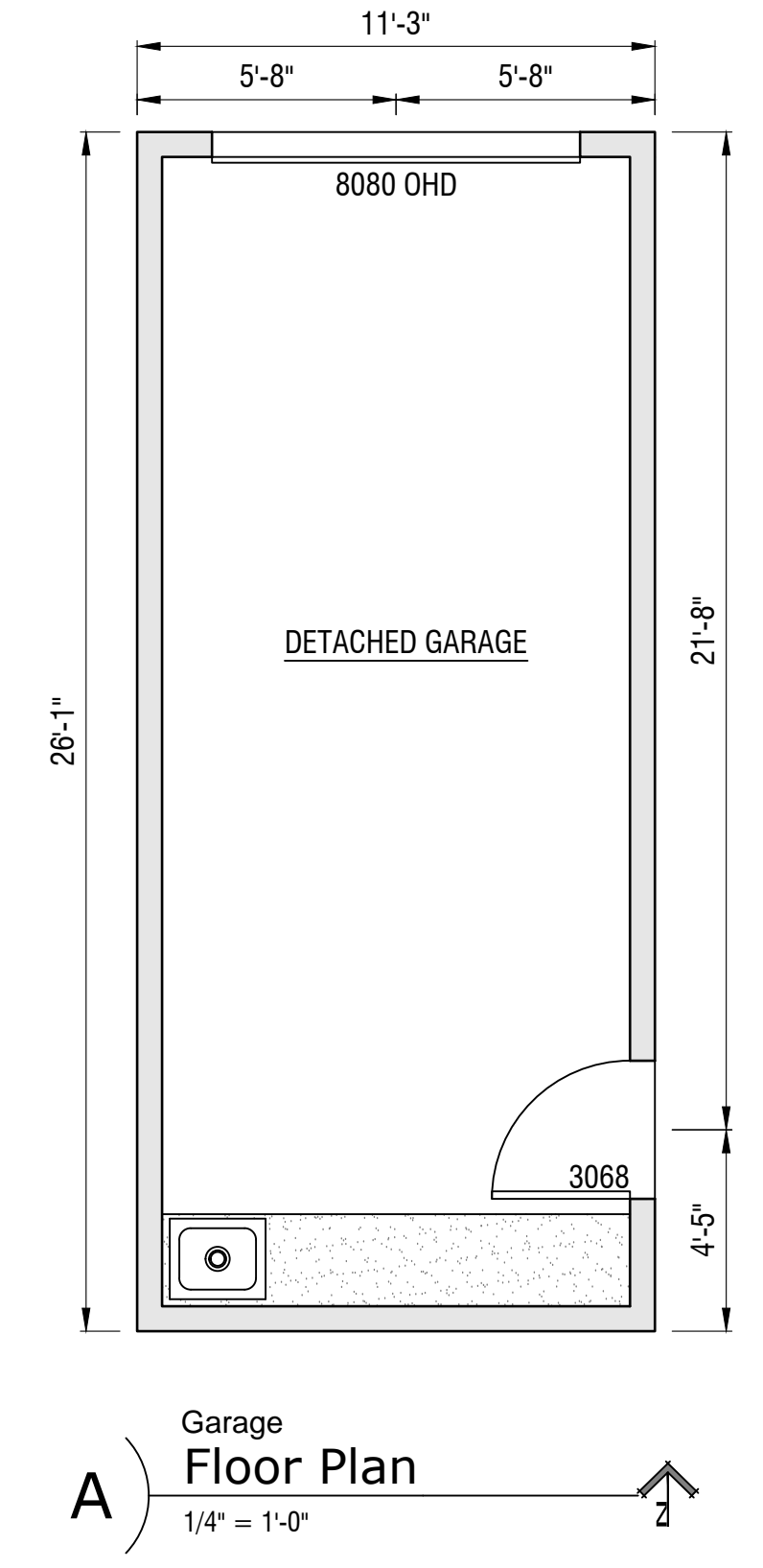
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Residence

Basement Remodel

48 East 1st Street
Tucson, Arizona 85705



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DATE: ----

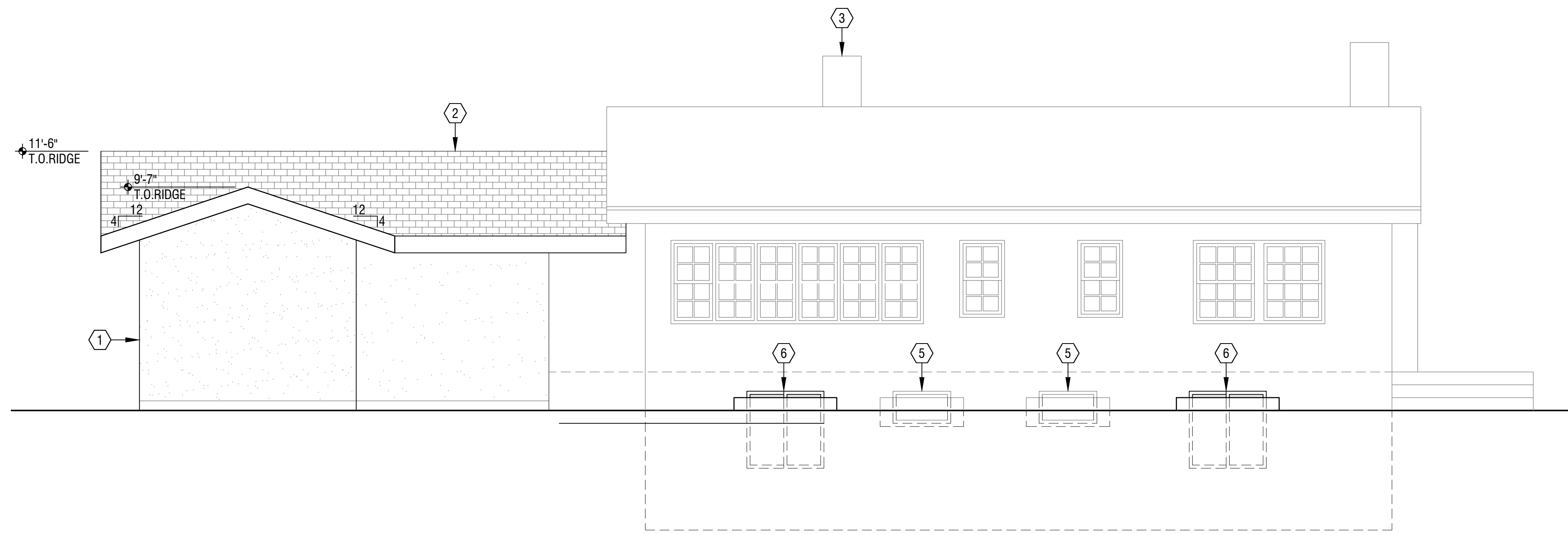
A1

Keynotes

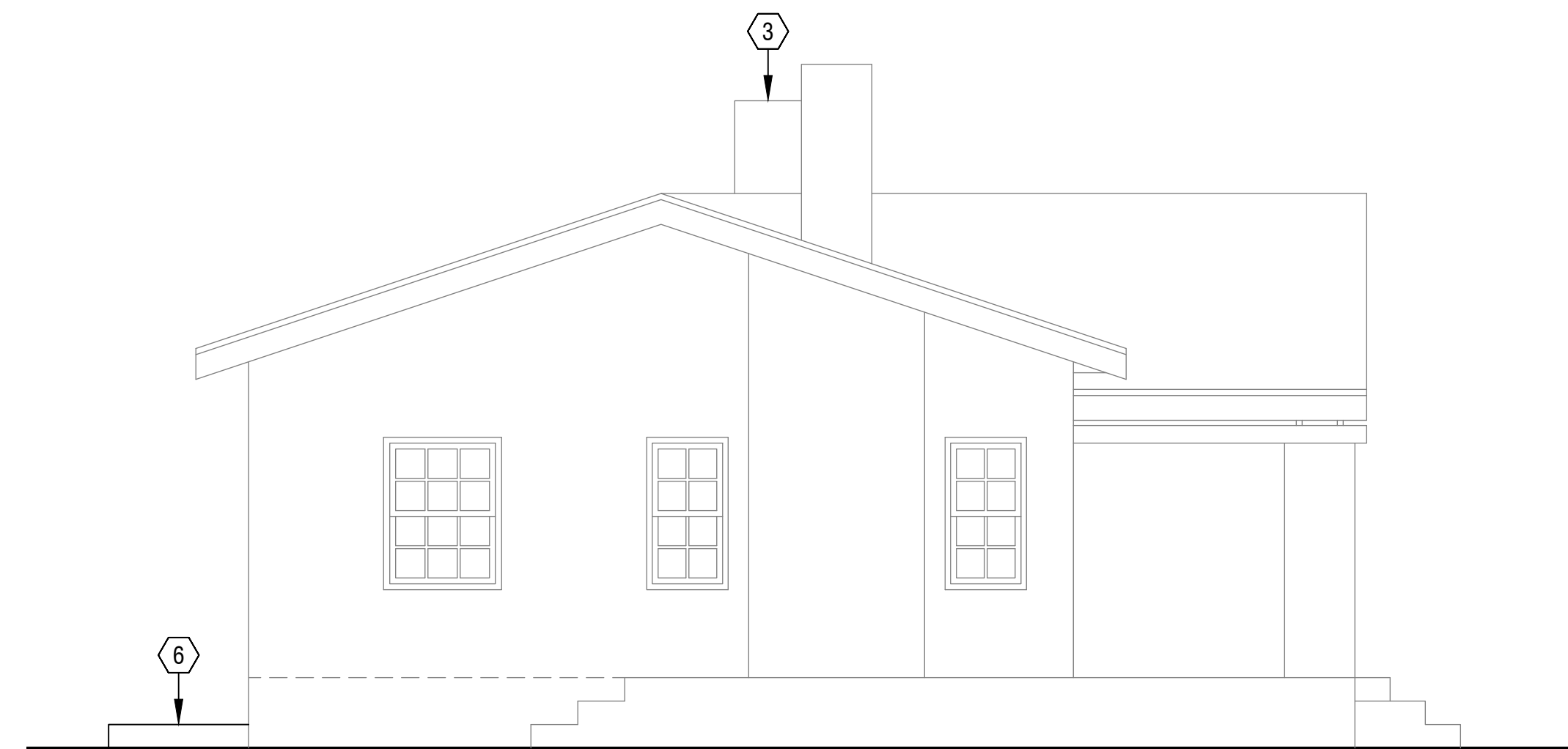
1. [N] STUCCO - TO MATCH STUCCO EXAMPLES IN DEVELOPMENT ZONE
2. [N] ASPHALT SHINGLES TO MATCH [E] RESIDENCE
3. OWNER WOULD LIKE TO REPLACE THIS NON-FUNCTIONING CHIMNEY WITH A SKYLIGHT
4. WD POST - TBD
5. [E] LIGHT WELL
6. [E] LIGHT WELL MODIFIED TO MEET MEANS OF EGRESS CODE
7. 6" GAP BETWEEN [E] AND [E] STRUCTURES

NOT FOR CONSTRUCTION

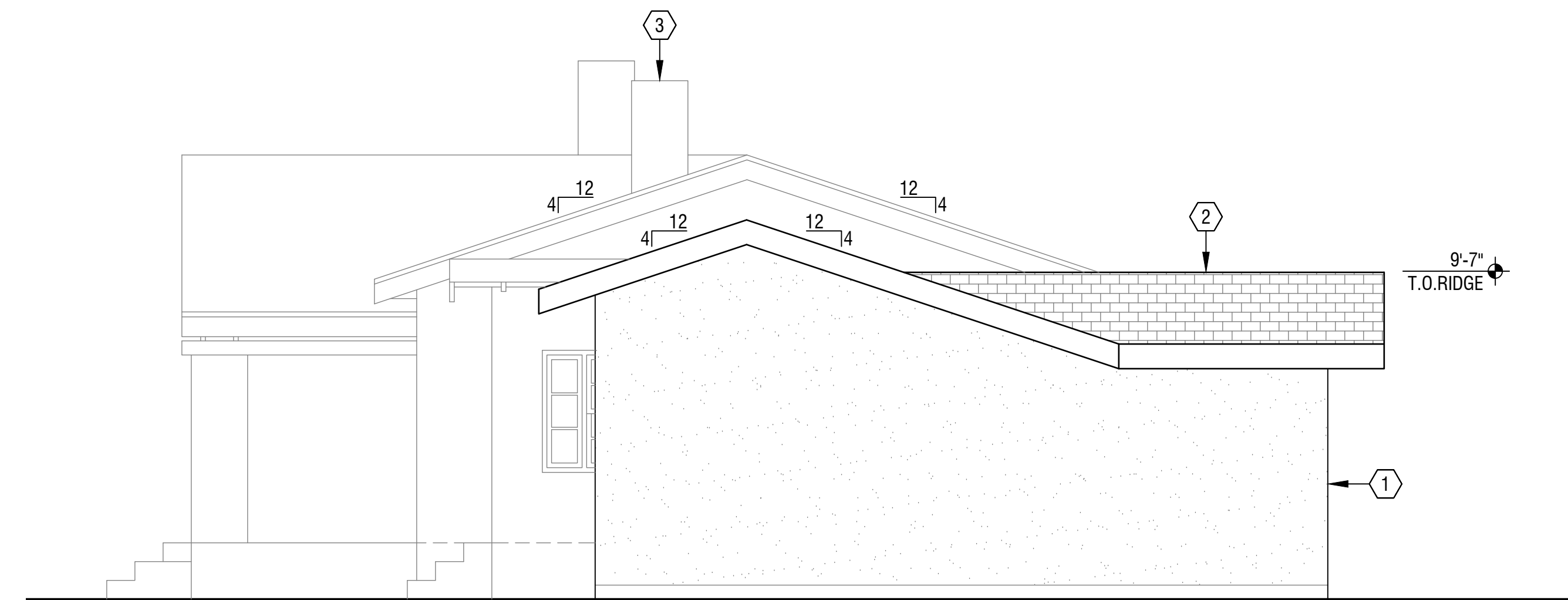
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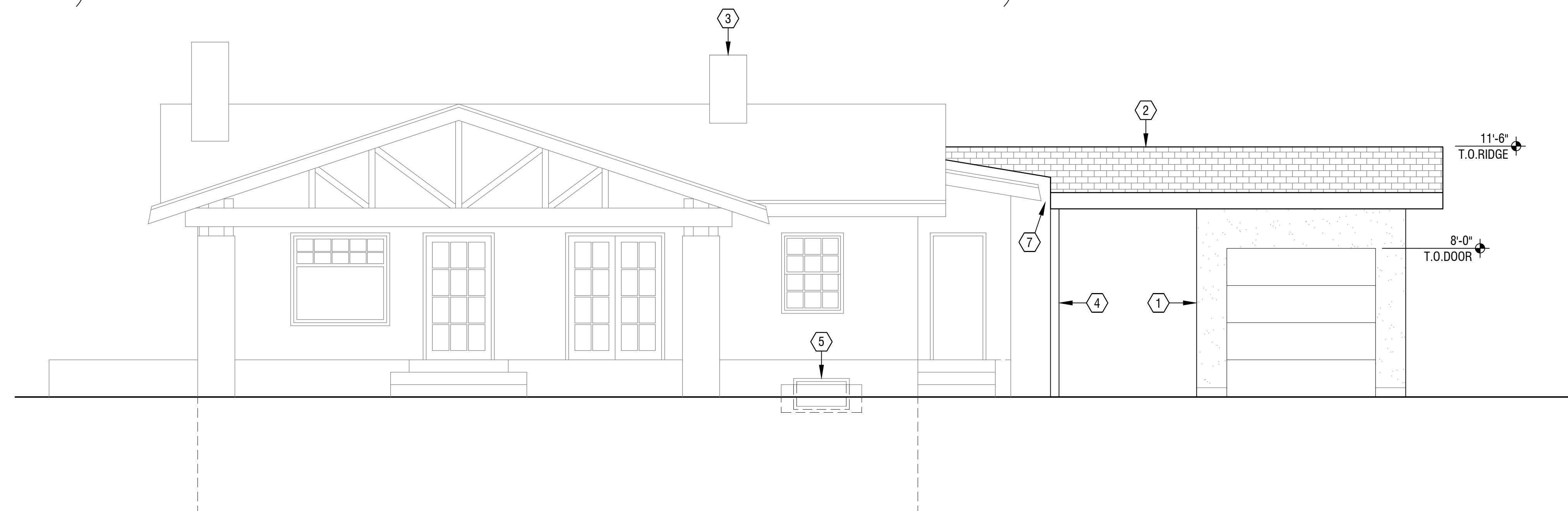
A) South Elevation
 1/4" = 1'-0"



B) East Elevation
 1/4" = 1'-0"



C) West Elevation
 1/4" = 1'-0"



D) North Elevation
 1/4" = 1'-0"

Residence

Detached Garage

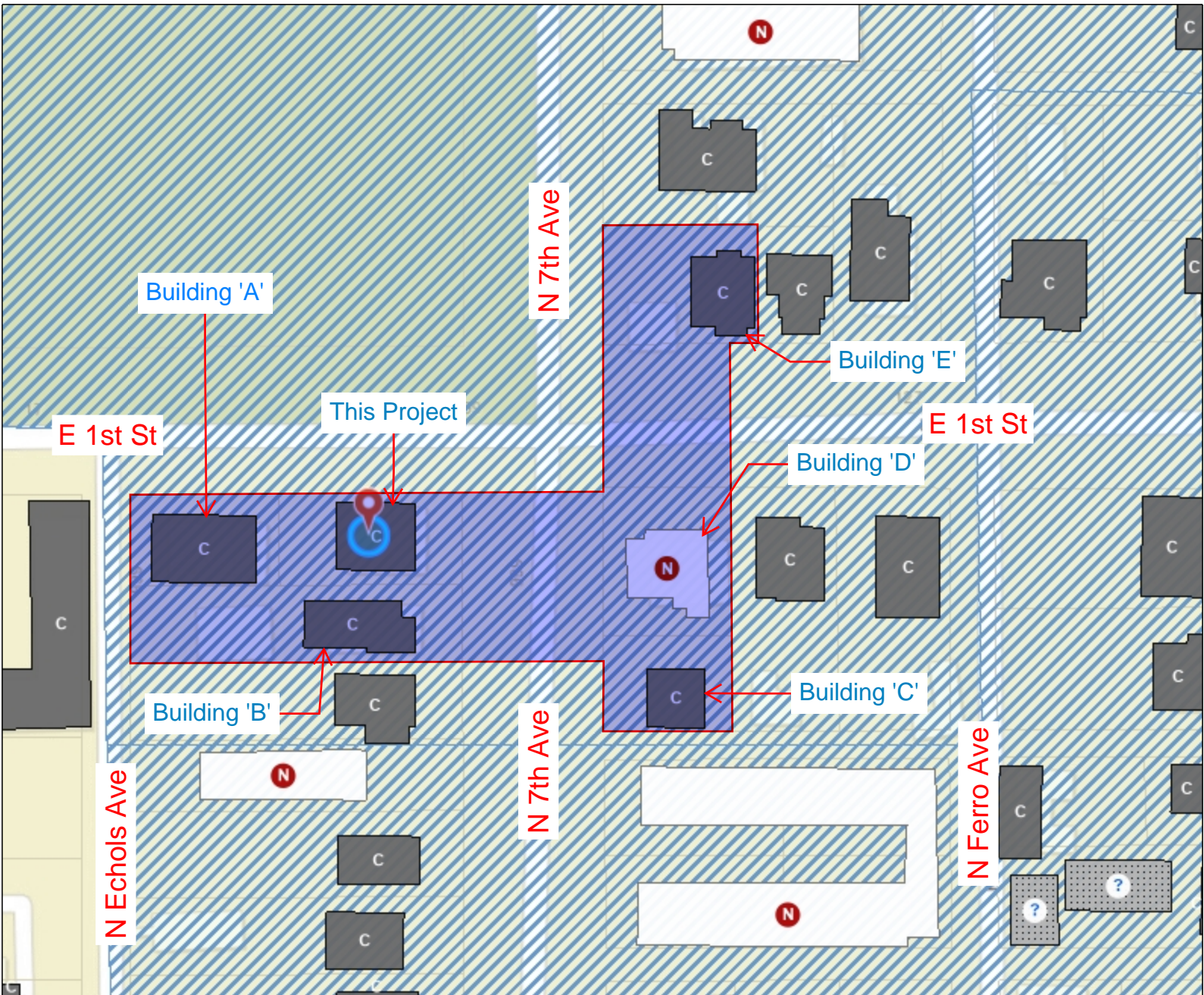
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A2

BUILDING ELEVATIONS
 and SECTIONS



Notes

Legend

- | | | |
|------------------------------|---------------|--------------------------------|
| Historic Properties | | Vacant |
| Listed | Outside of HD | City of Tucson Historic Zoning |
| Listed and Local Contributor | Parcels | |
| Eligible | | |
| Ineligible | | |
| Non-Contributor | | |
| No Data | | |
| Demolished Contributor | | |
| Demolished | | |
| Demolished | | |

1: 1,128



182.2 0 91.10 182.2 Feet

Building 'A'



This Project



Building 'B'



There is a detached structure on the west side of this property. I believe it is an approved ADU. I will confirm and provide pictures for the official submittal. You can see it using Google Street View .

Building 'C'



Building 'D'



Building 'E'



This a detached structure – appears to be a garage. It does not show as a contributing structure on GIS, but it is on the property.

EXISTING
RESIDENCE



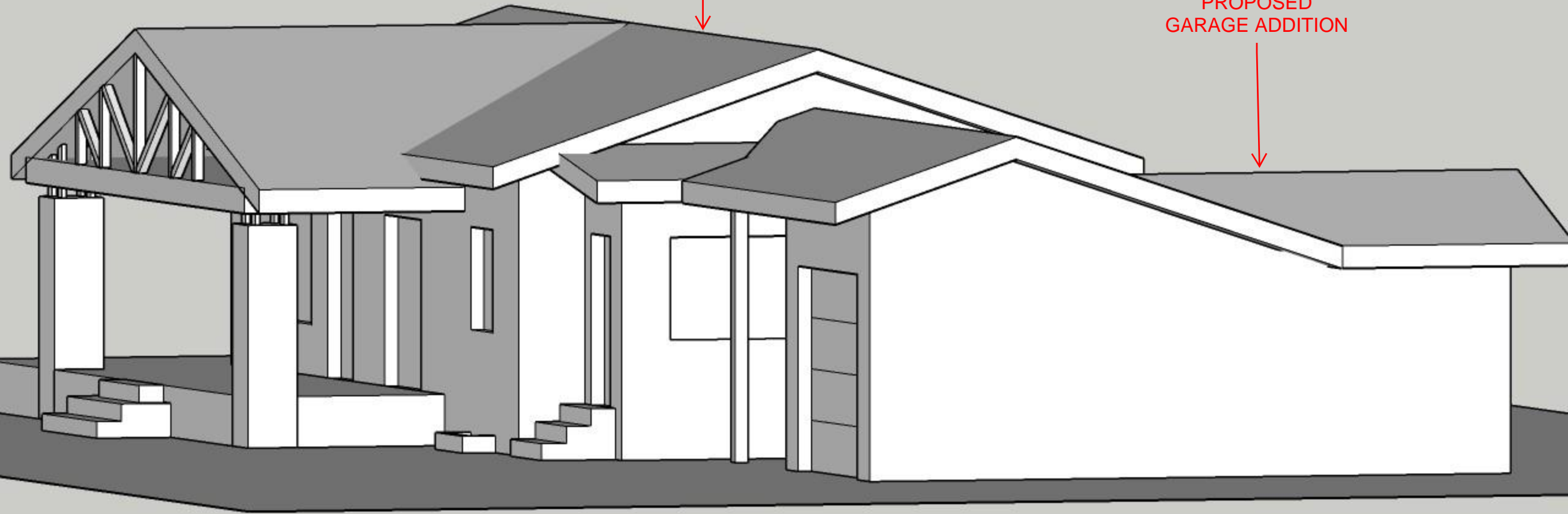
PROPOSED
GARAGE ADDITION



EXISTING
RESIDENCE



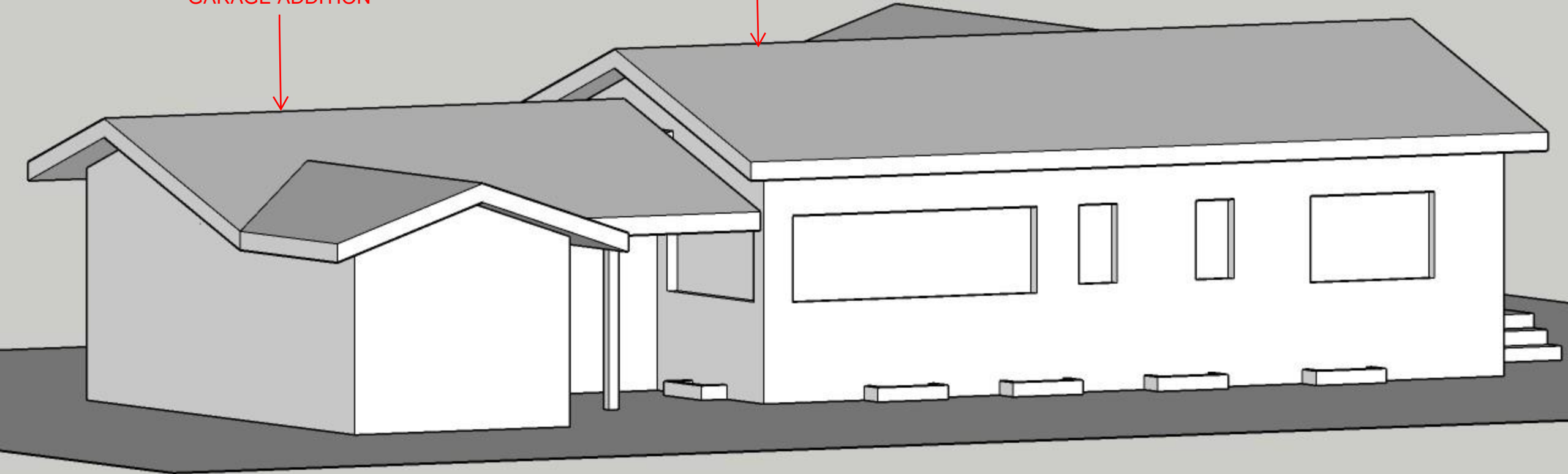
PROPOSED
GARAGE ADDITION



PROPOSED
GARAGE ADDITION

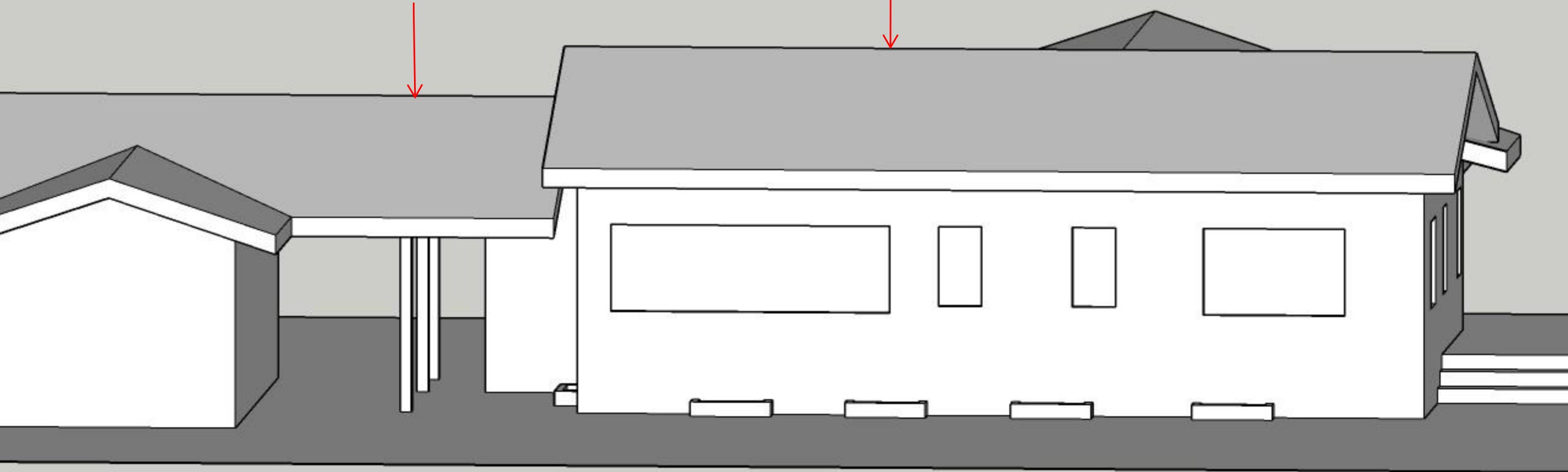


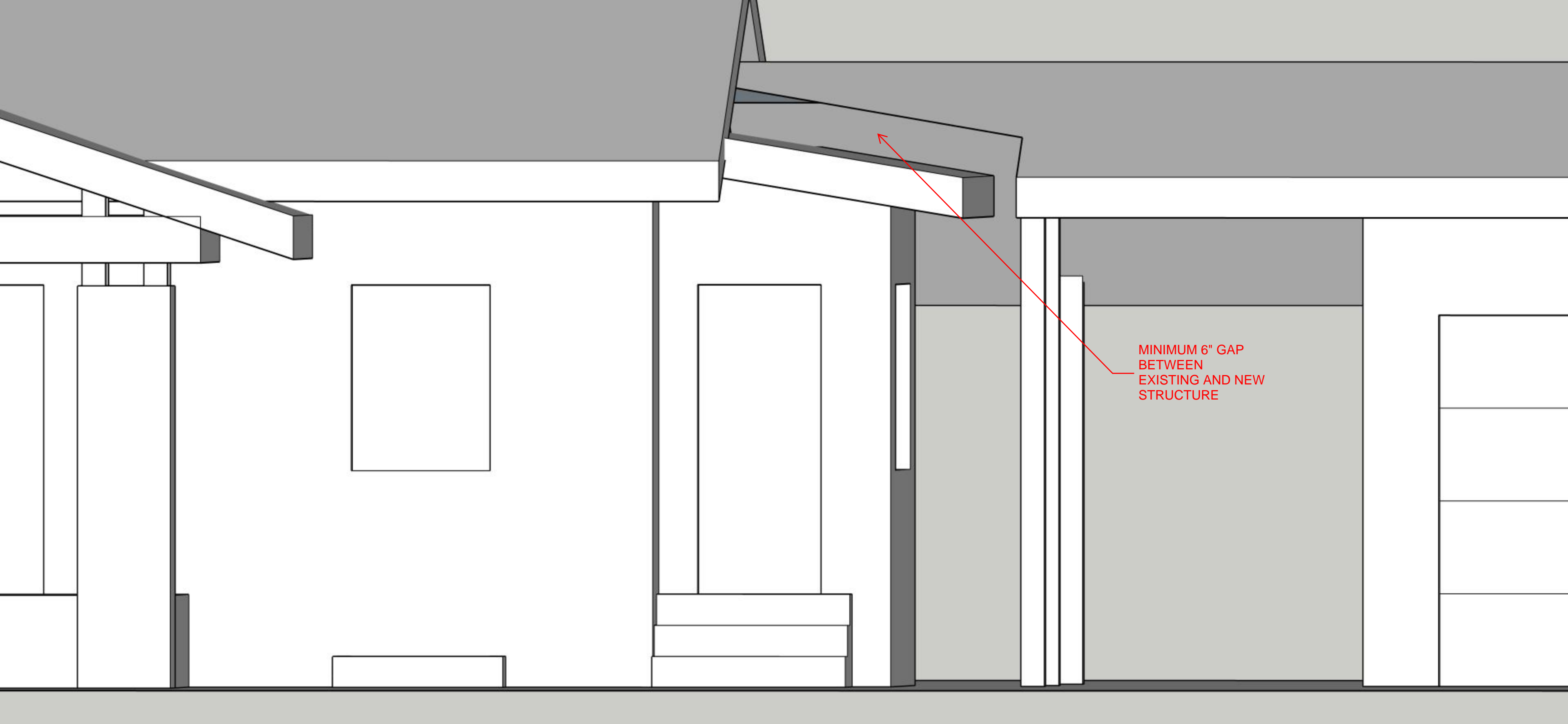
EXISTING
RESIDENCE



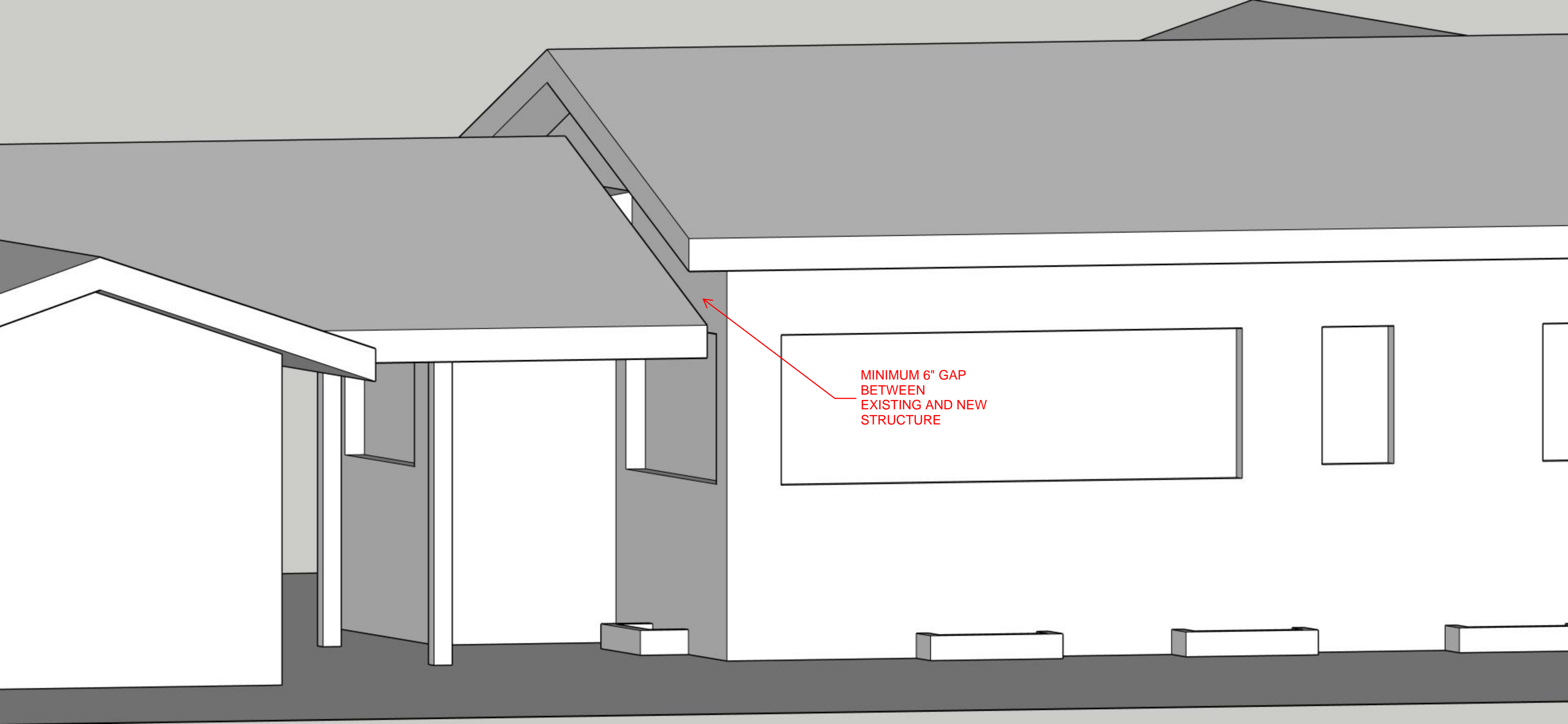
PROPOSED
GARAGE ADDITION

EXISTING
RESIDENCE





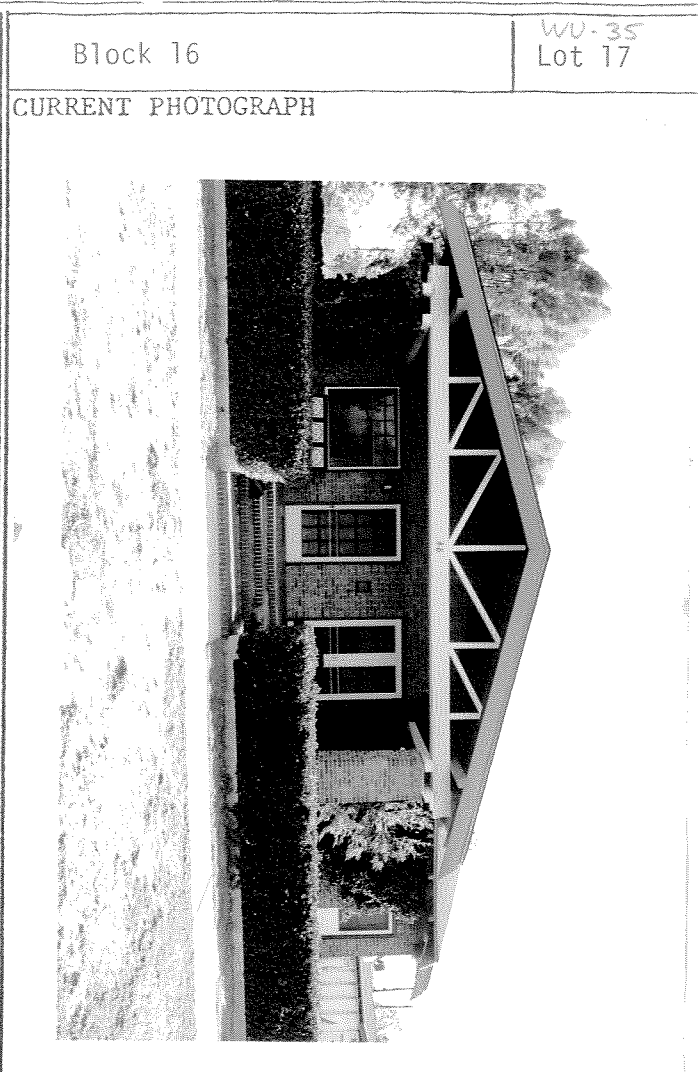
MINIMUM 6" GAP
BETWEEN
EXISTING AND NEW
STRUCTURE



MINIMUM 6" GAP
BETWEEN
EXISTING AND NEW
STRUCTURE

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME	
LOCATION 48 E. 1st St.	
CITY/TOWN/VICINITY Tucson	COUNTY Pima
OWNER Grace E. Hardell	
OWNER'S ADDRESS 48 E. 1st Tucson, AZ 85705	
FORM COMPLETED BY Isabel S. Fathauer & Pat McHugo	
ADDRESS 1915 E. Camino Miraval Tucson, AZ 85718	
PHOTO BY Frank Wicks	DATE 10/79
VIEW Front	
PRESENT USE Residence	ACREAGE
STYLE OR CULTURAL PERIOD Bungalow w/ SSing	
SIGNIFICANT DATES 1922	



PHYSICAL DESCRIPTION

One story, brick foundation, red brick load bearing walls, white and green trim, front porch, shallow hip and gable roof, two chimneys, green asphalt shingles; good condition. Little changed.

STATEMENT OF SIGNIFICANCE

Contributing to the character of the historic district.

One of a collection of bungalows in the area.

VERBAL BOUNDARY DESCRIPTION

E. 100' of N 50' of Lot 1 Block 16

117-02-195-0

WU-C-113