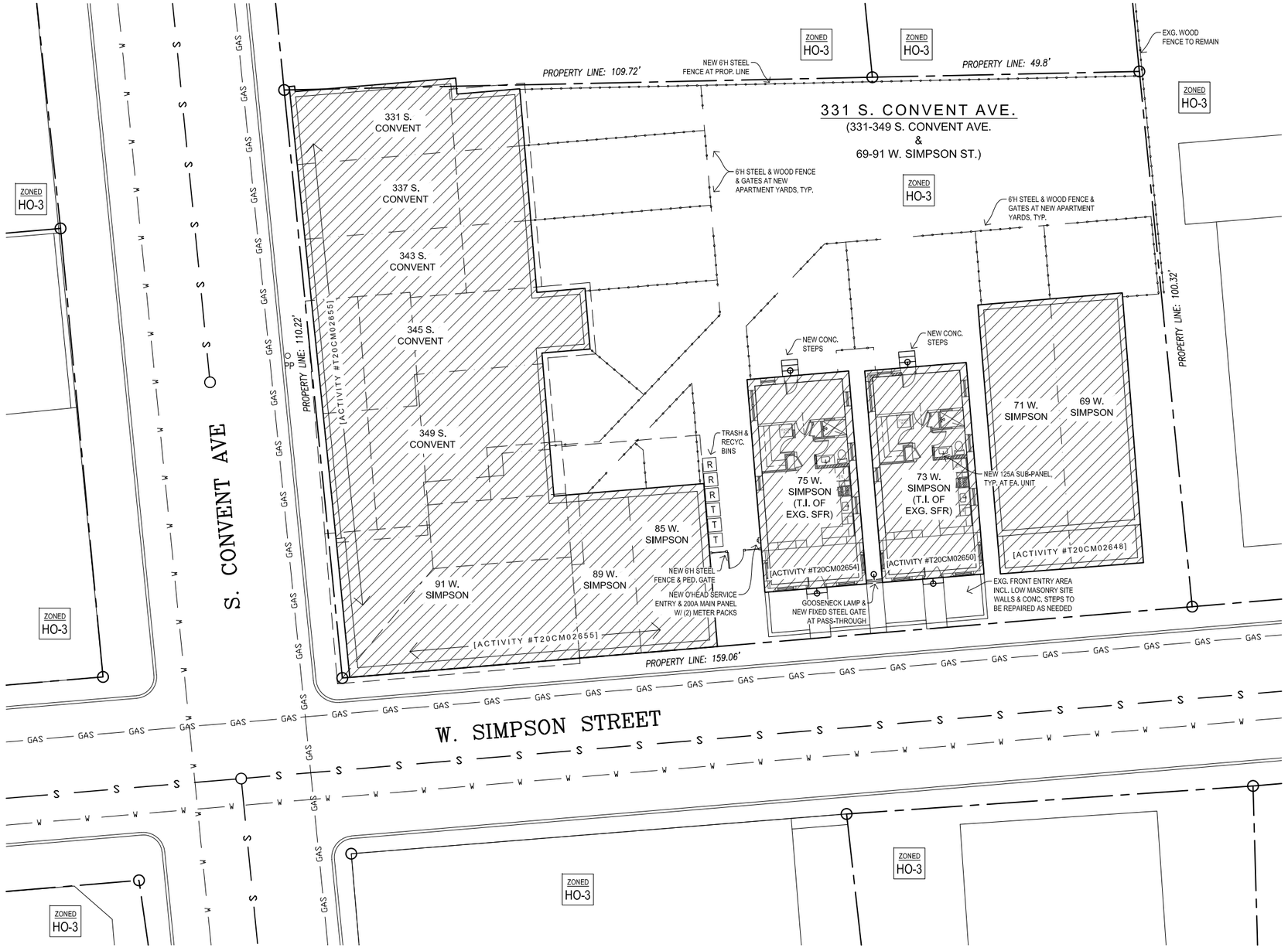
331 S. CONVENT AVENUE APARTMENTS

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

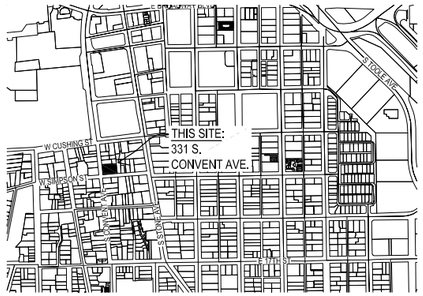


SITE PLAN

SCALE: 1"=10'-0"

APPLICABLE CODES

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



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.)

331 S. Convent Ave. Apartments

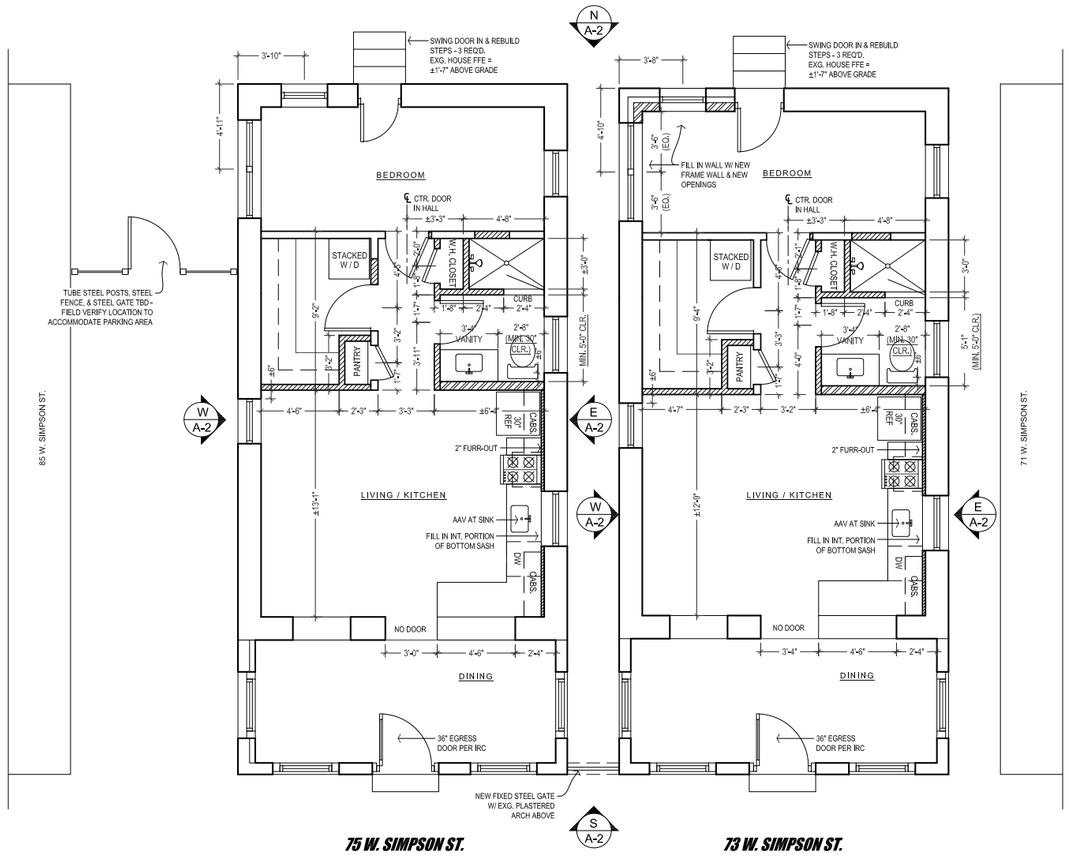
331-349 S. Convent Ave. & 69-91 W. Simpson St. Tucson, AZ 85701

REGISTERED ARCHITECT CERTIFICATE NO. 22449 ROBERT SCOTT LANNING Date Signed 05.08.20 ARIZONA U.S.A. Expires 06.30.21

lanning architecture
1202 E Broadway suite 104
Tucson AZ 85719
520.792.0265

05.08.20 date
revised
revised
revised

A-0
site plan



75 W. SIMPSON ST. ***73 W. SIMPSON ST.***

FLOOR PLAN (75 & 73 W. SIMPSON)

SCALE: ⅛" = 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
Not Valid Unless Signed
ARIZONA, U.S.A.
Expires 06.30.21

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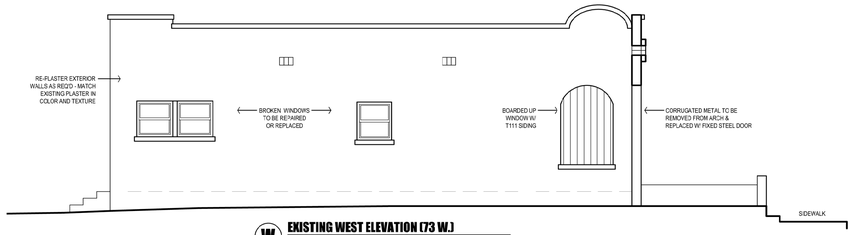
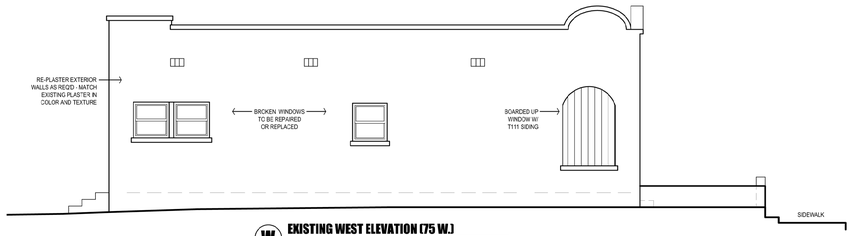
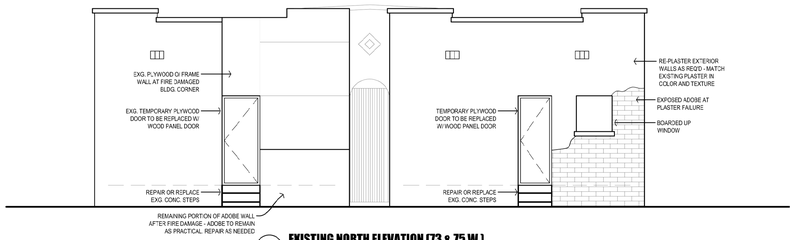
A-1
floor plan



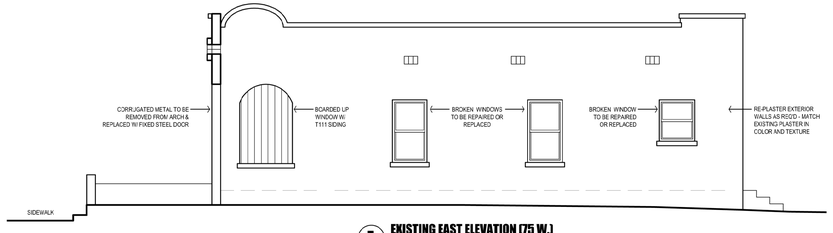
W EXISTING WEST ELEVATION (73 W.)
SCALE: 3/16" = 1'-0"



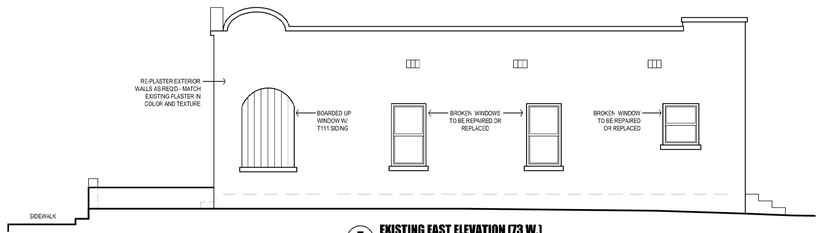
W EXISTING WEST ELEVATION (75 W.)
SCALE: 3/16" = 1'-0"



N EXISTING NORTH ELEVATION (73 & 75 W.)
SCALE: 3/16" = 1'-0"



E EXISTING EAST ELEVATION (75 W.)
SCALE: 3/16" = 1'-0"



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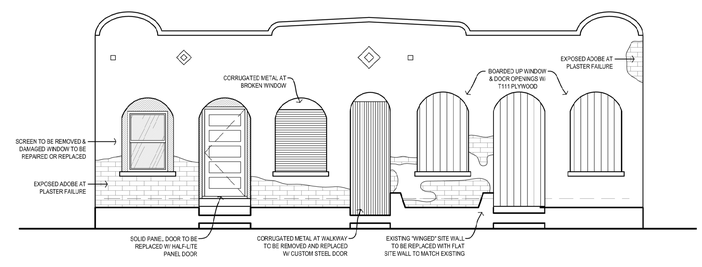
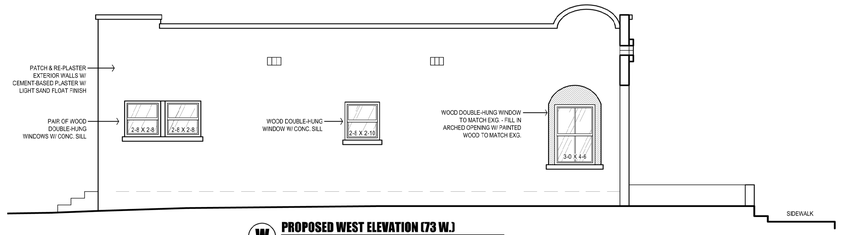


S EXISTING SOUTH ELEVATION (75 & 73 W.)
SCALE: 3/16" = 1'-0"



W PROPOSED WEST ELEVATION (73 W.)
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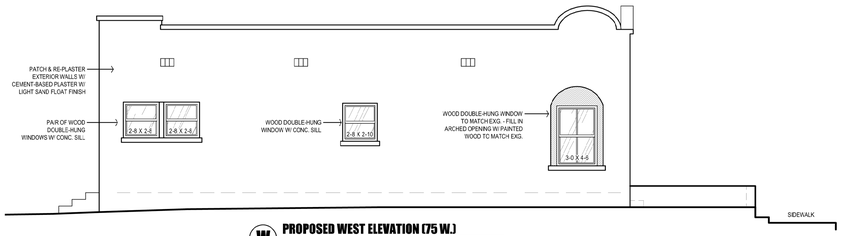

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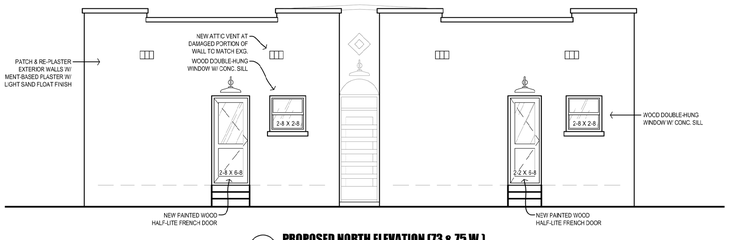
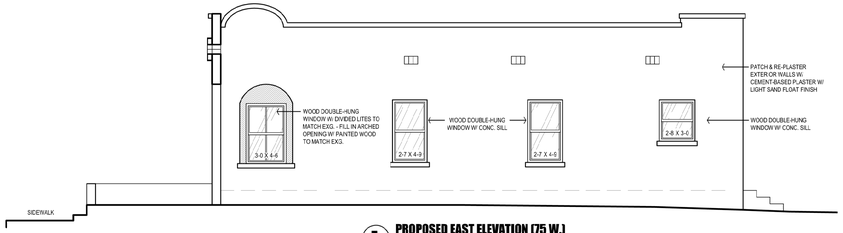
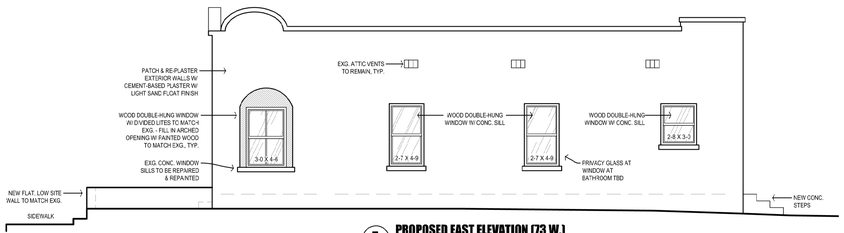


N PROPOSED NORTH ELEVATION (73 & 75 W.)
SCALE: 3/16" = 1'-0"



E PROPOSED EAST ELEVATION (75 W.)
SCALE: 3/16" = 1'-0"



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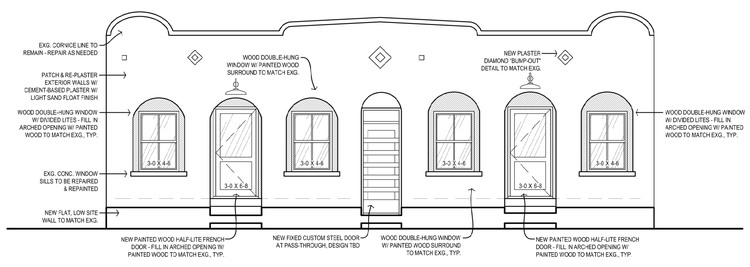
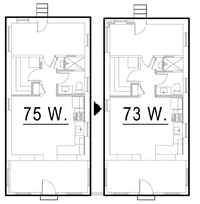
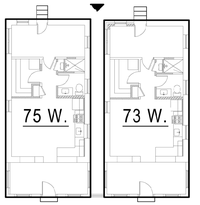
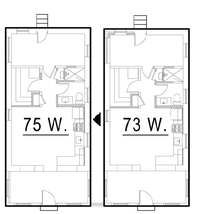
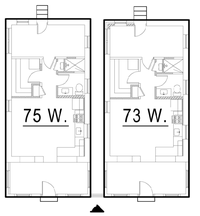


S PROPOSED SOUTH ELEVATION (75 & 73 W.)
SCALE: 3/16" = 1'-0"









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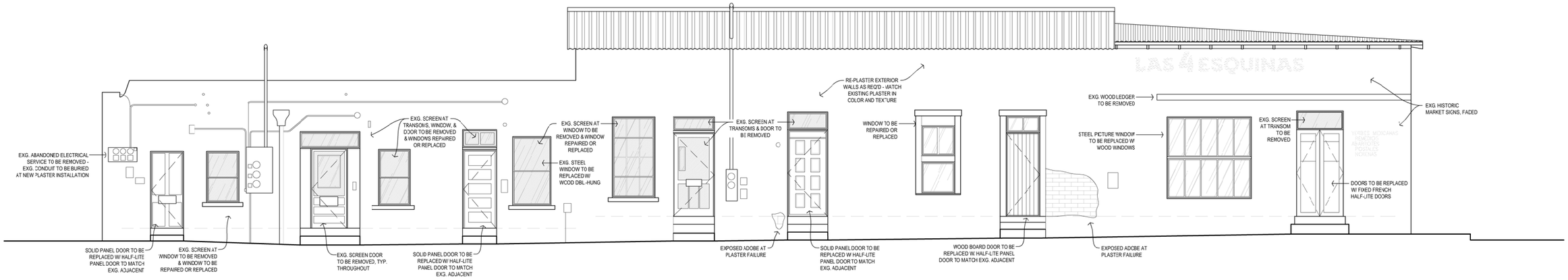
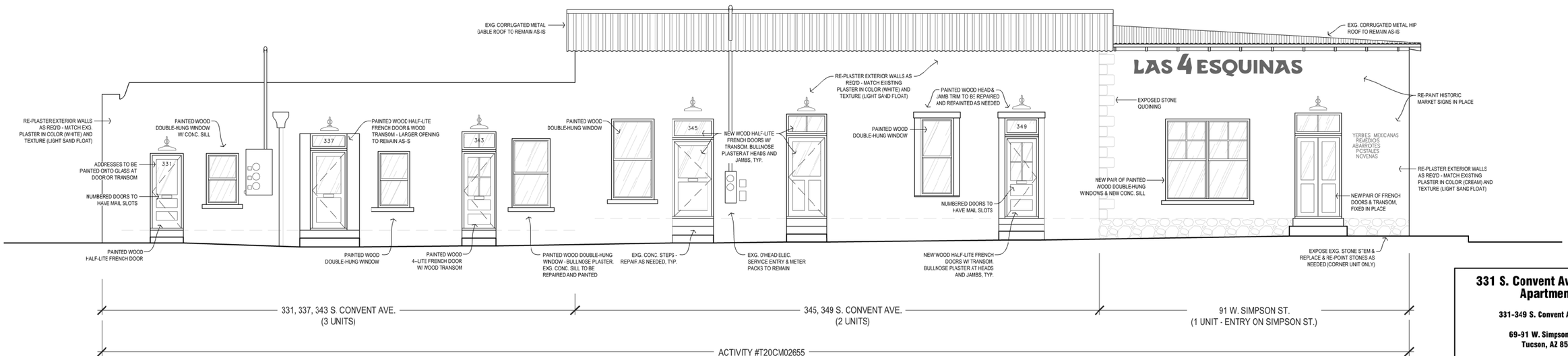
A-2
exg. & prop. elevs.



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 HEAD 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 A" ENTRIES, AND ADJACENT TO ENTRIES AT BUNGALOWS ALONG SIMPSON ST.

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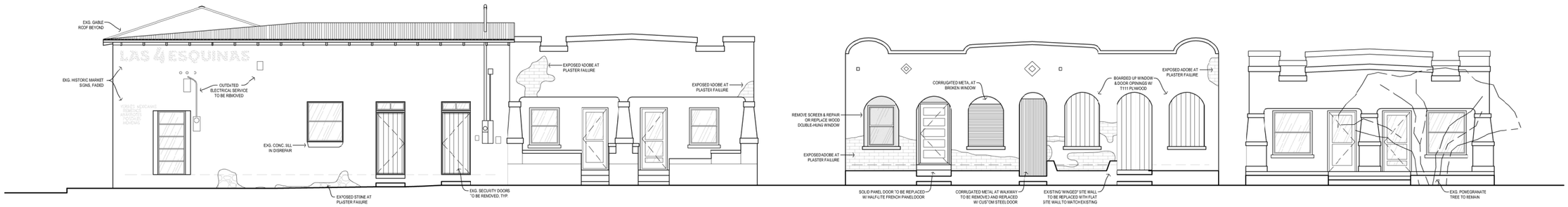
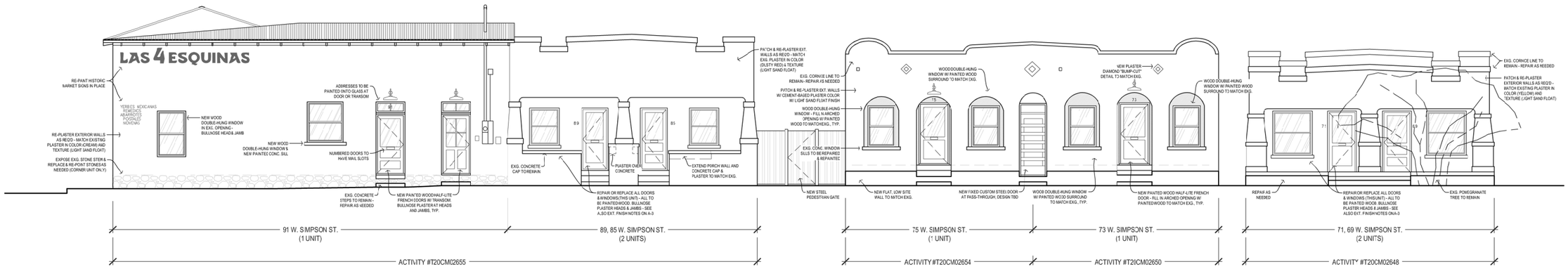


S EXISTING SIMPSON ST. ELEVATION

SCALE: 3/16" = 1'-0"



S PROPOSED SIMPSON ST. ELEVATION

SCALE: 3/16" = 1'-0"

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