



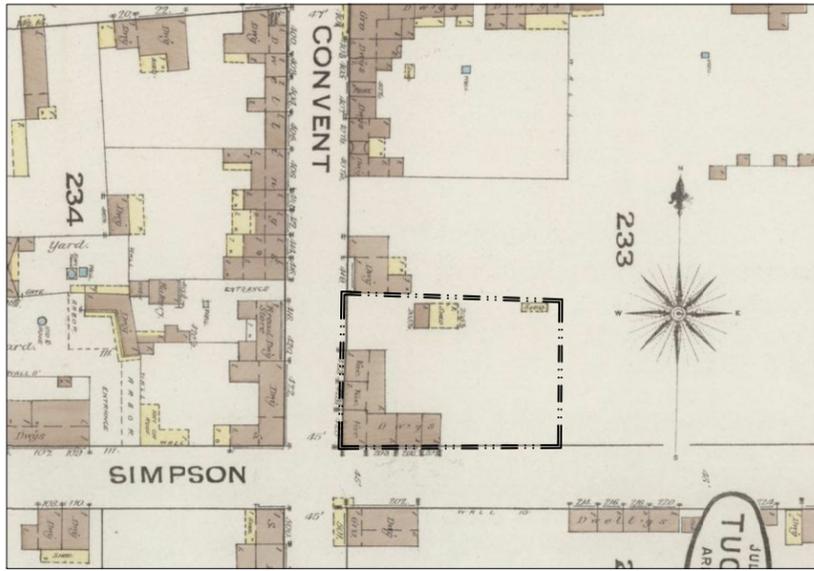
**331 S. CONVENT AVE.  
APARTMENTS**

**331-349 S. Convent Ave.  
&  
69-91 W. Simpson St.  
Tucson, AZ 85701**

**lanning architecture  
1202 E Broadway Suite 104  
Tucson, Arizona 85719  
520.792.0265**

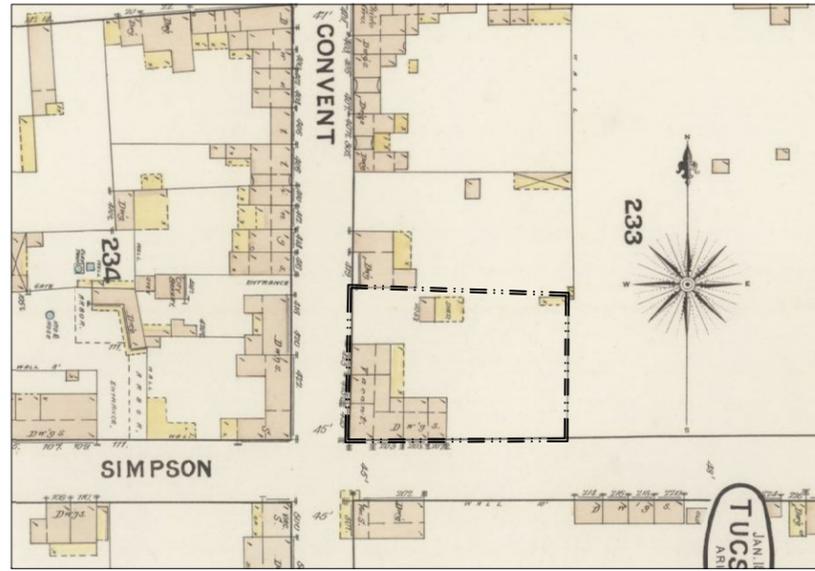
**05.08.20**

**development zone**

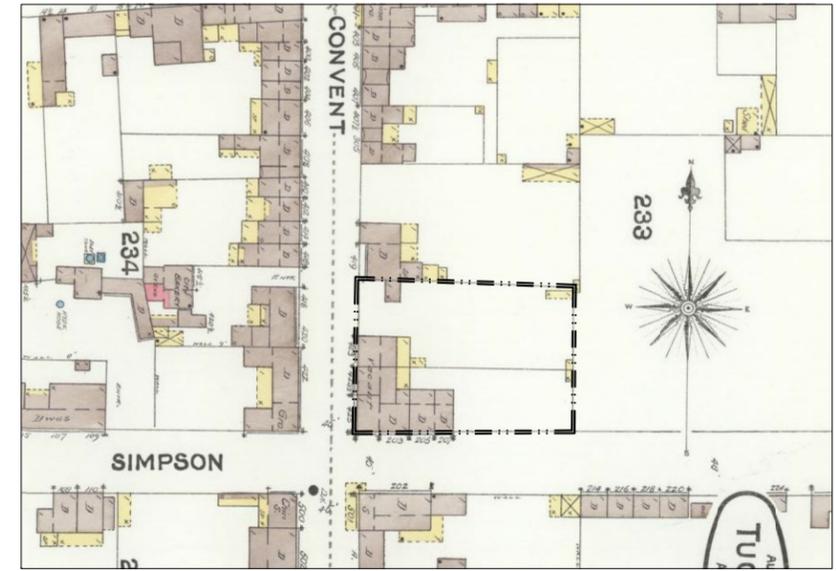


**SANBORN MAPS - 1886**

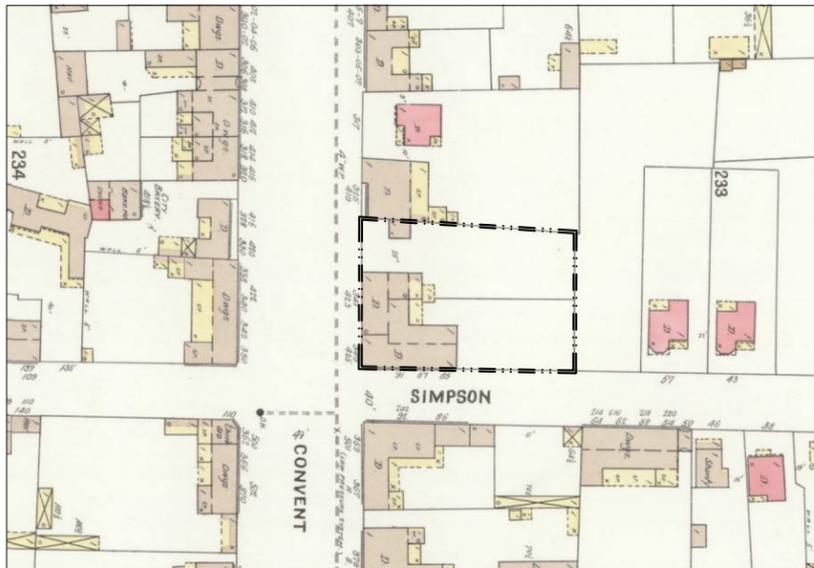
earliest available map



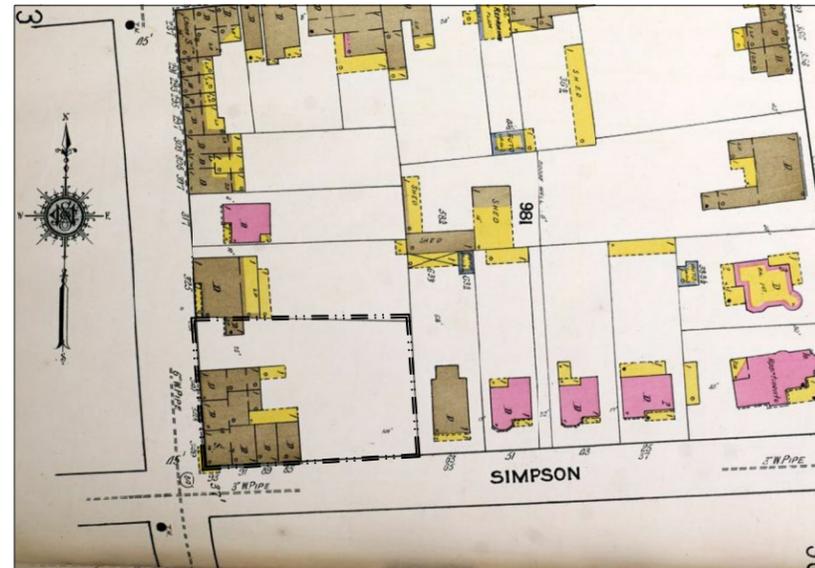
**SANBORN MAPS - 1889**



**SANBORN MAPS - 1896**



**SANBORN MAPS - 1901**



**SANBORN MAPS - 1919**



**SANBORN MAPS - 1948**

latest available map

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*Robert Scott Lanning*

**lanning architecture**

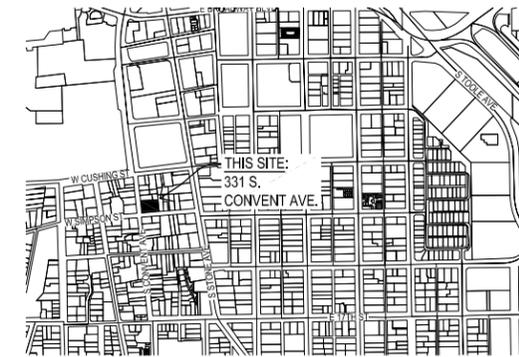
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520.792.0265

05.08.20 date  
revised  
revised  
revised

**A-0**  
sanborn maps

# 331 S. CONVENT AVENUE APARTMENTS

historic preservation of exterior facades of 12 residential units;  
& tenant improvement of 2 existing single-family residences



## LOCATION MAP

N.T.S.

## PROJECT INFORMATION

**OWNER:** 331 CONVENT LLC  
305 E. BENSON HWY  
TUCSON, AZ

**PROJECT ADDRESSES:** 331 S. CONVENT AVE. 69 W. SIMPSON ST.  
337 S. CONVENT AVE. 71 W. SIMPSON ST.  
343 S. CONVENT AVE. 73 W. SIMPSON ST.\*  
345 S. CONVENT AVE. 75 W. SIMPSON ST.\*  
349 S. CONVENT AVE. 85 W. SIMPSON ST.  
89 W. SIMPSON ST.  
91 W. SIMPSON ST.

\* TENANT IMPROVEMENT OF EXISTING SINGLE-FAMILY RESIDENCE

**TAX CODE:** 117-14-114A  
**ZONING:** HO-3  
**LEGAL:** TUCSON LOT 5 BLK 233  
**LOT SIZE:** 16,675 S.F. or 0.38 ACRES  
**LOT COVERAGE:** N/A  
**EXISTING USE:** RESIDENTIAL (EXISTING TO REMAIN)  
**MAX. HEIGHT:** EXISTING TO REMAIN  
**SETBACKS:** EXISTING TO REMAIN

## RELATED CASE NUMBERS:

(FROM NORTHWEST CORNER OF PARCEL):  
T20CM02655: 331-349 S. CONVENT AVE. & 91-85 W. SIMPSON ST.  
T20CM02654: 75 W. SIMPSON ST.  
T20CM02650: 73 W. SIMPSON ST.  
T20CM02648: 69 & 71 W. SIMPSON ST.

## HISTORIC PRESERVATION ZONE

**CASE #:**  
**APPROVAL DATE:**  
**REQUEST:** PRESERVATION AND REPAIR OF EXTERIOR FACADES OF HISTORIC ADOBE HOUSES, AND TENANT IMPROVEMENT OF (2) EXISTING SINGLE-FAMILY RESIDENCES, SUBJECT TO HISTORIC REVIEW.  
**CONDITIONS:**

## SHEET INDEX

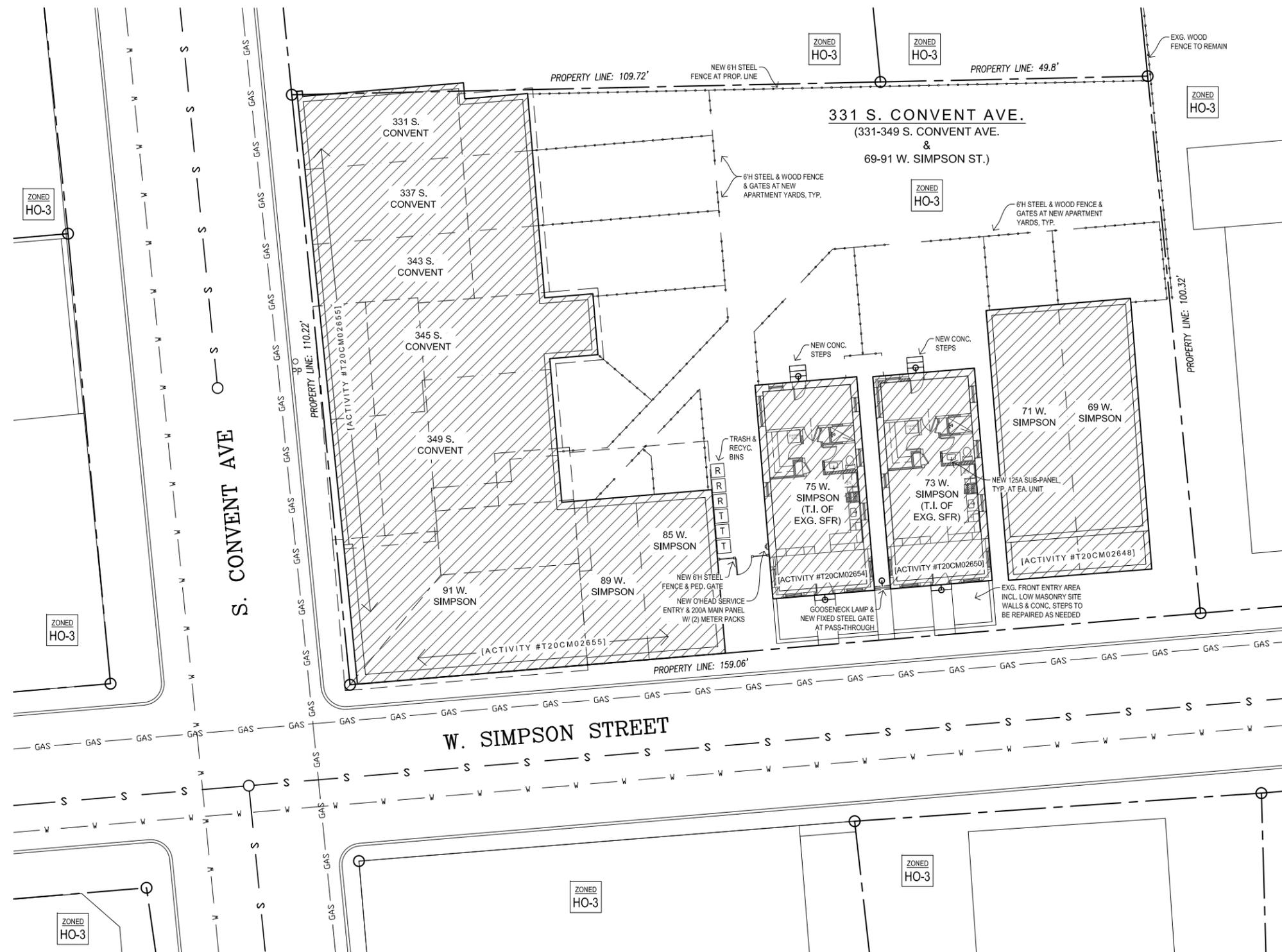
A-0	SITE PLAN
A-1	PROPOSED REMODEL PLAN (EXG. SFR: 75 & 73 W. SIMPSON ST.)
A-2	EXG. & PROPOSED ELEVATIONS (EXG. SFR: 75 & 73 W. SIMPSON ST.)
A-3	EXG. & PROPOSED ELEVATIONS (APARTMENTS ALONG CONVENT AVE.)
A-4	EXG. & PROPOSED ELEVATIONS (APARTMENTS ALONG SIMPSON ST.)

## SITE PLAN

SCALE: 1"=10'-0"

## APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2018 INTERNATIONAL BUILDING CODE (IBC)  
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)



## 331 S. Convent Ave. Apartments

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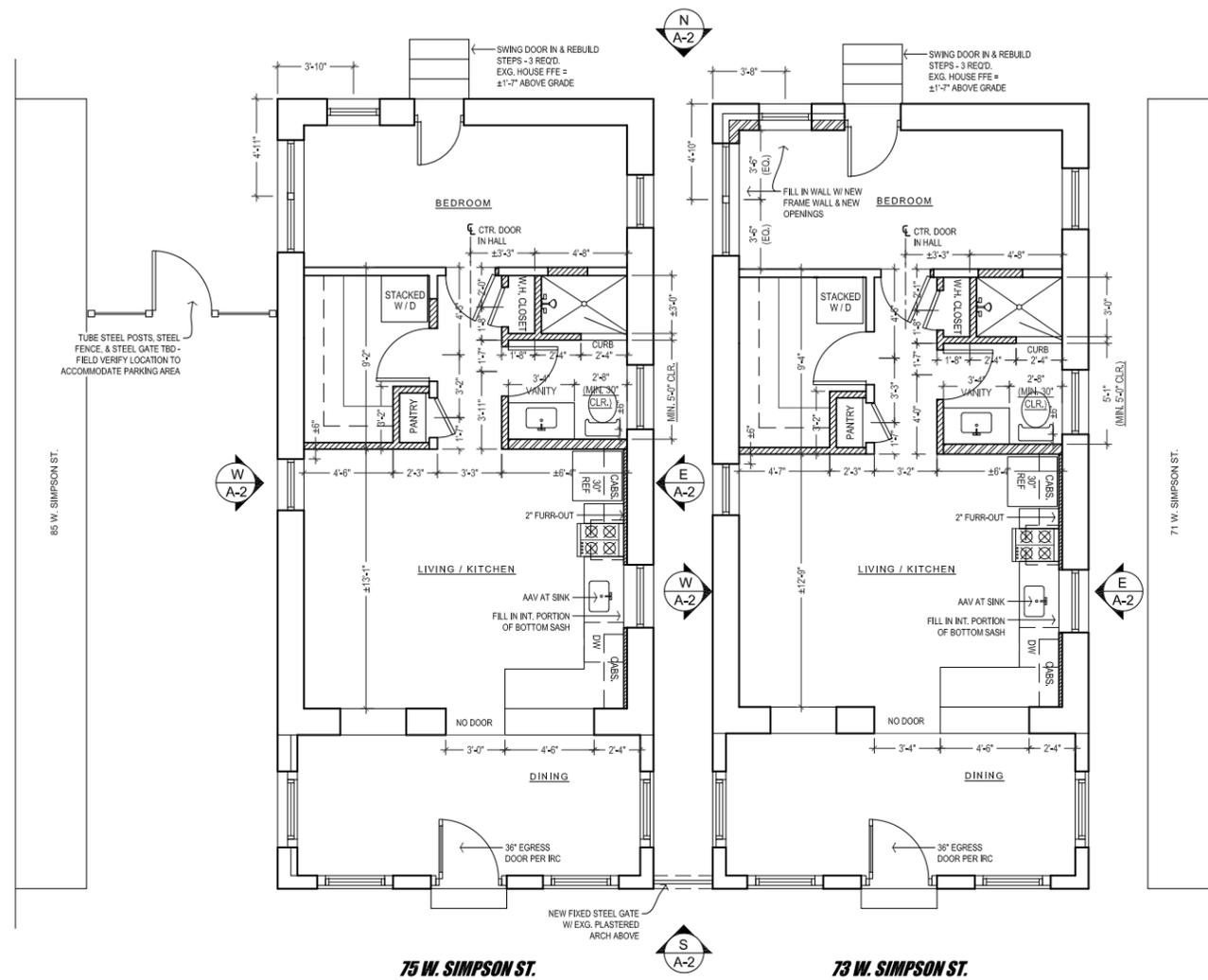


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520.792.0265

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**A-0**  
site plan



**FLOOR PLAN (75 & 73 W. SIMPSON)**  
 SCALE: 1/4" = 1'-0"

**WALL KEY**

-  EXISTING ADOBE WALL
-  EXISTING 8" BRICK WALL
-  NEW 6" FRAME WALL
-  NEW 4" FRAME WALL
-  NEW 2" FURR-OUT

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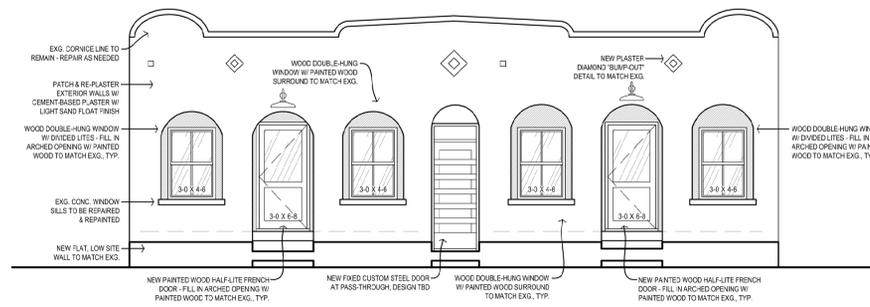
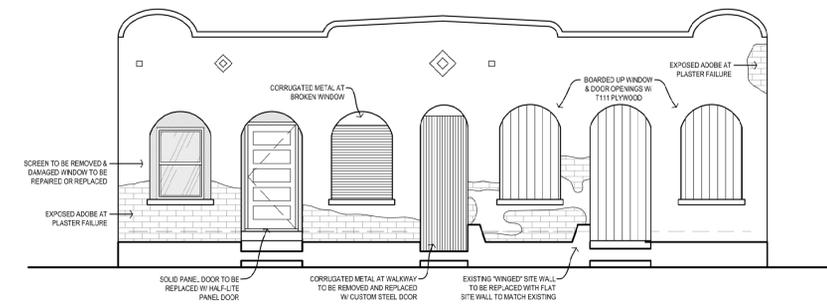
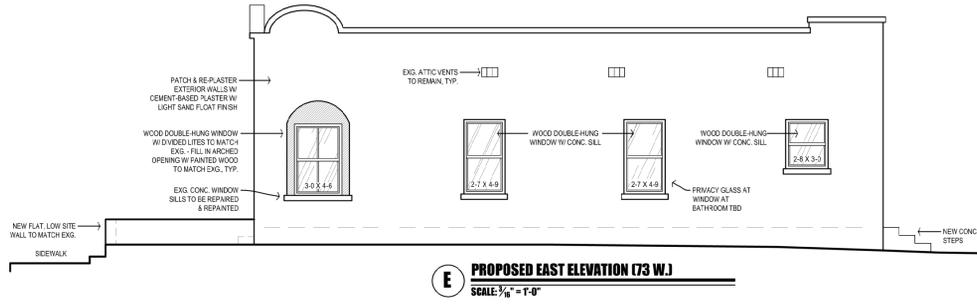
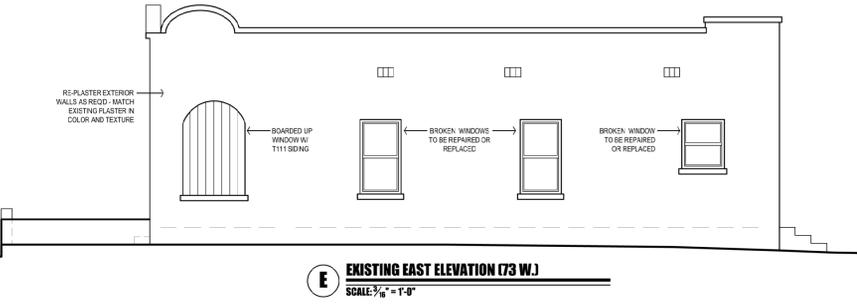
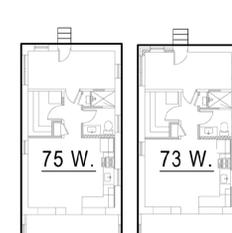
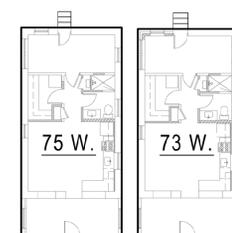
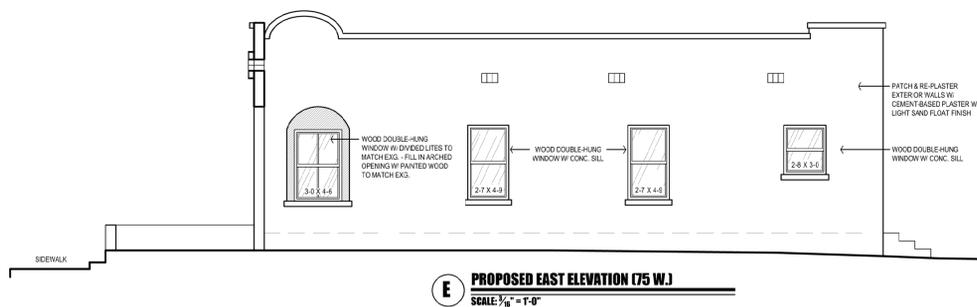
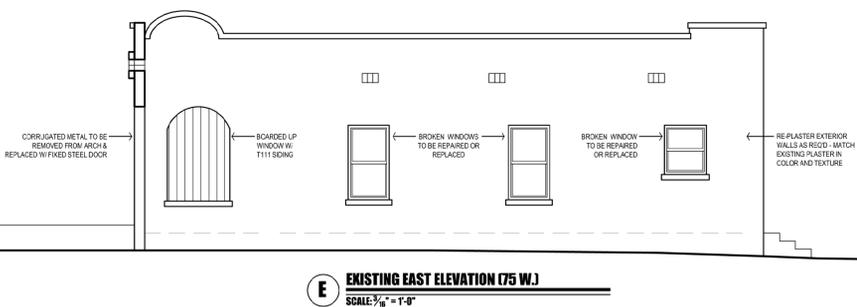
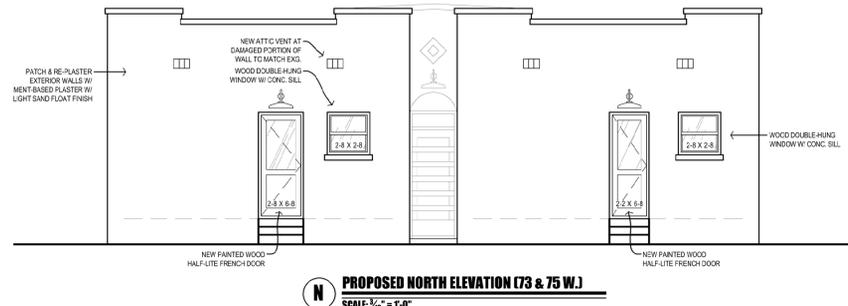
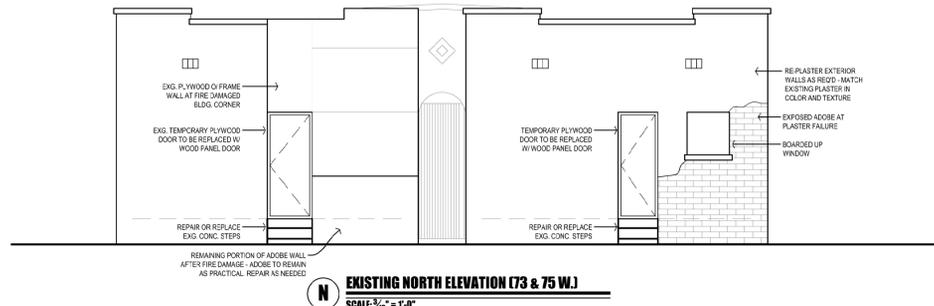
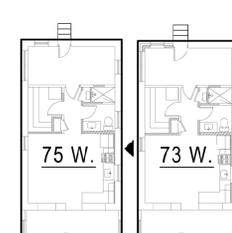
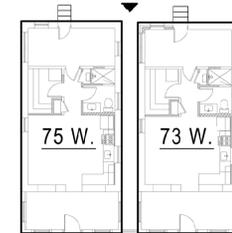
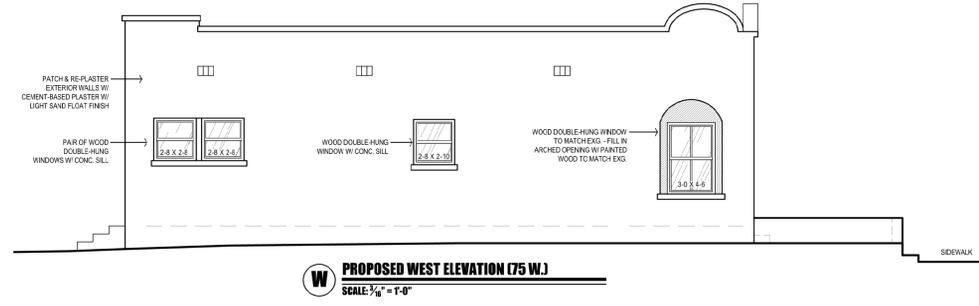
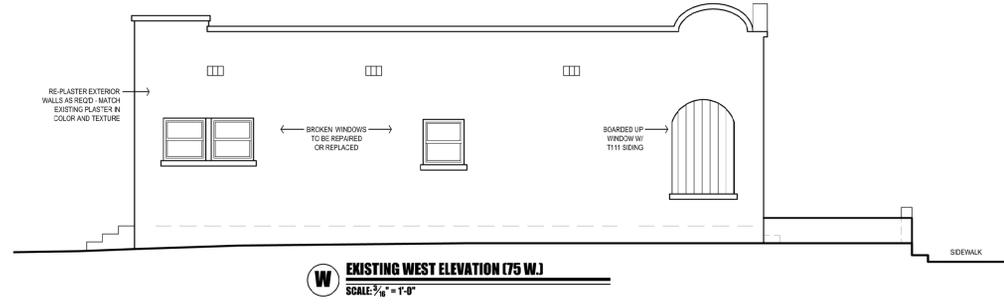
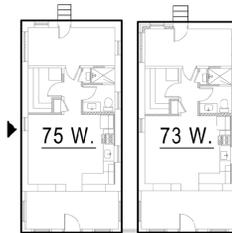
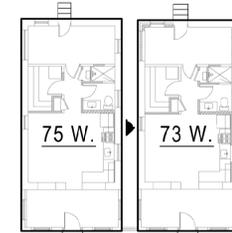
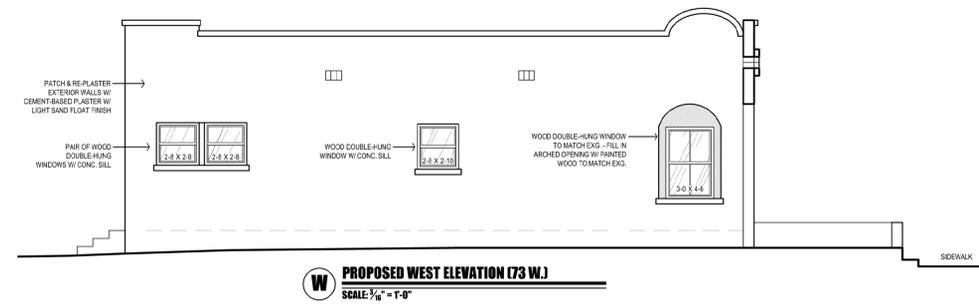
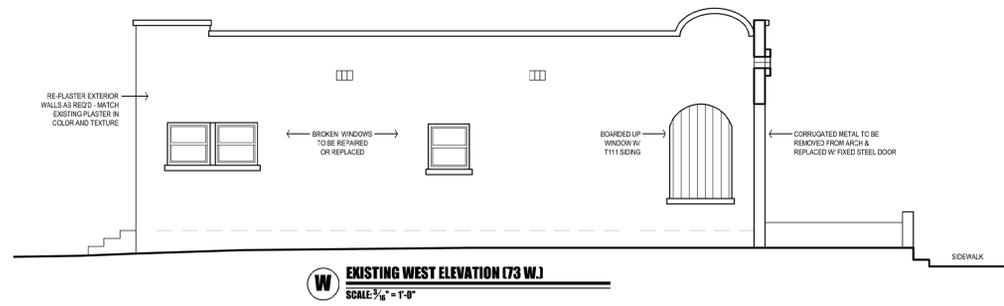


*Robert Scott Lanning*

**lanning architecture**  
 1202 E Broadway suite 104  
 Tucson AZ 85719  
 520.792.0265

05.08.20 date  
 \_\_\_\_\_ revised  
 \_\_\_\_\_ revised  
 \_\_\_\_\_ revised

**A-1**  
 floor plan



**331 S. Convent Ave. Apartments**  
331-349 S. Convent Ave. & 69-91 W. Simpson St. Tucson, AZ 85701

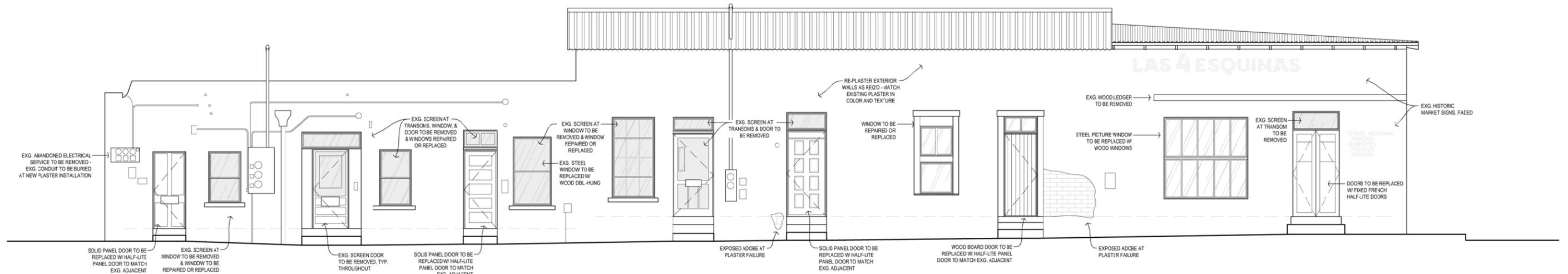
REGISTERED ARCHITECT  
CERTIFICATE NO. 22449  
ROBERT SCOTT LANNING  
DESIGNED 05/20/20  
EXPIRES 06/30/27

*Robert Lanning*

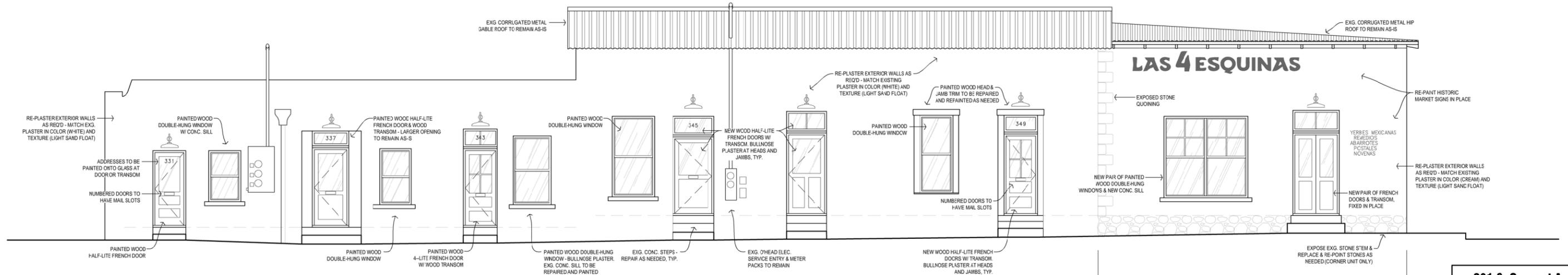
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**A-2**  
exg. & prop. elevs.



**W EXISTING CONVENT AVE. ELEVATION**  
SCALE: 1/4" = 1'-0"



**W PROPOSED CONVENT AVE. ELEVATION**  
SCALE: 1/4" = 1'-0"

**DOOR, WINDOW, & EXT. FINISH NOTES**

- SCREENS AT EXISTING DOORS AND WINDOWS TO BE REMOVED & TRIM PATCHED AND REPAINTED AS NEEDED.
- EXISTING STEEL WINDOWS TO BE REMOVED AND REPLACED WITH WOOD WINDOWS TO MATCH EXISTING ALONG CONVENT STREETFRONT.
- DAMAGED DOORS AND WINDOWS TO BE REPAIRED AS PRACTICAL, OR REPLACED WITH PAINTED WOOD PANEL HALF-LITE FRENCH DOORS, AND PAINTED WOOD DOUBLE-HUNG WINDOWS TO MATCH EXISTING, TYP. ALONG CONVENT AVE. AND SIMPSON ST. STREETFRONTS.
- DAMAGED HEAC AND JAMB TRIM TO BE REPAIRED AND REPAINTED AS NEEDED.
- DAMAGED CONCRETE SILLS TO BE REPAIRED AND REPAINTED AS NEEDED.
- EXISTING CONCRETE STEPS TO BE REPAIRED AS NEEDED.
- DAMAGED PORTIONS OF ADOBE TO BE REPAIRED AND EXTERIOR WALLS RE-PLASTERED AS NEEDED.
- APARTMENT ADDRESSES TO BE REPAINTED ONTO GLASS AT DOOR OR TRANSOM AT ENTRIES, AND ADJACENT TO ENTRIES AT BUNGALOWS ALONG SIMPSON ST.



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**A-3**  
exg. & prop. elevs.

