



Alex Enoch
5701 E. Rio Verde Vista Dr. Tucson Az, 85750

Project Description / Narrative

Date: 2/20/26

Permit #:SD-

TC-RES-1225-06221

Location: 848 S 4th Av

Proposed project adu and enclosure of carport

Scope of Work with reference to UDC5.10.3 NPZ Design Guidelines

Proposed is 2 projects.

Project 1 is for detached 800 s.f. bungalow adu with pitch roof with gable ends and porch . Proposed is 25'x41'-2", 2 bedroom 1 bath with top of wall at 8' and top of ridge at 11'-7". Roof will be asphalt shingle and walls stucco.

Project 2 is conversion of existing carport at existing main to new bedroom with bath. Wall to be brick veneer to match existing brick. Roof and building height to remain as is. Although no precedent in development zone for carport infill its noted majority of homes in said zone do not have a carport. See page 21 for lots east of subject property showing no carport

Note:

All the features described below will be consistent and compatible with those found in the Development Zone and the greater Armory Park.

Building Height:

TOP OF WALL AT EAVES 8'-0". TOP OF RIDGE 11'-7" proposed adu. main home to stay as is

Setbacks:

STREET SIDE (19TH ST) 10'-0", WEST SIDE 5'-0", , 20'-10" TO NORTH PROPERTY LINE. WITH 6'-0" BETWEEN BUILDINGS. MAIN HOME TO REMAIN AS IS.

Site Utilization:

BUILDING FOOT PRINT 25'x41'-2" RECTANGLE. THIS MATCHES MAJORITY OF HOMES IN DEVELOPMENT ZONE. LOT WILL BE AT 55% LOT COVERAGE THIS AS WELL MATCH MAJORITY OF LOTS AS MOST HAVE MORE THEN 1 UNIT ON LOT.

Building Form:
Rectangle

Color:
Proposed color Sherwin Williams WHITE

Narrative for Defining Characteristics – Armory Park

1. Architectural Style

The predominant architectural styles in the Armory Park Neighborhood include Period Revival, particularly Spanish Colonial Revival and Southwest styles, as well as Bungalow and Ranch styles. (See pg 15 and 21 for visual references.)

2. Building Walls

The proposed structures utilize 2x6 wood framing with a stucco exterior finish, maintaining consistency with the surrounding properties.

3. Front Yard (Building Setback)

PROPOSED FRONTYARD WILL BE FROM 19th. PROPOSED IS 14'-6" THIS
WILL MATCH EXISTING HOME

4. Landscaping

will comply with new city regulation on landscaping 1 tree per 1000 s.f. and
street front minus curb cut x 5 for ground cover

5. Massing

MASSING MATCHES ADJACENT HOMES WITH +/- 8'-0" TOP OF WALL PITCH GABLE
ROOFS

6. Pedestrian Ways

A public sidewalk runs along the front of the property and west side. The proposed project will not affect either pedestrian path.

7. Porches

THE SURROUNDING HOMES HAVE MIXTURE OF PORCHES AND NO PORCHES. WE
WILL MATCH PORCH STYLE.

8. Rhythm

Proposed buildings maintains stucco pitch roof similar to surrounding buildings

9. Roofs

The proposed home will feature matching pitch and shingle styles to maintain visual consistency with the surrounding neighborhood structures. Gable style

10. Scale

Homes in the surrounding area vary in size; however, most range between 800 and 2,000 square feet. The proposed structures fall within this range and is consistent with the neighborhood context. (Refer to Comment #5 for additional details.)

11. Vehicular Use Area

Existing concrete drive at 18th st to remain. Additional street parking available with subject property at corner allows for 175' of linear parking space. This accounts for additional 9 parking spaces

12. Windows

The proposed structure will include mixture of vertically orientated , double-pane wood with al clad ext. windows. The window proportions and styles are designed to align with the aesthetic character of the neighborhood. These windows match existing building and surrounding neighbors . Carport conversion will have (2) single hungs. window is pelle lifestyle series brick red

13. Enclosure

Existing 5' cmu surrounding property to remain

14. Utilities

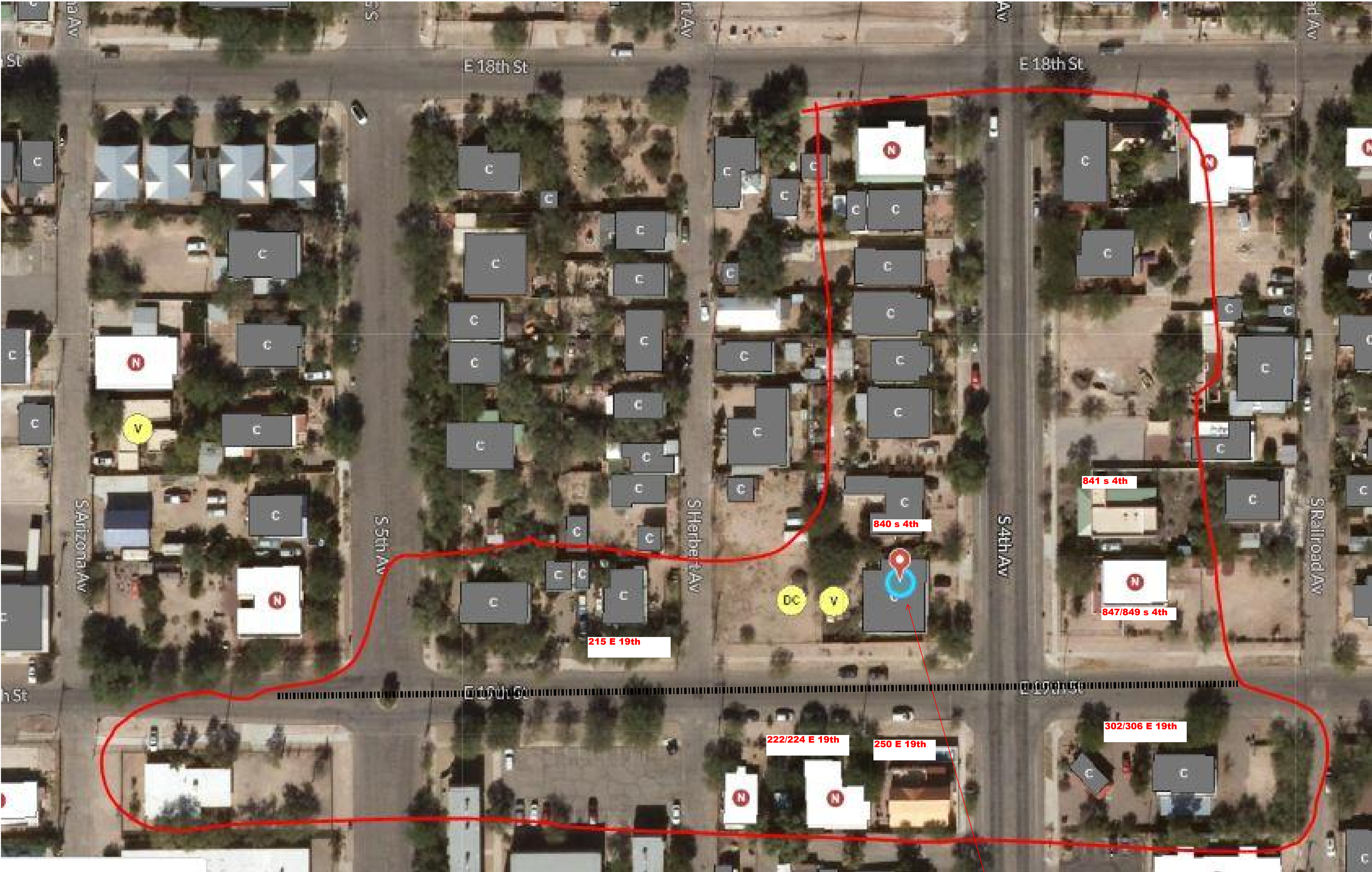
The property has code compliant utilities (water, electricity and waste). New waste and water (underground) installed and reconn to existing.

15. Textures

stucco match existing homes in development zone



subject property



subject
property

5/30/2023 4:51:48 PM
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: 22083

PREPARED AT DIRECTION OF RJ ARCHITECT BY:

Cadman

Designs

5701 E Rio Verde Vista Dr., Tucson Az 85750
Phone: (520) 495-8907 E-Mail alex@cadmandesigns.biz

DEVELOPMENT ZONE



existing home west
elevation



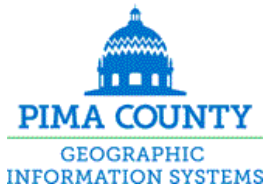
existing home
south elevation
19th st



existing home
east elevation
4th ave



north side of home
(heavly vegetated
so hard to capture



Pima County Geographic Information Systems

Parcel 117-08-075B

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address

117-08-075B
GRACE DEVELOPMENT & INVESTMENTS LLC
3900 N STONE AVE
TUCSON AZ 85705-3208

Legal description

TUCSON E88' LOT 12 & S6' E88' LOT 9 BLK 130

Situs (property) address

([About situs addresses](#))

Street Address	Jurisdiction	Postal City	Zip Code
848 S 4TH AV	TUCSON	TUCSON	85701

Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **11708075B** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurer's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Sequence Number 20252950168.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 2, Page 4
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
 - [Permit Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- **Average Cross Slope** for Pima County Hillside Development zoning is not available because the parcel is not in unincorporated Pima County.
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services](#) [Property Research Online](#).

- [Section Information and Maps](#) for Township 14S, Range 13E, Section 13.
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
 - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
 - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#).

100+ parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).

Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD Floodplain-FEMA Governmental Districts and Areas	Grids Incentive Zones Jurisdictions Justice40 Initiative Landscape Classifications Miscellaneous Other Regulatory Areas PC Gov. Property Rights	Public Safety Schools Sonoran Desert Conservation Plan Transportation Utilities Zoning
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.210948 degrees latitude, -110.965728 degrees longitude.
Parcel area	This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas. Approximately 0.13 acres or 5,597 square feet.

Zoom to maps of the parcel's area

PimaMaps ◦ PimaMaps - Main ◦ PimaMaps - Survey City of Tucson ◦ MapTucson	Oblique Aerial Photos You can change the view (N,S,E,W) or pan and zoom the oblique photo. If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.  Pictometry Photos	 Area Map  Area Map
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Planning & Development Services Department
201 N. Stone Avenue
PO Box 27210
Tucson, AZ 85726
(520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date:

2-20-26

To:

City of Tucson
Planning & Development Services Department
Zoning Administration Division
PO Box 27210
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Alex Enoch Phone: 520-495-8907

Applicant's Address 9281 E Northview ct

To submit a Design Development Option (DDO) application on my behalf.

The subject property located at:	8848 S 4th`
Assessor's Parcel Number:	117-08-075B
Printed Name of Owner of Record:	Grace Development & Investments
Address of Owner of Record:	3900 N. Stone Ave Tucson, AZ 85705
Phone Number of Owner of Record:	520-777-5775
Signature of Owner of Record: (must be original signature)	

Activity Number: _____ DDO Case Number: DDO - _____ - _____

Carport Conversion & ADU For:

Grace Construction

City of Tucson Inclusive Home Design

301.1 Scope. The provisions of this chapter shall apply where required by the scoping provisions adopted by the administrative authority or by Chapters 4 through 10.

303.1 General. Changes in level in floor or ground surfaces shall comply with Section 303.2 and 303.3.

303.2 Vertical. Changes in level of 1/4 inch (6 mm) high maximum shall be permitted to be vertical.

303.3 Beveled. Changes in level between 1/4 inch (6 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramped. Changes in level greater than 1/2 inch (13mm) shall be ramped.

308.1 General. Reach ranges shall comply with Section 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor or ground.

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor or ground.

EXCEPTION: Existing elements shall be permitted at 54 inches (1370 mm) maximum above the floor or ground.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.2.1 and 308.3.1.

electrical reachable range of 15" minimum and 48" maximum above finished floor

EXCEPTIONS:

1. Where the use of special equipment dictates otherwise.

2. Where electrical and communications systems receptacles are not normally intended for use by building occupants.

401.1 Scope. Accessible routes required by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of this chapter.

402.1 General. Accessible routes shall comply with Section 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: Walking surfaces with a slope not steeper than 1:20, doorways, ramps, curb ramps, elevators, and wheelchair (platform) lifts. All components of an accessible route shall comply with the applicable portions of this standard adopted by the Mayor and Council and as amended by these local amendments.

403.5 Clear Width. Clear width of an accessible route shall comply with Table 403.5.

Consecutive segments of 32 inches (815 mm) wide must be separated by a route segment 48 inches (1220 mm) long minimum and 36 inches (915mm) wide minimum.

404.1 General. Doors and doorways that are part of an accessible route shall comply with Sections 404.2.5 and 404.2.7.

404.2.5 Thresholds at Doorways. Thresholds, if provided, at doorways shall be 1/2 inch (13 mm) high maximum.

Raised thresholds and changes in level at doorways shall comply with Sections 303.1, 303.2 and 303.3 only.

404.2.7 Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. *This requirement shall not apply to pocket doors.*

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location.

604.5 Grab Bars. Grab bars for water closets shall comply with Section 609. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet. *All grab bar requirements apply to blocking only for future installation in accordance with section 1003.11.2*

607.4 Grab Bars. Grab bars shall comply with Sections 607.4 and 609.

607.4.1 Bathtubs with Permanent Seats: Back Wall. Two grab bars shall be provided on the back wall, one complying with Section 609.4 and the other 9 inches above the rim of the bathtub. Each grab bar shall be 15 inches (380mm) maximum from the head end wall and 12 inches (305mm) maximum from the foot end wall.

607.4.2 Bathtubs without Permanent Seats: Back Wall. Two grab bars shall be provided on the back wall, one complying with Section 609.4 and the other 9 inches (230mm) above the rim of the bathtub. Each grab bar shall be 24 inches (610mm) long minimum and shall be 24 inches (610mm) maximum from the head end wall and 12 inches (305mm) maximum from the foot end wall.

609.4 Position of Grab Bars. Grab bars shall be mounted in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the floor.

EXCEPTION: Height of grab bars on the back wall of a bathtub shall comply with Sections 607.4.1.1 and 607.4.1.2.

610.4 Structural Strength. Allowable stresses in bending, shear, and tension shall not be exceeded for materials used where a vertical or horizontal force of 250 pound (1112 N) is applied at any point on the seat, fastener mounting device, or supporting structure.

1001.1 Scoping. Dwelling units required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of this chapter.

1003.1 General. Dwelling units shall comply with Sections 1003.2, 1003.3, 1003.5, 1003.9 and 1003.11, as amended by these local amendments.

1003.2 Accessible Entrance. There shall be at least one accessible entrance on an accessible route from public and common areas, including, but not limited to, a driveway or public street or sidewalk. This entrance shall not be to a bedroom. *This entrance may be through a garage using the garage overhead door for ingress. Please note that if the accessible entrance is to be on an exterior or under porch slab, that all weep screed clearances for stud wall construction need to be respected. Compliance shall require either:*

- * A recessed channel in the exterior slab a minimum of 2 inches deep under the weep screed at the most shallow point, sloped to drain, and with a horizontal width projecting a minimum of one inch beyond the edge of the finished wall.
- * Raising the stud wall on a minimum 2" concrete or masonry stem wall.
- * Any other listed or designed method.

1003.3 Accessible Route. Accessible routes within dwelling units shall comply with Sections 1003.3.1 and 1003.3.2.

EXCEPTION: The following are not required to be on an accessible route:

1. A raised floor area in a portion of a living, dining, or sleeping room
2. A sunken floor area in a portion of a living, dining, or sleeping room
3. A mezzanine that does not have plumbing fixtures or an enclosed habitable space
4. Rooms located on a floor other than that served by the accessible entrance

1003.3.1 Location. At least one accessible route shall connect all spaces and elements which are a part of the dwelling unit. Where only one accessible route is provided, it shall not pass through restrooms, closets, or similar spaces.

1003.3.2 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doorways, ramps, elevators, and wheelchair (platform) lifts.

1003.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Sections 1003.4.1 and 1003.4.2.

1003.4.1 Width. Clear width of an accessible route shall comply with Section 403.5.

1003.4.2 Changes in Level. Changes in level shall comply with Section 303 except Section 303.4.

EXCEPTION: Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the finished floor level of the adjacent interior spaces of the dwelling unit.

1003.5 Doors and Doorways. Doors and doorways shall comply with Sections 1003.5.1 and 1003.5.2 as amended by these local amendments.

1003.5.1 Accessible Entrance Door. The accessible entrance door to the dwelling unit shall comply with Section 404.2.5 and 404.2.7, as amended by these local amendments.

EXCEPTION: Maneuvering clearances required by Section 404.2.4 shall not be required on the dwelling unit side of the primary entrance door.

1003.5.2 User Passage Doorways. Doorways on an accessible route intended for user passage shall comply with Sections 404.2.7 and 1003.5.2.1 through 1003.5.2.3.

1003.5.2.1 Clear Width. Doorways shall have a clear opening of 30 inches (765 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

1003.5.2.2 Thresholds. Thresholds shall comply with Section 303.1, 303.2, and 303.3.

EXCEPTION: Thresholds at exterior sliding doors shall be permitted to be 3/4 inch (19 mm) high maximum provided they are beveled with a slope not steeper than 1:2.

1003.5.2.4 Double Leaf Doorways. Where an inactive leaf with operable parts more than 48 inches (1220 mm) above the floor or ground is provided, the active leaf shall provide the clearance required by Section 1003.5.2.1.

1003.9 Operable Parts. Lighting controls, electrical receptacles, environmental controls, and user controls for security or intercom systems shall comply with Section 309.3.

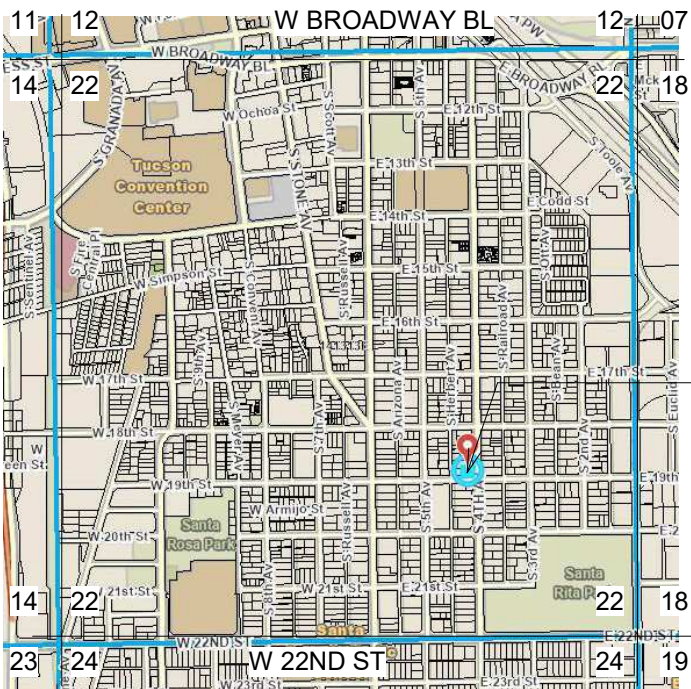
EXCEPTIONS:

1. Electrical receptacles serving a dedicated use.
2. Appliance mounted controls or switches.
3. A single outlet where all of the following conditions are met: (a) the outlet is above a length of countertop that is uninterrupted by a sink or appliance; and (b) at least one receptacle complying with Section 1003.9 is provided for that length of countertop; and (c) all other receptacles provided for that length of countertop comply with Section 1003.9.
4. Floor electrical receptacles.
5. Plumbing fixture controls.
6. HVAC diffusers.
7. Ceiling fan mounted controls.

1003.11.2 Grab Bar Reinforcement. In bathrooms on the accessible route, reinforcement shall be provided for future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments so as to permit installation of grab bars and seats complying with Section 604.5, 607.4, or 610. Reinforcement shall be provided for future installation of grab bars meeting those requirements.

EXCEPTION: Reinforcement is not required in a room containing only a lavatory and a water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.Blocking need not be installed behind a fiberglass shower surround. Nothing in this ordinance shall be construed as requiring the installation of grab bars or shower seats referred to in Sections 604.5, 607.4 and 610.

All SFR and Duplex plans submitted after March 1, 2009 require a solar water system, or future installation preparation City of Tucson Ordinance #10549 with one of the following provisions: 1/2" control conduit and two 3/4" copper piping for water with rooftop termination; straight 3" capped sleeve; or an accessible attic (clear path 30" wide x 30" high) over the water heater



PROJECT LOCATION

Location Map

3" = 1 MILE

Project Data

OWNERS:	GRACE DEVELOPMENT & INVESTMENTS LLC		
ADDRESS:	848 S 4TH AV / 230 E 19TH		
PARCEL:	117-08-075B		
LEGAL DESCRIPTION:	TUCSON E88' LOT 12 & S6' E88' LOT 9 BLK 130		
LOT SIZE:	0.15 acres or	6,336 square feet.	
SITE ZONING:	HR-3		
SQUARE FOOTAGE:	(E) LIVING = 1,614 S.F. (E) CARPORT = 309 S.F. (E) DRIVE = 482 S.F. <u>PROPOSED ADU = 800 S.F.</u> <u>PROPOSED CONVERSION = 309 S.F.</u>		
LOT COVERAGE	3,514 / 6,336	= 55%	

Code Review

APPLICABLE CODES: 2024 IRC with local amanedments

NUMBER OF STORIES: 1

HEIGHT TO TOP OF RIDGE: 13'-6" A.F.G.

FIRE PROTECTION: none required

Drawing List	
Sheet Number	Sheet Name
GENERAL	
T1.0	Title Sheet
ARCHITECTURAL	
A1.0	Site Plan
D1.0	Demolition Plan
ARCHITECTURAL	
A2.0	Dimensioned Floor Plan ADU
A2.1	Dimensioned Floor Plan (Conversion)
A3.0	Building Elevations (Conversion)
A3.1	Building Elevations ADU
A5.0	Reflected Ceiling Plan
A6.0	Roof Plan
A7.0	Architectural Details
A8.0	Specifications
A8.1	Specifications Cont.

5/28/2026 8:36:22 AM
DRAWN BY: JV

CHECKED BY: AE

PROJECT NUMBER: 20001

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Phone: (520) 495-8907
E-Mail: alex@cadmandesigns.biz

Carport Conversion & ADU For:
Grace Construction
848 S 4th Av / 230 E 19TH
Tucson, Arizona 85701
Title Sheet

REVISION:	REMARK:			
MARK:	DATE:			

T1.0

SHT OF

SHT OF

(E) PALO VERDE

(E) MESQUITE

(E) OCOTILLO

GRAPHIC SCALE



A horizontal bar divided into 40 equal segments, alternating between black and white. The segments are numbered 0 to 40 at the bottom.





Demolition Plan (Conversion)

1/4" = 1'-0"

General Demolition Notes:

PROTECT EXISTING STRUCTURAL ELEMENTS AND LANDSCAPING TO REMAIN FROM DAMAGE OR DISCOMFORT BY EFFECTS OF WIND, RAIN, DUST, FUMES, DEBRIS AND DEMOLITION OPERATIONS. PROVIDE BARRICADES WHERE AND AS NECESSARY. DEMOLITION WASTE SHALL BE DISPOSED PER INSTRUCTION OF OWNER IN MANNER THAT DUST AND DEBRIS WILL NOT BE TRANSFERRED TO OTHER AREAS OF FACILITY. PROVIDE NECESSARY WATER CONNECTIONS FOR THIS WORK. TAKE EVERY PRECAUTION TO PREVENT INJURY AND SPILLING OF DUST AND DEBRIS ON ADJACENT AREAS AND PERSONNEL. CONTRACTOR IS RESPONSIBLE FOR ANY LAWSUITS BECAUSE OF FAILURE TO TAKE NECESSARY PROTECTION PRECAUTIONS. PROTECT EXISTING ROOF AREAS AND PROVIDE CATWALKS ON ROOF WHEN TRANSPORTING MATERIALS ACROSS ROOF. DO NOT OBSTRUCT REQUIRED CIRCULATION WITHOUT APPROVAL OF OWNER OR PROPER PERMITS. ITEMS NOTED AS LANDLORDS PROPERTY ARE TO BE SALVAGED AND RETURNED TO LANDLORD'S REPRESENTATIVE. ALL OTHER ITEMS ARE PROPERTY OF CONTRACTOR AND ARE TO BE DISPOSED OF OFF-SITE BY CONTRACTOR. PROVIDE REQUIRED WORK TO CONNECT NEW CONSTRUCTION TO EXISTING CONSTRUCTION. PERFORM WORK IN MANNER THAT WHEN RECONSTRUCTION WORK IS PERFORMED, DEMOLITION IS LEFT IN CLEAN CONDITION WITH NEAT EDGES AND ABLE TO BE JOINED WITHOUT UNDUE DIFFICULTY. PROVIDE REQUIRED SHORING AND PINNING TO ABSORB WEIGHT OF STRUCTURE DURING CUTTING OF NEW OPENINGS IN EXISTING FACILITIES. SHORING TO REMAIN UNTIL NEW STRUCTURE IS SECURE REPAIR DAMAGE TO ADJACENT STRUCTURE OR FINISHES CAUSED AS A RESULT OF THIS WORK. REPAIR EXCESS DEMOLITION TO THAT REQUIRED, AT NO COST TO OWNER.

Demolition Keynotes:

1. EXISTING NON-BRG (F.V.) WALL REMOVED

5/28/2026 8:36:24 AM

DRAWN BY: JV

CHECKED BY: AE

PROJECT NUMBER: 20001

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Carport Conversion & ADU For:
Grace Construction
848 S 4th Av / 230 E 19TH
Tucson, Arizona 85701
Demolition Plan

REVISION:	MARK:	DATE:	REMARK:

D1.0

SHT OF

Window Schedule									
Type Mark	Rough Opening		Type	Material	Finish	Head Height	Sill Height	Count	Comments
	Width	Height							
A	3' - 0"	4' - 0"	Single Hung	DBL PANE LOW E	CLEAR	7' - 0"	3' - 0"	6	
E	3' - 0"	3' - 0"	Casement	DBL PANE LOW E	CLEAR	7' - 0"	4' - 0"	1	
PELLE LIFESTYLE SERIES WOOD WINDOWS WITH AL CLAD EXT. BRICK RED. (MATCH EXISTING HOME)									
SEE PLAN FOR (T) - TEMPERED DESIGNATION									
AT LEAST ONE WINDOW IN EACH BEDROOM TO BE AND EMERGENCY ESCAPE AND RESCUE OPENING WITH MAX. 44" SILL HEIGHT, MIN. 5.7 S.F. OPENING, MIN. 24" OPENING HEIGHT AND MIN. 20" OPENING WIDTH PER R310.									
WINDOW TO BE RECESSED 2" MIN. SEE ARCH DETAILS									
Door Schedule									
Door Number	Door Type	Door Size	Door	Door		Comments			
				Finish	Frame				
2	FRENCH	72" x 84"	Sc wd TEMP. LOW E	FACT	STAIN WD				
4	PANEL	32" x 80"	HC WD	FACT	PTD WD				
5	PANEL	32" x 80"	HC WD	FACT	PTD WD				
6	PANEL	32" x 80"	HC WD	FACT	PTD WD				
7a	PANEL	32" x 80"	HC WD	FACT	PTD WD				
7b	CLOSET SLIDER	72" x 80"	HC WD	FACT	PTD WD				
8a	PANEL	32" x 80"	HC WD	FACT	PTD WD				
8b	CLOSET SLIDER	72" x 80"	HC WD	FACT	PTD WD				

DOOR AND FRAME GENERAL NOTES

1.

PRIOR TO ORDERING, THE GENERAL CONTRACTOR (GC) AND EACH TRADE AND/OR SUPPLIER SHALL INSPECT ROUGH FRAMING AND EXAMINE ALL DRAWINGS AND SPECIFICATIONS, INCLUDING THE INSTALLATION OF ALL HARDWARE, EQUIPMENT, FIXTURES, MATERIALS, ETC. PERTAINING TO THEIR PART OF THE WORK AS NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION.
2.

THE INSTALLATION OF ALL DOORS, FRAMES, HARDWARE, AND OTHER MATERIALS SHALL CONFORM TO THE RESPECTIVE MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS, UNLESS NOTED OTHERWISE.
3.

SCHEDULES HEREIN ARE FOR THE CONVENIENCE OF THE CONTRACTOR (S) TO ASSIST IN UNDERSTANDING AND CONSTRUCTING THE PROJECT. VERIFY THAT ALL ITEMS IN THE SCHEDULE (S) REFLECT THE DRAWINGS, SPECIFICATIONS, DETAILS, AND CHOICES THAT ARE NECESSARY BY THE OWNER.
4.

OMISSIONS OR DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR PRIOR TO WORK OR THE ORDERING OF DOORS, WINDOWS AND RELATED HARDWARE.
5.

EXTERIOR ENTRY DOOR FRAMES SHALL BE 1-3/4" THICK SOLID WOOD AND PRIMED FOR PAINT.
6.

INTERIOR DOORS SHALL BE UNDERCUT 3/4" MAXIMUM ABOVE FLOOR FINISH (COORD. WITH FLOOR FINISH), UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR INFORMATION REGARDING MATERIAL

Energy Conservation Info:

(TABLE N1102.1 2018 IRC)(NEW CONSTRUCTION ONLY)

GLAZING = .40 OR LOWER U FACTOR
DOOR = .40 OR LOWER U FACTOR
SHGC = .25 OR LOWER
SKYLIGHTS = .65 OR LOWER
WALL INSULATION = R19 MIN. R-21 PROVIDED
CEILING INSULATION = R38 MIN.

GENERAL NOTE:
BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IRC 2018 SECTIONS N1102.4.1.1 AND N1102.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION
- MUST BE IMPERMEABLE TO AIR FLOW
- MUST BE CONT. OVER THE ENTIRE BUILDING ENVELOPE
- MUST BE DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING
- ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MFGR. SPECIFICATIONS.

ALL MECHANICAL PIPING CAPABLE OF CARRYING FLUID ABOVE 105° F OR BELOW 55° F SHALL BE INSULATED TO MIN. OF R-2

ALL SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-6

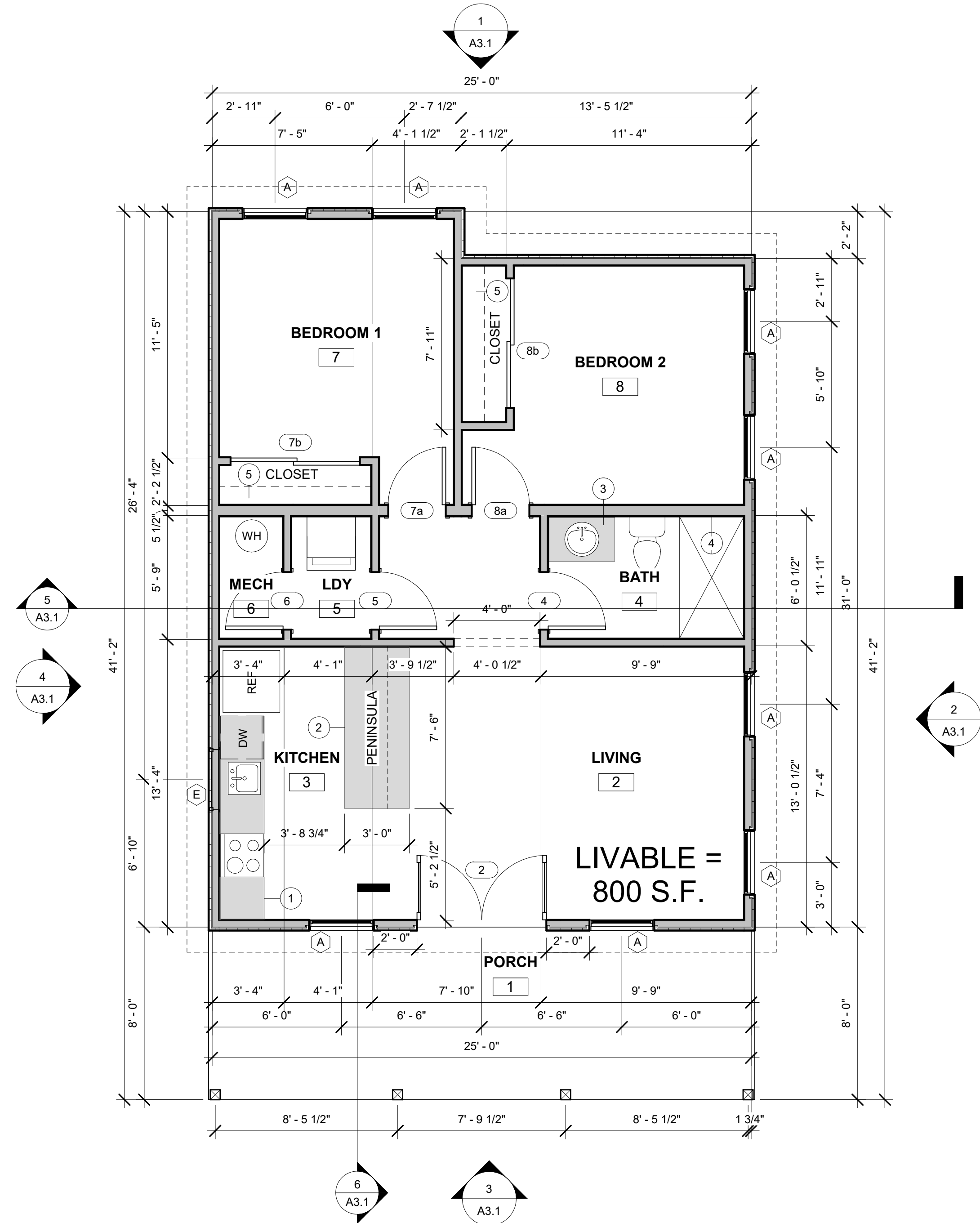
ALL DUCTS AIR HANDLERS, FILTER BOXES, AND BUILDING, CAVITIES (NOT FOR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS OF DUCT SYSTEMS SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS

ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL BE PROVIDED WITH DAMPERS (AUTOMATIC OR GRAVITY) TO EFFECTIVELY CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING

THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE N1102.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE N1102.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE BUILDING OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

N1102.4.1.2 (R402.4.1.2) TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES). WHERE REQUIRED BY THE BUILDING OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DURING TESTING:
1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES;
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES;
3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN;
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED;
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF;
6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN



Dimensioned Floor Plan ADU

1/4" = 1'-0"

General Floor Plan Notes:

1.

ALL EXTERIOR WALLS TO BE 1-COAT STUCCO SYSTEM OVER EXT. SHTG. OVER 2x4 WD STUDS @ 16" O.C. W/ 1/2" GWB INT SIDE (M.R. AT WET LOCATIONS) CAVITY FILLED W/ R21 BATT INSUL. (MIN. R13, R21 IS RECOMMENDED) U.N.O
2.

ALL INT. WALLS TO 2x4 WD. STUDS @ 16" O.C. W/ 1/2" GWB BOTH SIDES (M.R. AT WET LOCATIONS) (U.N.O.)
3.

ALL FLOOR AND BASE FINISHES TO BE COORD. W/ OWNER
4.

ALL DOORS TO HAVE ADA COMPLIANT LEVER HANDLES
5.

FIRE BLOCKS FOR CONCEALED SPACES IN WALLS, PARTITIONS, FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT INTERVALS OF TEN FEET ALONG THE WALLS. SECTION R602.8& R302.11 IRC.
6.

ACCESS DOORS FROM CONDITION SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IRC SECTION N1102.2.4

Floor Plan Keynotes:

- | Key Value | Keynote Text |
|-----------|--|
| 1 | COUNTERTOP WITH BASE CABINETS SELECTED BY OWNER, CONTR. INSTALL |
| 2 | KITCHEN ISLAND W/ BASE CABINETS BELOW |
| 3 | VANITY COUNTERTOP, SELECTED BY OWNER CONTR. INSTALL |
| 4 | 1/2" BACKERBOARD WITH CERAMIC TILE SHOWER/TUB ENCLOSURE UP TO 72" A.F.F. (TO COMPLY W/ 2018 IRC R702.3 & R702.4 & MANUFACTURERS INSTALLATIONS SPECS. |
| 5 | CLOSET SHELF AND ROD |

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CHECKED BY: AE

PROJECT NUMBER: 20001

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Carport Conversion & ADU For:
Grace Construction
848 S 4th Av / 230 E 19TH
Tucson, Arizona 85701
Dimensioned Floor Plan ADU

REVISION: MARK:	DATE:	REMARK:

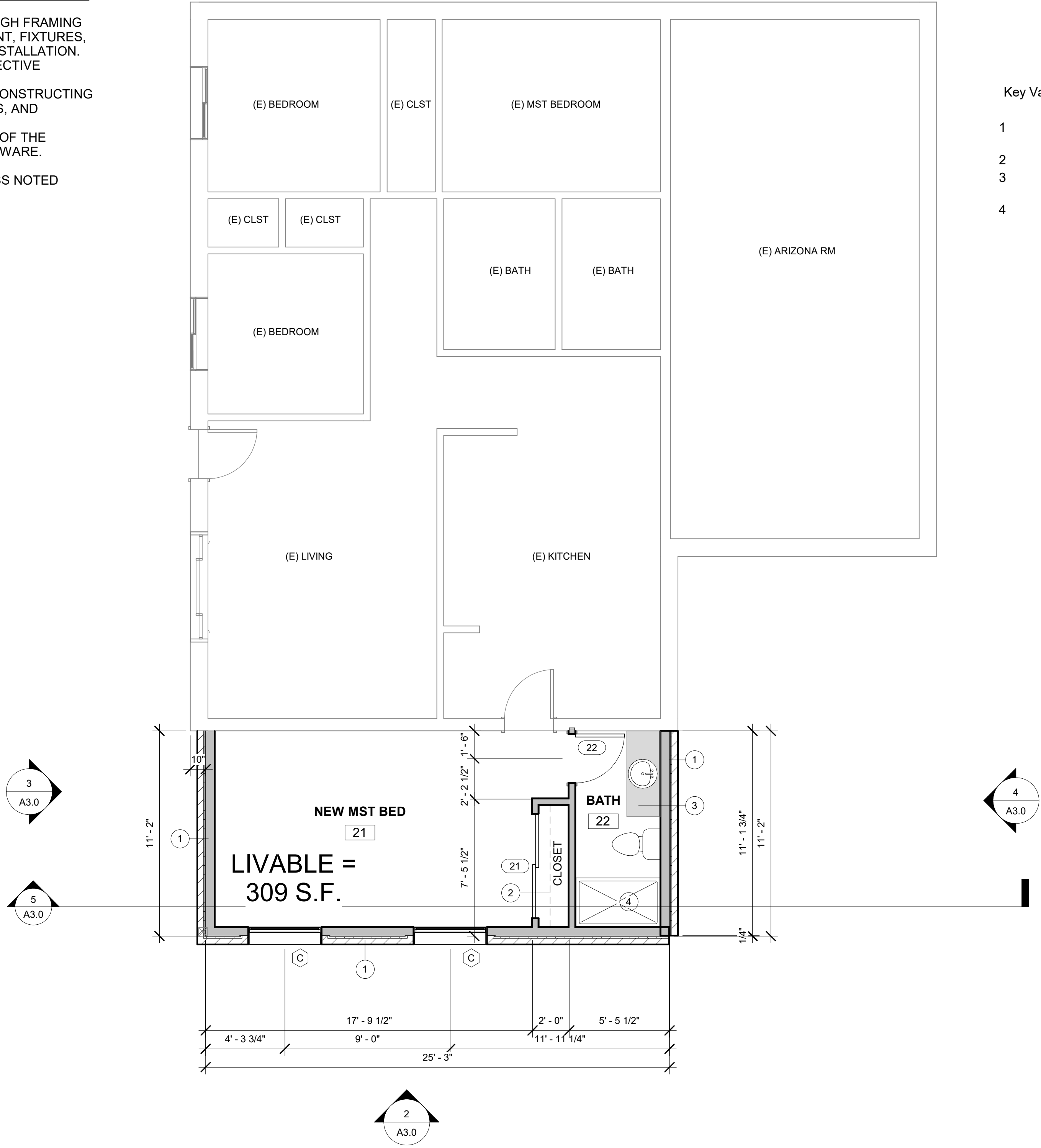
A2.0

SHT OF

Window Schedule Copy 1									
Type Mark	Rough Opening		Type	Material	Finish	Head	Sill Height	Count	Comments
	Width	Height				Height			
C	4' - 0"	4' - 0"	Single Hung			7' - 0"	3' - 0"	2	
PELLE LIFESTYLE SERIES WOOD WINDOWS WITH AL CLAD EXT. BRICK RED. (MATCH EXISTING HOME) SEE PLAN FOR (T) - TEMPERED DESIGNATION AT LEAST ONE WINDOW IN EACH BEDROOM TO BE AND EMERGENCY ESCAPE AND RESCUE OPENING WITH MAX. 44" SILL HEIGHT, MIN. 5.7 S.F. OPENING, MIN. 24" OPENING HEIGHT AND MIN. 20" OPENING WIDTH PER R310. WINDOW TO BE RECESSED 2" MIN. SEE ARCH DETAILS									
Door Schedule Copy 1									
Door Number	Door Type	Door Size	Door	Door			Comments		
				Finish	Frame				
21	CLOSET SLIDER	68" x 80"	HC WD			FACT	PTD WD		
22	PANEL	32" x 80"	HC WD			FACT	PTD WD		

DOOR AND FRAME GENERAL NOTES

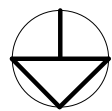
- PRIOR TO ORDERING, THE GENERAL CONTRACTOR (GC) AND EACH TRADE AND/OR SUPPLIER SHALL INSPECT ROUGH FRAMING AND EXAMINE ALL DRAWINGS AND SPECIFICATIONS, INCLUDING THE INSTALLATION OF ALL HARDWARE, EQUIPMENT, FIXTURES, MATERIALS, ETC. PERTAINING TO THEIR PART OF THE WORK AS NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION.
- THE INSTALLATION OF ALL DOORS, FRAMES, HARDWARE, AND OTHER MATERIALS SHALL CONFORM TO THE RESPECTIVE MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS, UNLESS NOTED OTHERWISE.
- SCHEDULES HEREIN ARE FOR THE CONVENIENCE OF THE CONTRACTOR (S) TO ASSIST IN UNDERSTANDING AND CONSTRUCTING THE PROJECT. VERIFY THAT ALL ITEMS IN THE SCHEDULE (S) REFLECT THE DRAWINGS, SPECIFICATIONS, DETAILS, AND CHOICES THAT ARE NECESSARY BY THE OWNER.
- OMISSIONS OR DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR PRIOR TO WORK OR THE ORDERING OF DOORS, WINDOWS AND RELATED HARDWARE.
- EXTERIOR ENTRY DOOR FRAMES SHALL BE 1-3/4" THICK SOLID WOOD AND PRIMED FOR PAINT.
- INTERIOR DOORS SHALL BE UNDERCUT 3/4" MAXIMUM ABOVE FLOOR FINISH (COORD, WITH FLOOR FINISH), UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR INFORMATION REGARDING MATERIAL



Key Value	Keynote Text
1	4" BRICK VENEER OVER EXTERIOR SHEATHING OVER 2X6 WOOD STUDS @ 16" O.C.
2	CLOSET SHELF AND ROD
3	VANITY COUNTERTOP, SELECTED BY OWNER CONTR. INSTALL
4	1/2" BACKERBOARD WITH CERAMIC TILE SHOWER/TUB ENCLOSURE UP TO 72" A.F.F. (TO COMPLY W/ 2024 IRC R702.3 & R702.4 & MANUFACTURERS INSTALLATIONS SPECS.

Dimensioned Floor Plan (Conversion)

1/4" = 1'-0"



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PROJECT NUMBER: 20001

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Dimensioned Floor Plan (Conversion)

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A2.1

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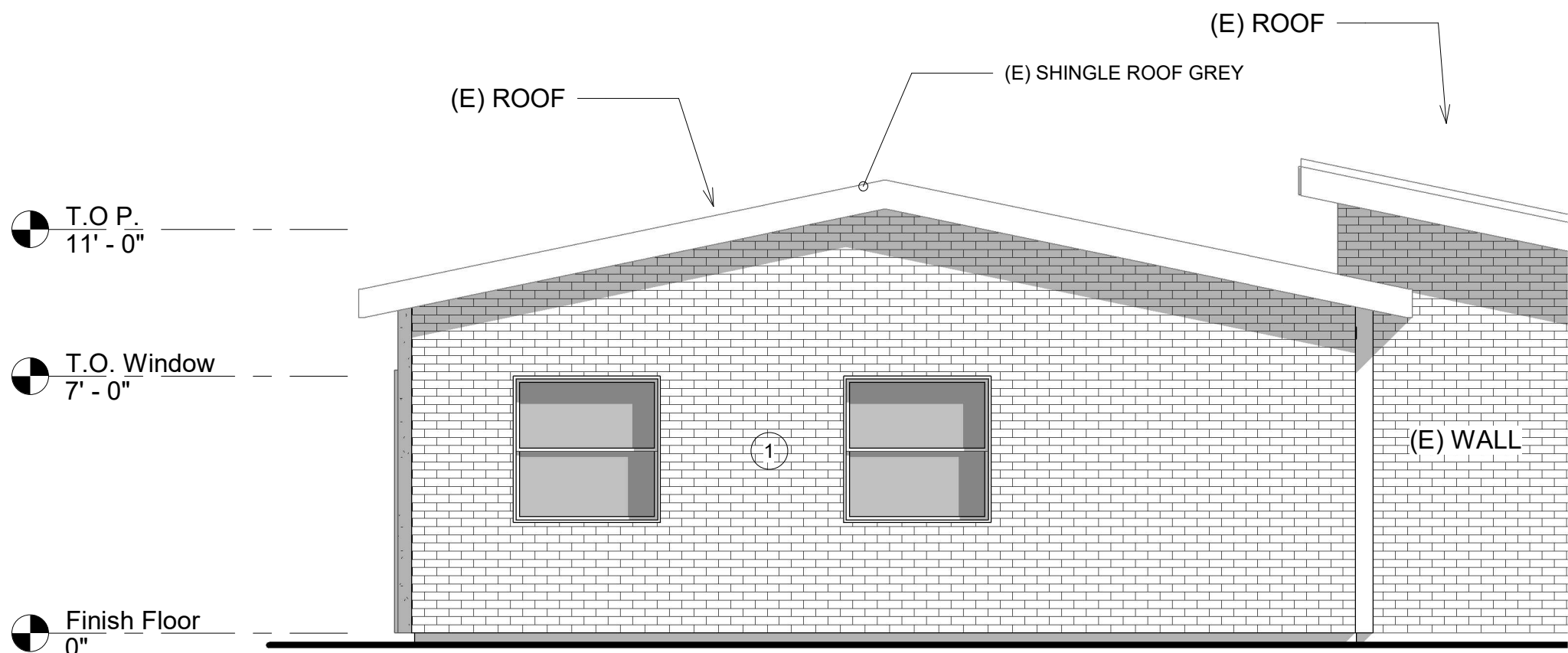
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848 S 4th Av / 230 E 19TH
Tucson, Arizona 85701
Building Elevations (Conversion)

REVISION:	MARK:	DATE:	REMARK:

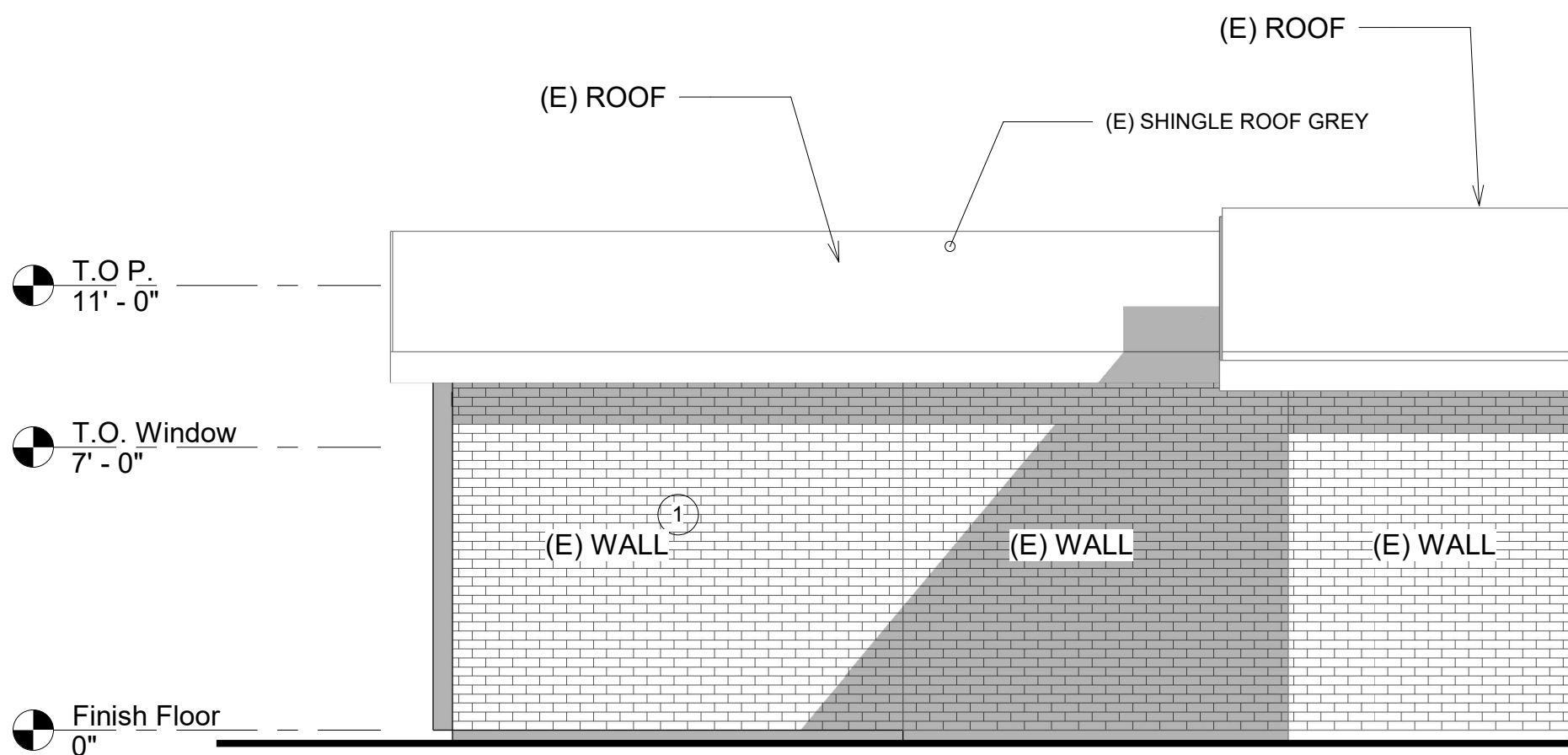
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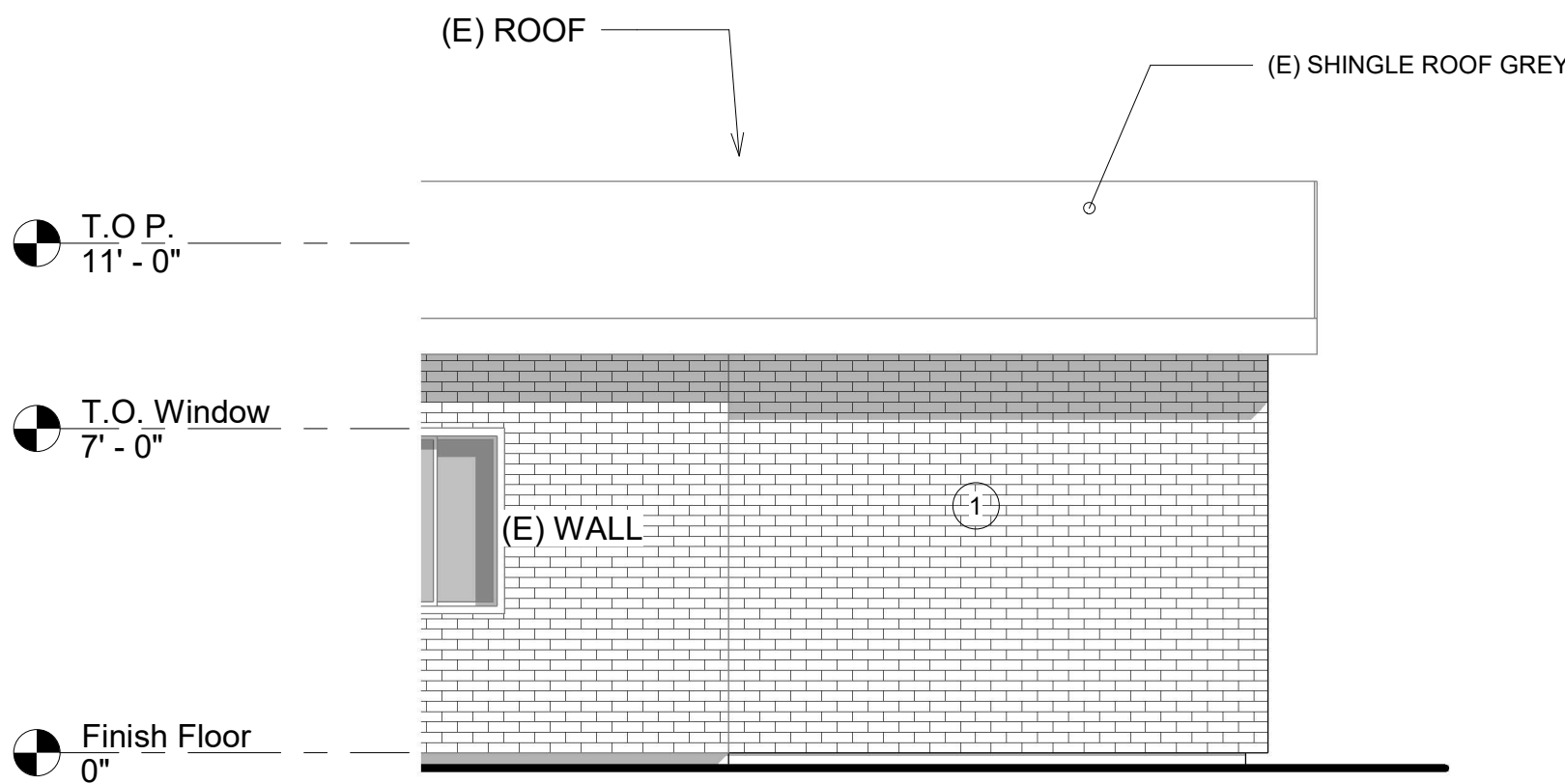
- | | |
|---|--|
| 1 | 4" BRICK VENEER OVER EXTERIOR SHEATHING OVER 2X6 WOOD STUDS @ 16" O.C. |
| 2 | 5/8" GWB OR 1/2" SAG RESISTANT (MOISTURE RESISTANT WET LOCATIONS) |



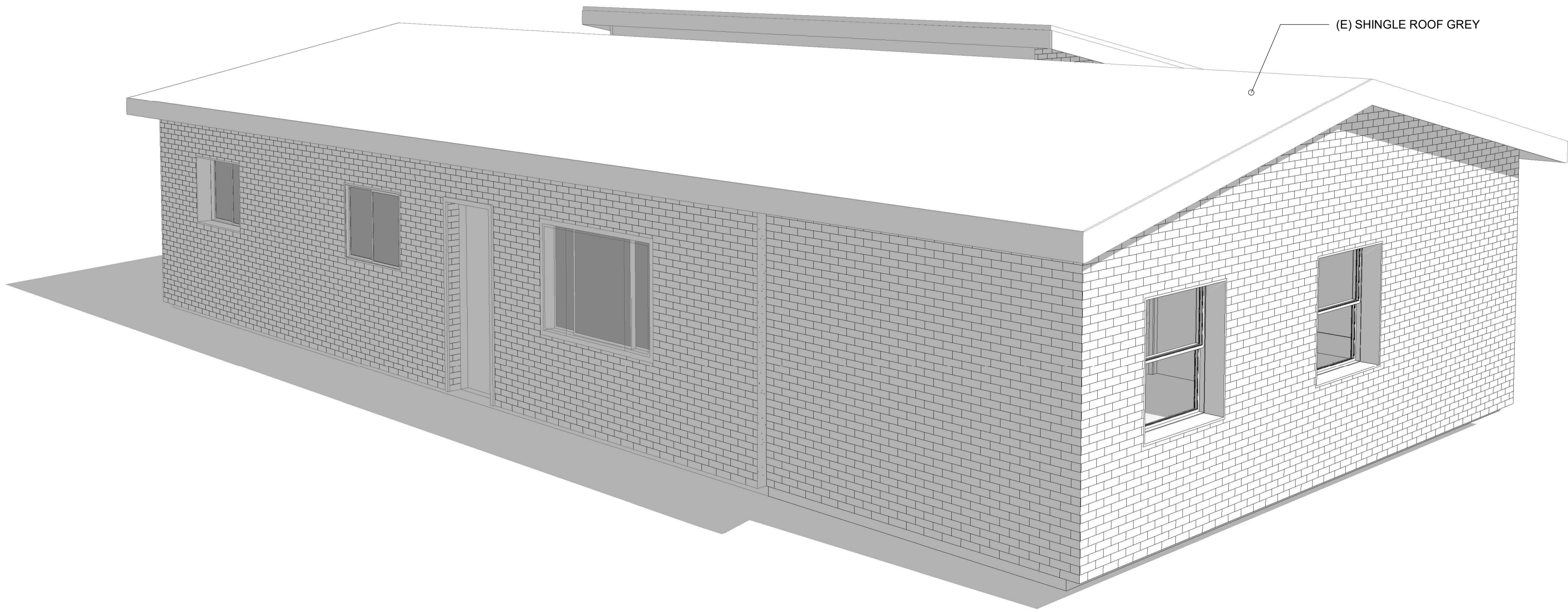
2 North Elevation
1/4" = 1'-0"



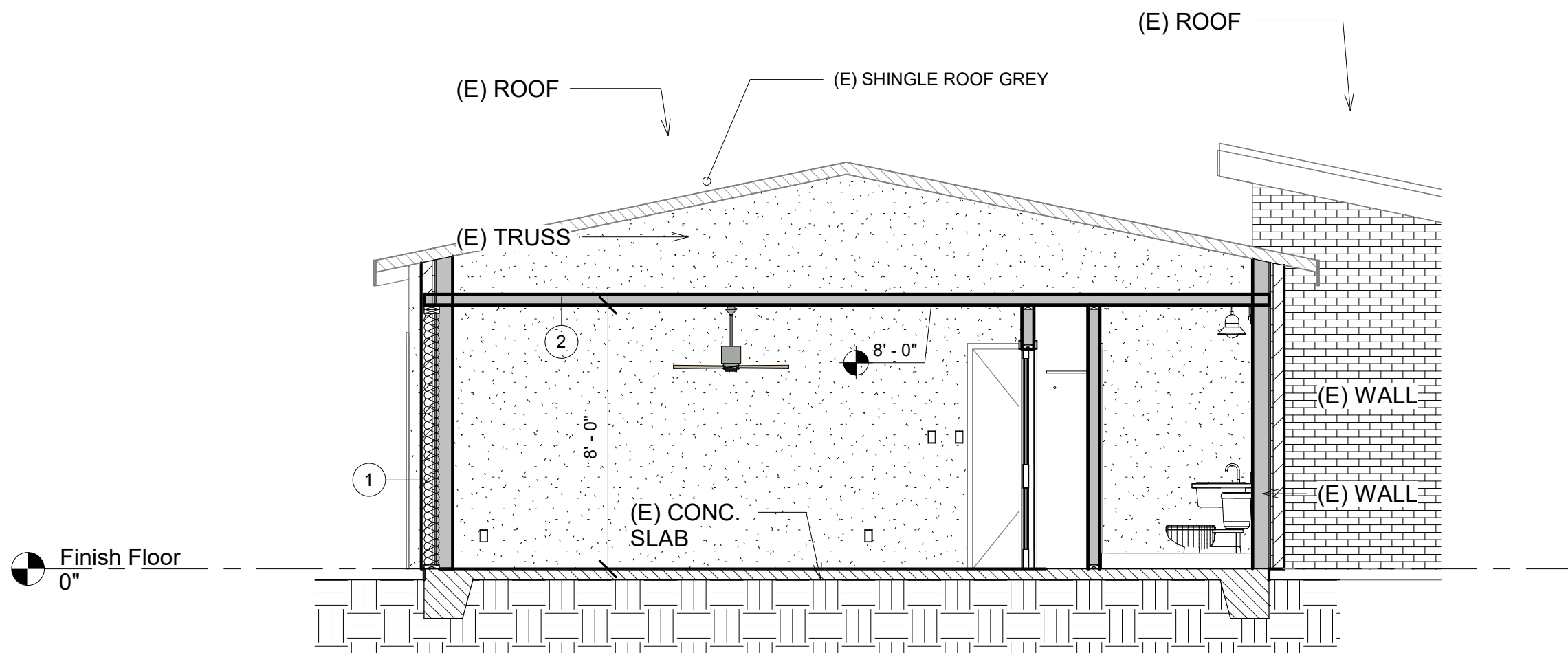
4 West Elevation
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



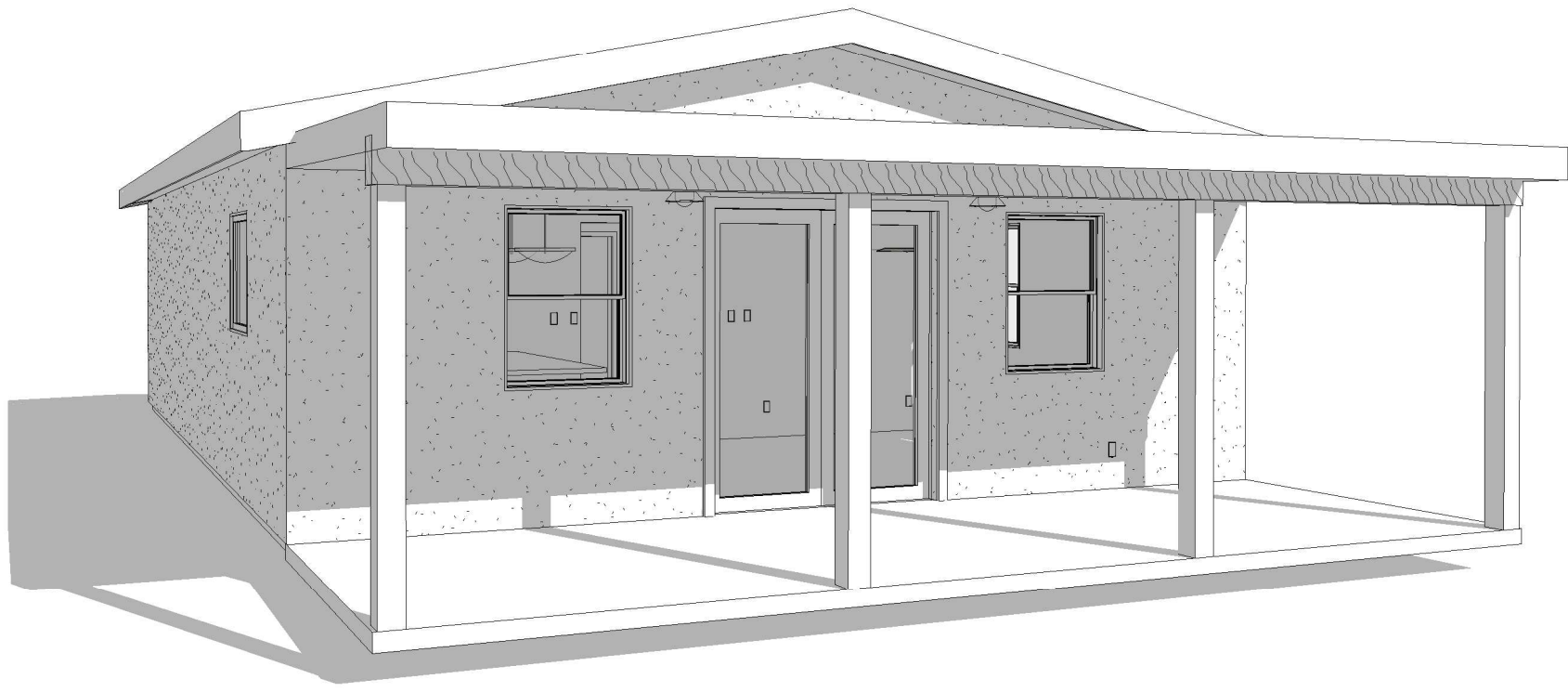
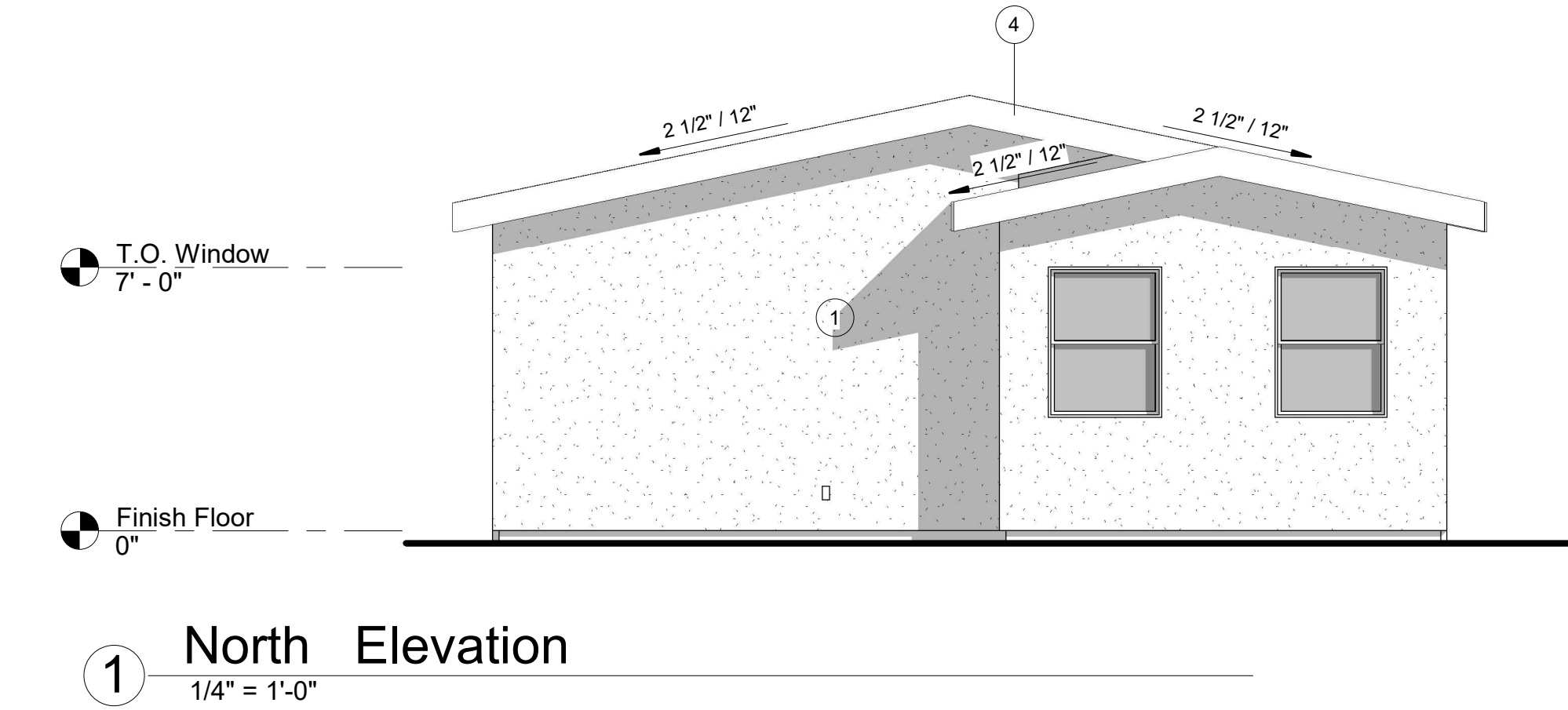
3D View 2



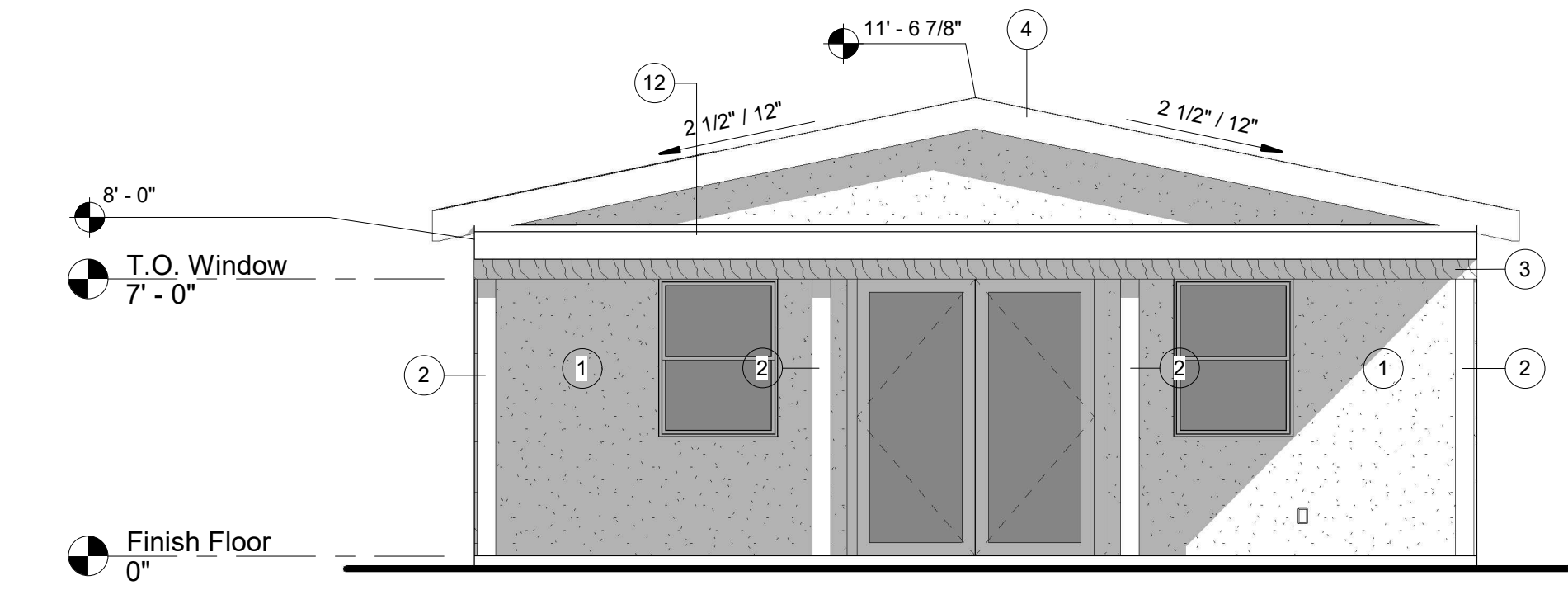
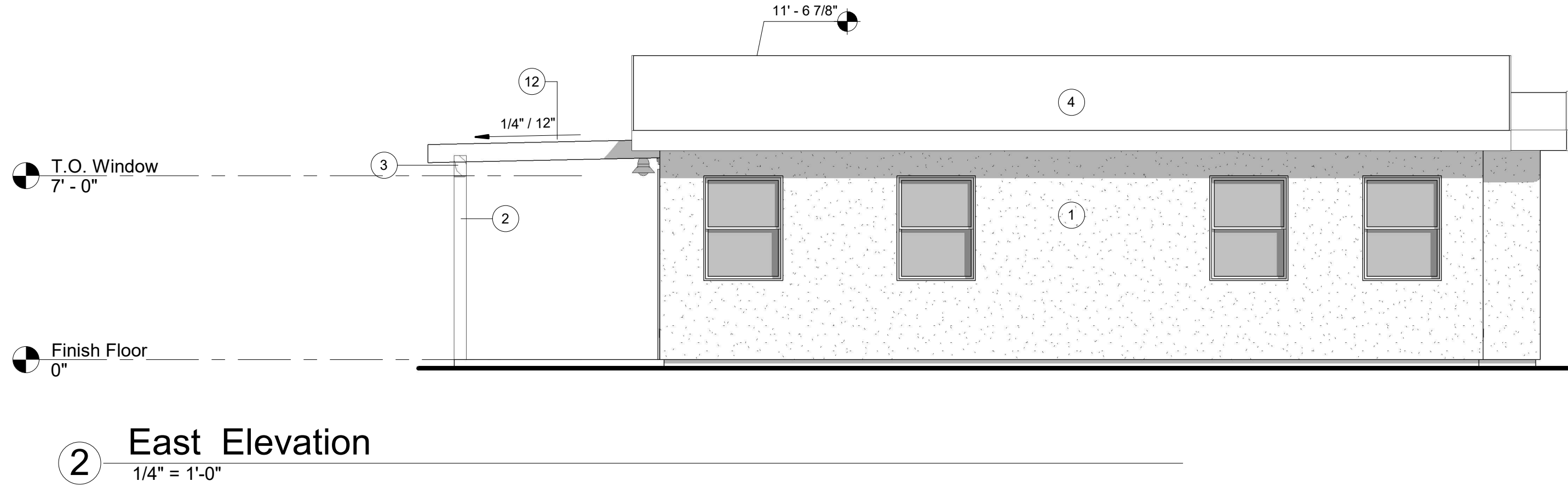
5 Building Section
1/4" = 1'-0"

Elevation Keynotes:

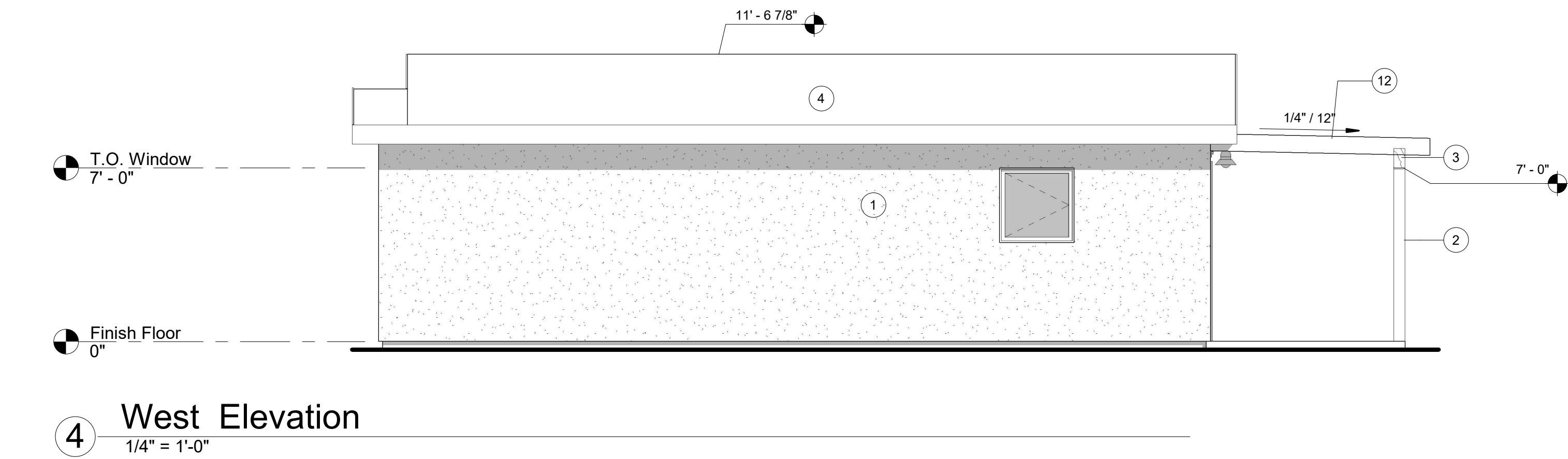
Key Value	Keynote Text
1	1- COAT STUCCO SYSTEM OVER 1" RIGID FOAM OVER MOISTURE BARRIER OVER EXT. SHEATHING OVER 2X6 WD. STUDS @ 16" O.C. FILLED W/ R-21 BATT INSUL. W/ 1/2" GWB INT. STUCCO WHITE
2	WD. COL. SEE STRUC.
3	WD. BEAM SEE STRUC
4	NEW ASPHALT SHINGLE ROOF GREY
5	5/8" GWB OR 1/2" SAG RESISTANT (MOISTURE RESISTANT WET LOCATIONS)
6	PRE-FAB ROOF TRUSS SEE STRUC
7	4" CONC. SLAB ON 4" ABC. REFER TO FOUNDATION PLAN
8	JOIST SEE STRUC.
9	2X6 T & G (CONTR. OPTION 5/8" T1-11 (COORD. W/ OWNER)
10	R-38 BATT
11	PATIO SLAB SEE STRUC.
12	3-PLY BUILT UP ROOF



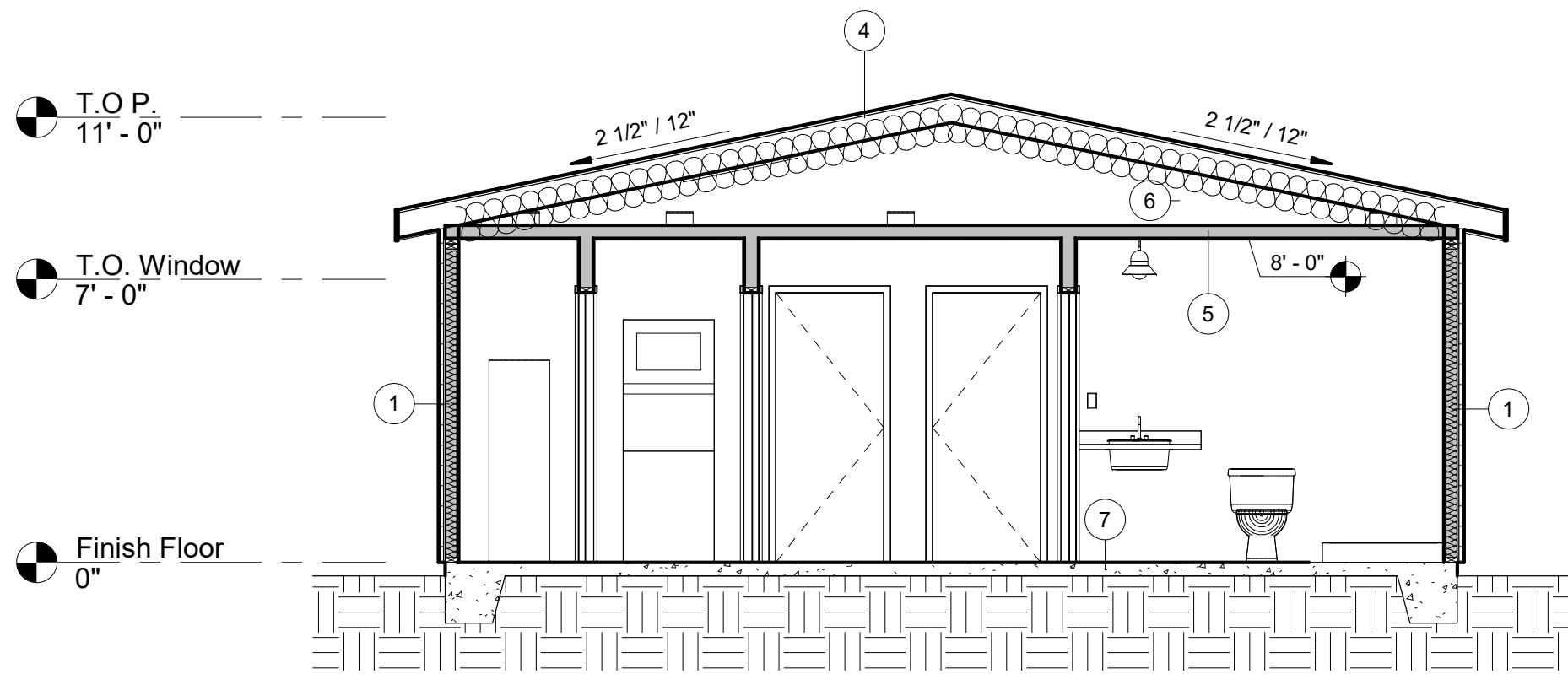
3D View 1



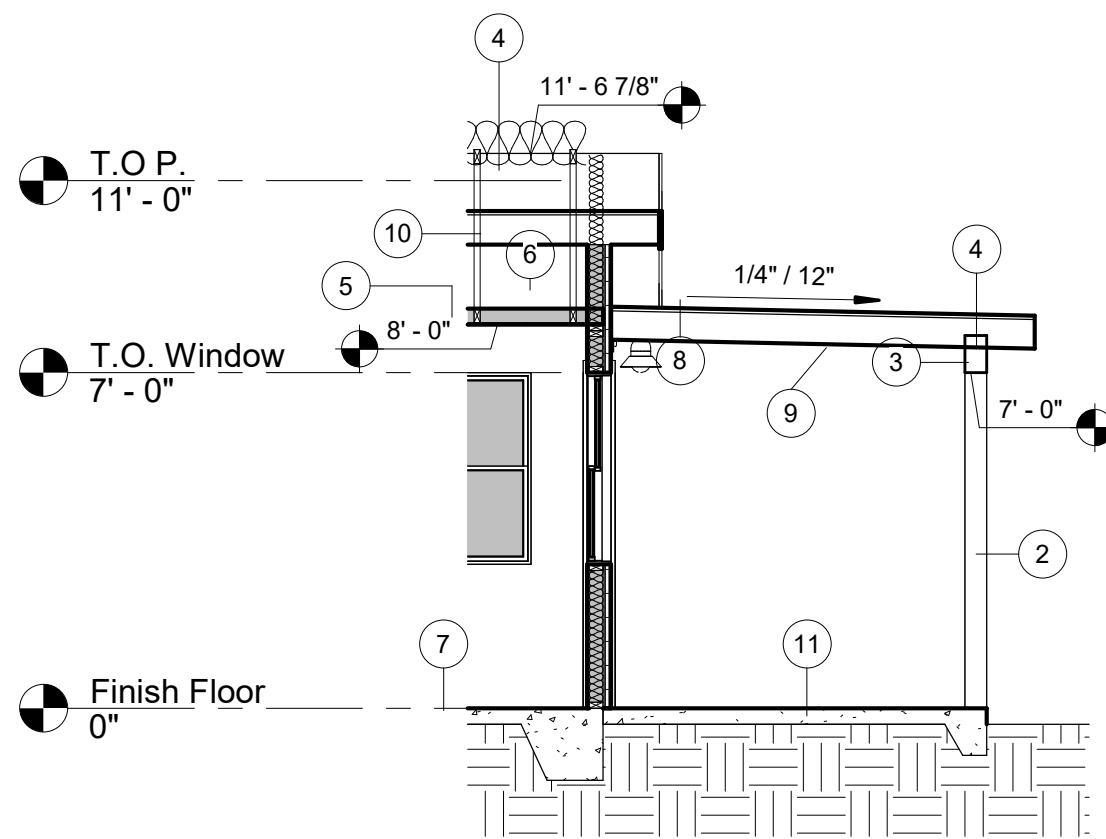
South Elevation
1/4" = 1'-0"



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



Building Section
1/4" = 1'-0"



Building Section
1/4" = 1'-0"

General Roof Notes:

1.

REGLETS MUST BE LOCATED 12" TO 20" ABV. ROOF DECK. PROVIDE A MIN. 8" OVERLAP AT THE ENDS OF ALL COUNTERFLASHING PIECES.
2.

ALL JACKS SHOULD EXTEND A MIN. OF 8" ABV. THE ROOF DECK WITH RAIN COLLARS AND SEALANT TO BE PROVIDED BETWEEN THE TOP OF THE JACK AND THE PIPE, AND ALL PLUMBING VENTS SHOULD RECEIVE 4LB LEAD FLANGED FLASHING.
3.

MECHANICAL UNITS MUST BE SET ON FACTORY CURBS AND NOT ON ANGLE IRON CURBS
4.

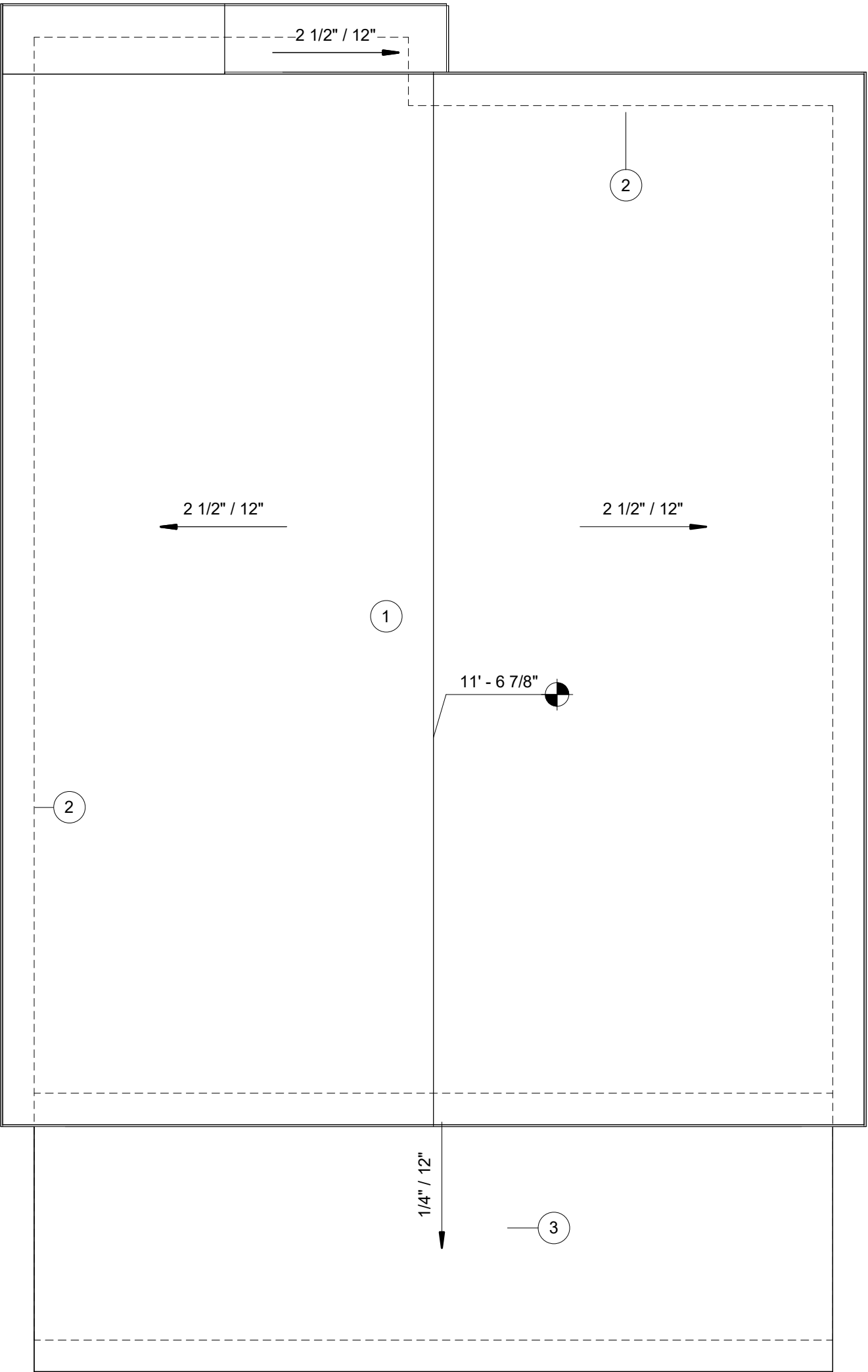
ALL ROOF PENETRATIONS MUST BE A MINIMUM OF 18" APART AND A MIN. 18" FROM ANY WALL, PARAPET OR DRAINAGE VALLEY LINE
5.

PROVIDE CRICKETS AT THE UPSLOPE SIDE OF ALL A.C. , AND OTHER ROOFTOP EQUIIPMENT CURBS LONGER THEN 5'. CRICKETS SHOULD NOT BE PROVIDED AT CURBS 5' OR LESS IN LENGTH

Attic Ventilation:

VENTLESS

ASPHALT SHINGLE TO BE HIGH ALBEDO LEVEL (>60 SRI) OR OTHER COOL ROOF TECHNOLOGY PER THE ICC GREEN CONSTRUCTION CODE
COLOR GREY



Roof Plan ADU

1/4" = 1'-0"

Roof Plan Keynotes:

Key Value	Keynote Text
1	NEW ASPHALT SHINGLE ROOF
2	LINE OF EXT. WALL BELOW
3	3-PLY BUILT UP ROOF

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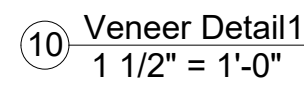
Roof Plan

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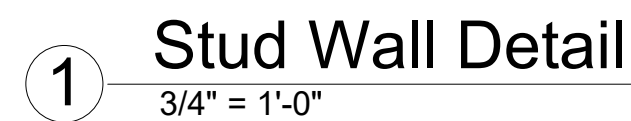
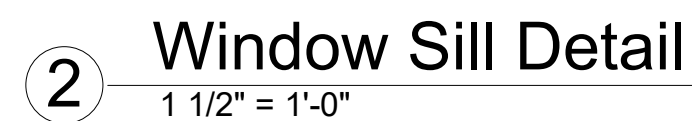
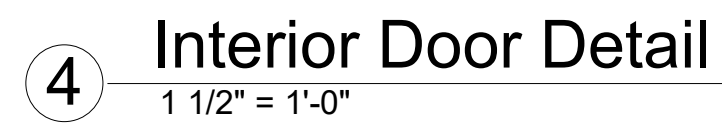
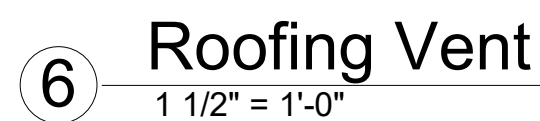
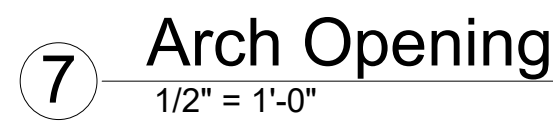
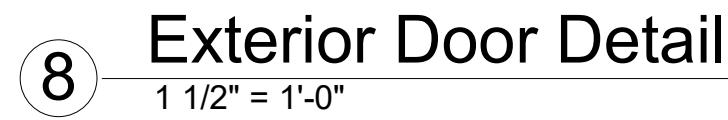
A6.0

SHT OF

PER R703.8 ANCHORED MASONRY VENEER



shingle W/ #30 LB
FELT ON 1/2"
PLYWD.



Phone: (520) 495-8907
E-Mail alex@cadmandesigns.biz

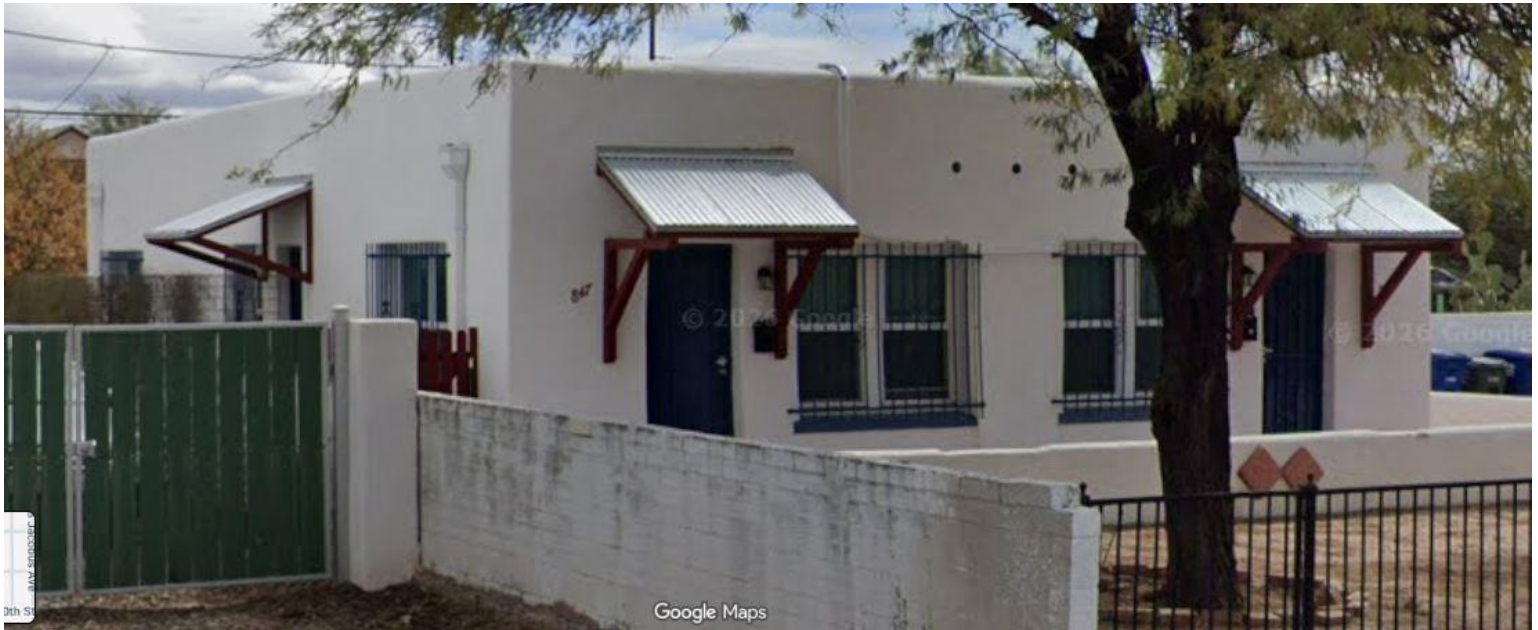
Architectural Details

MARK: _____ DATE: _____

SHT OF



home to north
840 S 4TH AV



across street to east
347/849 s 4th



across street to east
841 s 4th



across corner
302 e 19th



across st to south
250 e 19th



302 e 19th

250 e 19th

subject
property

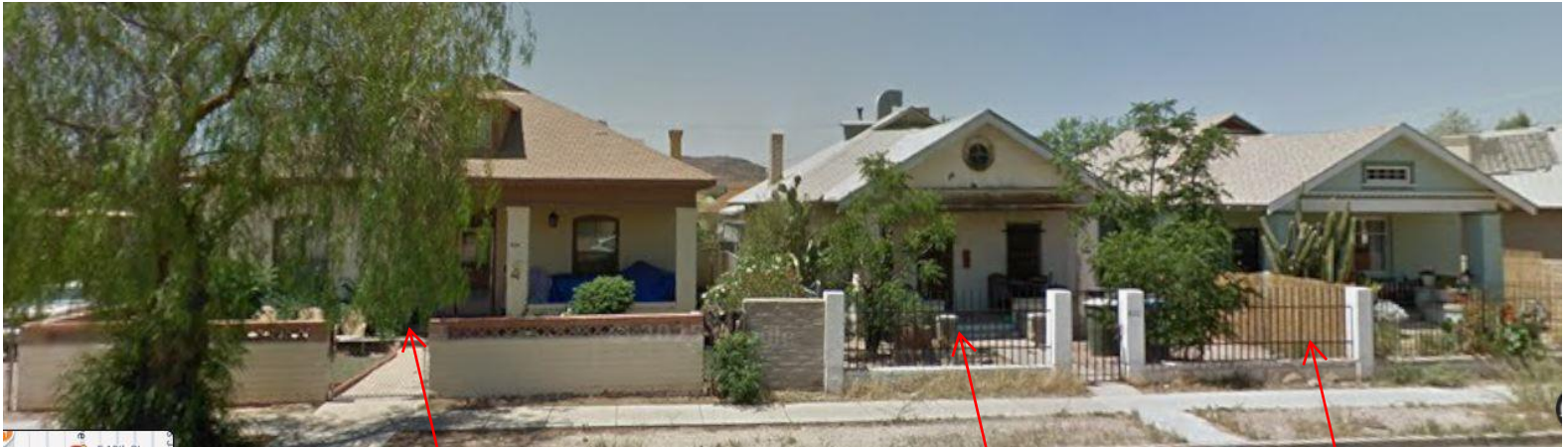


840 s 4th

subject
property

841 s 4th

847/849 s 4th



no carport

no carport

no carport

homes
north of
property

ARIZONA STATE HISTORIC PROPERTY INVENTORY

SURVEY SITE: ARMORY PARK INVENTORY #: 130-075B-A

COUNTY: PIMA TOWNSHIP: BLK 14 RANGE: LOT 13 SECTION: 13 BK/DCKT: 4393

PAGE: 626 BLOCK: 130 LEGAL DESCRIPTION: TUC E 88' OF LOT 12 & S 6' OF E 88' OF LOT 9

IDENTIFICATION

SURVEY AREA NAME: ARMORY PARK

HISTORIC NAME:

ADDRESS/LOCATION: 848 S 4TH AVE

CITY: TUCSON

TAX PARCEL #: 117-08-075-B

OWNER: GALLARDO, RENE E. & ADELINA JTRS

OWNER ADDRESS: 848 S 4TH AVE

CITY/ZIP: TUCSON, AZ, 85701

HISTORIC USE: RESIDENCE

PRESENT USE: RESIDENCE

BUILDING TYPE: HOUSE

STYLE: RANCH

CONSTRUCTION DATE: 1975 (TAX RECORDS)

ARCHITECT/BLDR: UNKNOWN

INTEGRITY: EXCELLENT

CONDITION: EXCELLENT

SKETCHDESCRIPTION

STORIES: 1 DIMENSIONS LxW:

STRUCTURAL MATRL: BRICK

FOUNDATION MATRL: CONCRETE

WALL SHEATHING: BRICK

APP. ORNA.: SEE NEXT PAGE

ROOF TYPE: LOW GABLE,

ROOF SHEATHING: COMPOSITION SHINGLE,

EAVES TREATMENT: SEE NEXT PAGE

WINDOWS: SEE NEXT PAGE

ENTRY: SEE NEXT PAGE

PORCHES: REAR PORCH

STOREFRONTS: NO

NOTABLE INTERIOR: UNKNOWN

ALTER. DATES: N/A

DESCRIPTION: SEE NEXT PAGE

OUTBUILDING DATES: N/A

OUTBUILDING DESCRIPTION: NONE

PHOTO

NATNL REGIS STAT:

CONTEXT: RESIDENTIAL STREET

SIGNIFICANCE: ARCHITECTURE

HIST. ASSOCS.:

OTHER SURVEYS: X

PHOTO

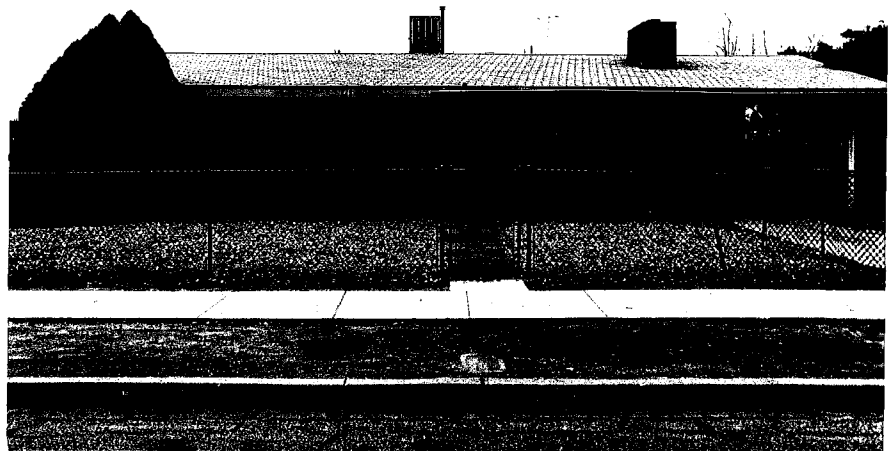
PHOTO: MAIN STRUCTURE

PHOTOGRAPHER: ROSENFELD

DATE: 5/93

VIEW: FULL, LOOKING WEST

NEG. #: ROLL #11, SHOT #19



ADDITIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...

APPLIED ORNAMENTATION: CHIMNEY(S): SIDE RIGHT, OFFSET TO FRONT, BRICK, SINGLE STACK,

EAVES TREATMENT: EAVES: PLAIN FASCIA, WOOD, VERGES: PLAIN FASCIA, WOOD,

WINDOWS: FLAT STRUCTURAL OPENING, NO HEAD TRIM OUTSIDE OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, BRICK, PLAIN SLIP WINDOW SILL, BRICK, NO HEAD TRIM WITHIN STRUCTURAL OPENING, NO SIDE TRIM WITHIN STRUCTURAL OPENING, ALUMINUM SLIDER, (1,1,1), (1,1), SECURITY BARS ON ALL

ENTRY: LOCATED ON CENTER OF FACADE, FLAT STRUCTURAL OPENING, NO HEAD TRIM OUTSIDE STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, TRIM OF BRICK, MOULDED HEAD TRIM INSIDE STRUCTURAL OPENING, MOULDED SIDE TRIM INSIDE STRUCTURAL OPENING, WOOD FLUSH-PANEL DOOR,

ALTERATIONS: HUGE BRICK ADDITION W/ SHED ROOF & CLERESTORY WINDOWS.

COMMENTS/DEVELOPMENT PLANS/THREATS: BUILT-IN CARPORT W/ 1 WOOD POST

BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

SURVEYOR: N. GERSTENBERGER **SURVEY DATE:** 1/94 **DATE FORM COMPLETED:** 5/17/94