



**(A) SITE PLAN**  
SCALE: 1"=10'  
NORTH

**GENERAL NOTES**

EXISTING ZONING	CITY OF TUCSON R-3	
EXISTING USE TO REMAIN	GROUP DWELLING - SORORITY HOUSE PER UDC USE-SPECIFIC STANDARDS 4.9.7.B.3	
EXISTING SLEEPING UNITS	52	
PROPOSED SLEEPING UNITS	2	
	FINAL TOTAL	54
LOT AREA	22,351 SF	0.513 ACRES
LOT COVERAGE ALLOWED	70%	
EXIST. BLDG.	6,663 SF	
BLDG. ADDITION	1,924 SF	
	8,587 SF TOTAL	
VEHIC. USE AREA	5,941 SF	
EXISTING BUILDING - SQUARE FOOTAGE	8,587 SF + 5,941 SF / 22,351 = 65% COVERAGE	
	FLR 1 6,663 SF	
	FLR 2 6,677 SF	
	BSMT 1,415 SF	
	14,755 SF TOTAL	
GROSS FLOOR AREA EXPANSION FOR ADDITION	FLR 1 1,924 SF	
	FLR 2 1,792 SF	
	BSMT 0 SF	
	3,716 SF TOTAL	
EXPANSION CALCULATION	3,716 / 14,755 = 25.15%	
MAX. WALL HEIGHT ALLOWED	40' ABOVE AVERAGE FINISHED GRADE	
EXIST. BLDG. MAX. WALL HEIGHT	21'-5"	
EXISTING AND PROPOSED WALL HEIGHTS	PER SETBACK CHART BELOW	
SETBACKS		
NORTH REQUIRED	NON-RES USE TO RES ZONE	10' OR 3/4H = 21'-5" x .75 = 16'-1"
NORTH PROVIDED	16'-5"	CONFORMING
STREET PERIM. REQ'D	ESTAB. AREA	20' OR 1 1/2H = 21'-5" x 1.5 = 32'-2"
STREET PERIM. PROVIDED	24'-2"	NON-CONFORMING - SEEKING BOA VARIANCE FOR SETBACK
SOUTH REQUIRED	NON-RES TO NON-RES	10' OR 3/4H = 21'-5" x .75 = 16'-1"
SOUTH PROVIDED	9'-4"	(E) NON-CONFORMING - NO CHANGES PROPOSED - SEEKING BOA VARIANCE FOR EXISTING NON-CONFORMING SETBACK
WEST REQUIRED	NON-RES TO NON-RES	10' OR 3/4H = 21'-5" x .75 = 16'-1"
WEST PROVIDED	27'-4"	(E) CONFORMING - NO CHANGES PROPOSED
VEHICLE	UNDER UDC TABLE 7.4.4-1: MINIMUM NUMBER OF MOTOR VEHICLE SPACES REQUIRED, SORORITIES ARE REQUIRED TO HAVE 0.7 SPACES PER RESIDENT.	
PARKING SPACES REQUIRED	54 X 0.7 PER RESIDENT = 37.8 = 38 SPACES	
PARKING SPACES PROVIDED	12 SPACES CAN BE PROVIDED ON SITE SUBJECT TO BOA VARIANCE FOR MANEUVERING IN PRIVATE ALLEY. PI BETA PHI REQUESTS A BOA VARIANCE TO ACCOMMODATE THE REMAINING 26 PARKING SPACES AT OFFSITE LOCATION(S)	
HC PARKING SPACES REQUIRED	38 PARKING SPACES PROVIDED PER TABLE 1106.1 OF 2012 IBC 2 SPACES ARE REQUIRED TO BE ACCESSIBLE	
HC PARKING SPACES PROVIDED	2 VAN SPACES CAN BE PROVIDED ON SITE	
BICYCLE	SHORT TERM REQUIRED = 0.1 SPACE PER BDRM 54 BDRMS X 0.1 = 5.4 SPACES	
	SHORT TERM PROVIDED = 6 SPACES	
	LONG TERM REQUIRED = 0.05 SPACE PER BDRM 54 BDRMS X 0.05 = 2.7 SPACES	
	LONG TERM PROVIDED = 4 SPACES	

- THERE ARE NO EASEMENTS ON THIS PROPERTY.
- NO MONUMENT SIGNAGE REQUIRED OR PROPOSED ON THIS SITE.

DP 18-0264

**DEVELOPMENT PACKAGE FOR**

**PI BETA PHI SORORITY HOUSE**

**PROPERTY INFORMATION**

PARCEL NUMBER  
12401010A

BRIEF LEGAL DESCRIPTION  
PTN S170° N423.26' E130° NE4 NW4 LYG W OF MOUNTAIN AVE .49 AC SEC 7-14-14

ADMINISTRATIVE STREET ADDRESS  
1035 N MOUNTAIN AVENUE

RELEVANT CASE NUMBERS  
N/A

**PROJECT CONTACT INFORMATION**

OWNER AND DEVELOPER  
ATTN: SHARON REED, TREASURER  
ARIZONA ALPHA HOUSE CORPORATION  
OF PI BETA PHI  
PO BOX 68364  
TUCSON AZ 85737-8364  
(520) 990-9797  
SPEED077@COMCAST.NET

ARCHITECT  
FRANK MASCIA  
CDG ARCHITECTS, LTD.  
2102 N. COUNTRY CLUB ROAD #9  
TUCSON, ARIZONA 85716  
(520) 629-9752  
FRANK@CDG-ARCHITECTS.COM

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_

Zoning \_\_\_\_\_ Date \_\_\_\_\_

Engineering \_\_\_\_\_ Date \_\_\_\_\_

H/C Site \_\_\_\_\_ Date \_\_\_\_\_

Fire \_\_\_\_\_ Date \_\_\_\_\_

Landscape \_\_\_\_\_ Date \_\_\_\_\_

PLME \_\_\_\_\_ Date \_\_\_\_\_

Revision # \_\_\_\_\_ per letter in SIRE

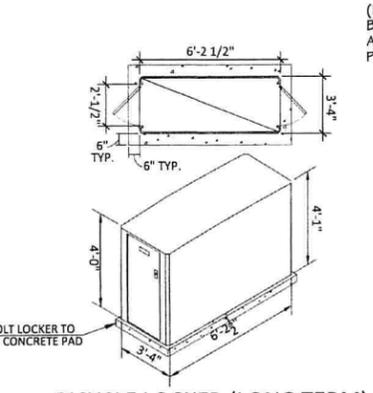
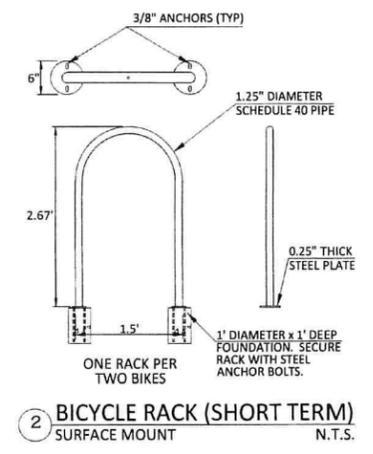
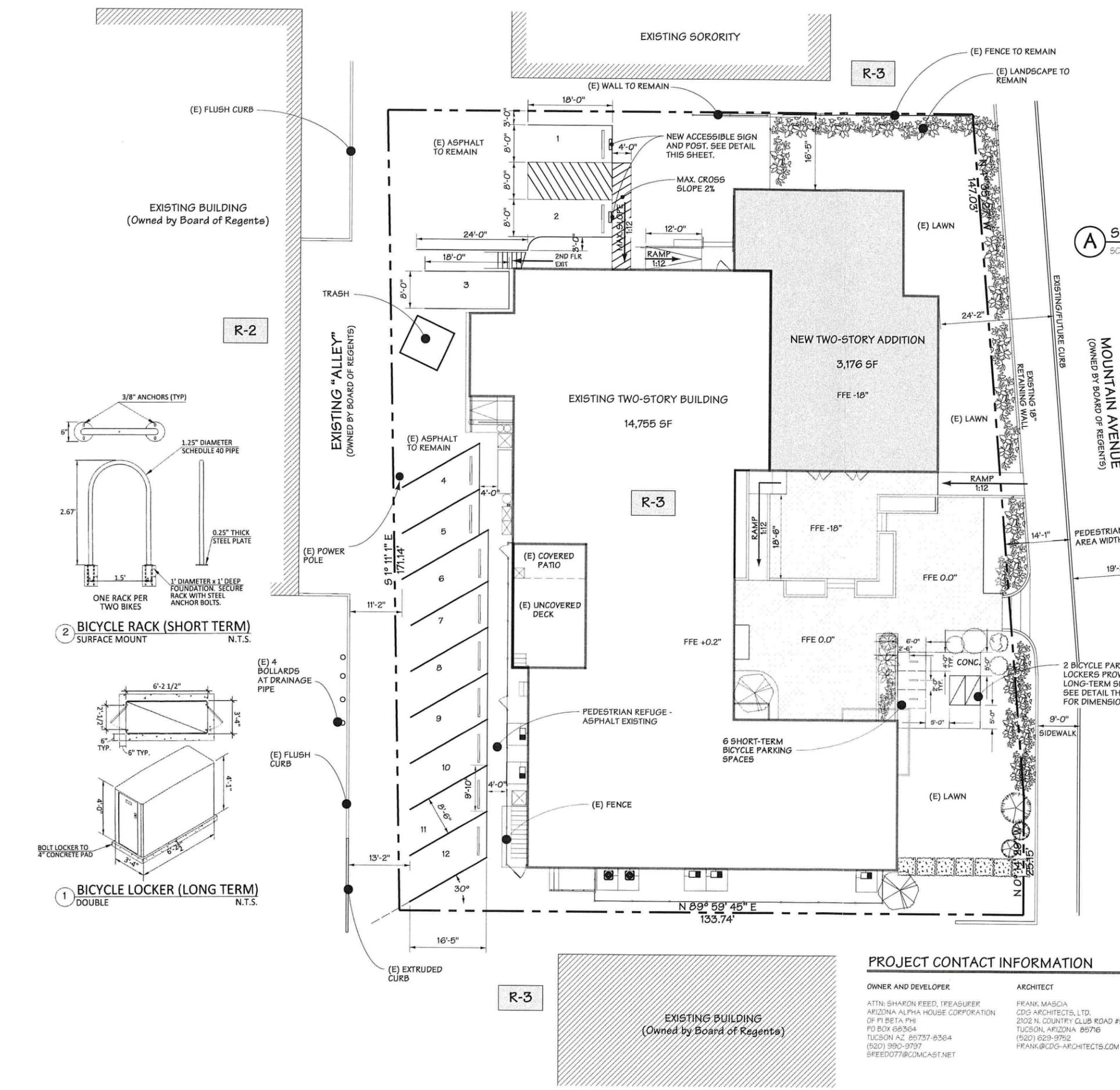


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1/11/19

1 of 1

PROJECT NO. 16034



EXISTING BUILDING  
(Owned by Board of Regents)

EXISTING "ALLEY"  
(OWNED BY BOARD OF REGENTS)

MOUNTAIN AVENUE  
(OWNED BY BOARD OF REGENTS)

EXISTING SORORITY

EXISTING TWO-STORY BUILDING  
14,755 SF

NEW TWO-STORY ADDITION  
3,176 SF

**DEVELOPMENT PACKAGE FOR**

**PI BETA PHI SORORITY HOUSE**

**PROPERTY INFORMATION**

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PTN S170° N423.26' E130° NE4 NW4 LYG W OF MOUNTAIN AVE .49 AC SEC 7-14-14

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1035 N MOUNTAIN AVENUE

RELEVANT CASE NUMBERS  
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**PROJECT CONTACT INFORMATION**

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PO BOX 68364  
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PLME \_\_\_\_\_ Date \_\_\_\_\_

Revision # \_\_\_\_\_ per letter in SIRE

EXPIRES: 9-30-2021

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1/11/19

1 of 1

PROJECT NO. 16034

### material + color schedule

VERIFY ALL MATERIAL AND COLOR CHOICES WITH OWNERS SPECIFICATIONS  
INSTALL PER MANUFACTURERS SPECIFICATIONS  
REFER TO #501 FOR PAINT SELECTIONS

### thresholds + transitions

VERIFY ALL TRANSITIONS BETWEEN ARCHITECTURAL AND STRUCTURAL PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ERRORS, OMISSIONS, AND DISCREPANCIES PRIOR TO CONSTRUCTION. ALL TRANSITIONS IN FLOORING SHALL MEET IRC, IRC, AND ANSI CODE COMPLIANCE. THRESHOLDS TO EXTERIOR SHALL BE MAX 4

### wall types notes:

- FOR NON-BEARING WALL DETAILS. SEE 4 & 5 / #400
- VERIFY ALL WALL DETAILS WITH STRUCTURAL  
ALL WALLS SHALL BE VERIFIED WITH STRUCTURAL DOCUMENTS. DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ANY WORK
- AT ALL WET LOCATIONS AND/OR RESTROOMS CONTRACTOR TO PROVIDE FRP PER KITCHEN DESIGN OR WALL MATERIAL SPECIFICATION B AS NOTED ON #100

### window and door types

REFER TO #501 FOR FULL WINDOW AND DOOR SCHEDULE  
SEE ENLARGED PLANS FOR FULL DETAILS

- WINDOWS  
STANDARD WINDOW PACKAGE:  
MGV MILGARD STYLE LINE SERIES. VINYL WINDOWS. WHITE COLOR  
MGV MILGARD MONTECITO SERIES. VINYL WINDOWS. WHITE COLOR
- W1 MGV FIXED GLAZING. SUN COAT MAX. LOW E INSULATED GLASS  
W2 MGV SINGLE HUNG. LOW E INSULATED GLASS  
W3 MGV FIXED GLAZING. LOW E INSULATED GLASS  
W4 FROSTED GLASS

DOORS  
ALL EXTERIOR DOORS ARE STANDARD 8-0 HEIGHT. HARDWARE AND STYLE PER OWNERS SPECIFICATIONS

ALL INTERIOR DOORS ARE STANDARD 6-8 HEIGHT. HARDWARE AND STYLE PER OWNERS SPECIFICATIONS

PROVIDE SELF CLOSER AT ALL RESTROOM DOORS

- D1 EXTERIOR FRENCH DOOR WITH DIVIDE LITES  
D2 SOLID CORE DOOR  
D3 HOLLOW CORE DOOR  
D4 INTERIOR FRENCH DOOR WITH DIVIDE LITES  
D5 METAL DOOR

ALL GLAZING AND WINDOW SYSTEMS TO MEET NFRC STANDARDS. PROPOSED U-FACTOR 0.27 @ 40 SHGC 0.23 @ 34. VT @ 68. CONDENSATION RESISTANCE @6. AIR LEAKAGE < 0.3

### wall type legend

- EXISTING FRAME WALL
- EXISTING STRUCTURAL WALL MASONRY
- PROPOSED CMU WALL
- PROPOSED FRAME WALL

### floor material schedule

VERIFY FLOOR MATERIAL AND INSTALLATION WITH BUILDERS SPECIFICATIONS AND OWNER. REFER TO #501 FOR FURTHER INFORMATION.

- POLISHED CONCRETE WITH STAIN FINISH PER OWNER
- EPOXY BASED FLOORING WITH INTEGRAL COVING
- ENGINEERED HARDWOOD FLOORING
- TILE FLOORING

### general notes

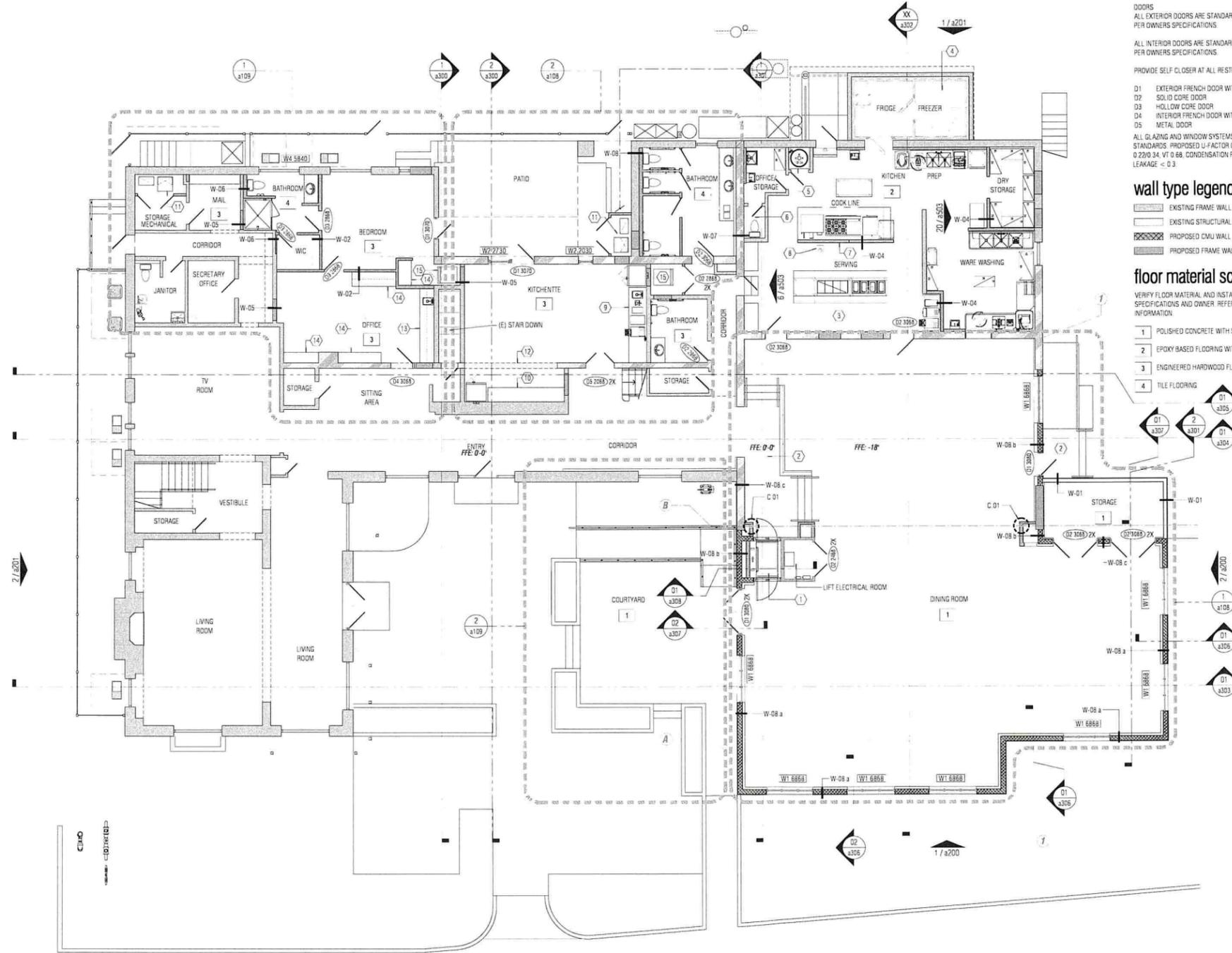
- DO NOT SCALE DRAWINGS. IF A DIMENSION IS NOT SHOWN, VERIFY WITH ARCHITECT OR ENGINEER
- DIMENSIONS ARE TO THE FACE OF FRAMING, FACE OF MASONRY WALL, OR CENTER OF OPENING
- WHERE MASONRY WALL HAS FLURROUT AS PART OF THE ASSEMBLY, DIMENSION SHOWN IS FROM FACE OF MASONRY
- WHEN OPENING FOR A DOOR SHOWN WITHOUT A DIMENSION, VERIFY WITH DOOR FRAME REQUIREMENTS AND LOCATE THE DOOR -/4 FROM THE ADJACENT PERPENDICULAR WALL
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER(S)
- UNO, ALL ELEMENTS OF THE PROPOSED BUILDING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION.

### legend

- DOOR TYPE  
SEE SHEET #400
- DOOR SIZE
- WINDOW TYPE  
WINDOW SIZE  
DOOR AND WINDOW ASSEMBLY TYPE  
SEE SHEET #400
- W-00 WALL ASSEMBLY TYPE  
SEE SHEET #100
- SECTION/WALL SECTION
- X / XXXX EXTERIOR ELEVATION
- 0 / AD 0 DETAIL REFERENCE
- C 00 - COLUMN TYPE REFER TO STRUCTURAL FOR FURTHER INFO

### keynotes

- ELEVATION C/P. LIFT. MODEL STYLE 2.36 X60 9.5 PIT DEPTH. HOISTWAY WIDTH/LENGTH MIN 54 X 66
- CAST IN PLACE LANDING AND STAIRS. REFER TO ARCHITECTURAL DETAILS AND STRUCTURAL
- KITCHEN PER KITCHEN DESIGNER PLANS
- EXISTING WALK IN COOLER AND FREEZER TO REMAIN. HOT WATER HEATER TO REMAIN. REFER TO PLUMBING
- EXISTING KITCHEN RESTROOM TO REMAIN
- AT HOOD WALL. PROVIDE METAL STEEL STUD FACED WITH MIN 1/2 TYPE X FIRE RESISTANT GYP BOARD. REFER TO STRUCTURAL FOR FURTHER DETAILS
- VERIFY WITH PLUMBING FOR EXISTING AND PROPOSED FLOOR SINKS
- PROPOSED BUILT IN MILLWORK FOR KITCHENETTE EQUIPMENT
- PROPOSED MILLWORK. REFER TO FINISH SCHEDULE
- PROPOSED MECHANICAL CLOSET. REFER TO MECHANICAL
- BEAM OVERHEAD - EXISTING TO REMAIN
- PROPOSED MILLWORK WITH PLUMBING FEATURE
- PROPOSED MILLWORK. REFER TO INTERIOR ELEVATIONS
- NEW STACKABLE LAUNDRY. REFER TO PLUMBING



EXP RES 09/30/21

CONSTRUCTION DOCS	DEC 20 2018
issue	date

**pi beta phi house addition**  
1035 north mountain avenue  
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project no. 2018 - 0007

2102 n country club rd, suite 09  
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**1 1st floor plan**  
1/8" = 1'-0"  
0 2 4 8

**a101**  
reference floor plan

**Owner:**  
Pi Beta Phi Society  
1035 N Mountain Ave  
Tucson, Arizona 85719  
520.618.2600

**Structural Engineer:**  
Turner Structural Engineering  
3026 N Country Club Rd  
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Jim Hart, 520.323.3422

**Architect:**  
COG Architects  
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**Contractor:**  
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3320 N Country Club Rd #270  
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**Electrical Engineer:**  
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**Mechanical Engineer:**  
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PO Box 68819  
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David Nicholson, 520.719.9392

**Kitchen Consultants:**  
Arizona Restaurant Supply  
6077 N Travel Center Dr  
Tucson, AZ 85741  
Chris Stokley, 520.232.2151

elevation finish schedule

ROOF	BORAL ROOF TILE OR EQUAL	MISSION S - GOLDENROD	
MAIN	DUNN EDWARDS OR EQUAL	MATCH BODY (E)	
TRIM	DUNN EDWARDS OR EQUAL	MATCH TRIM (E)	

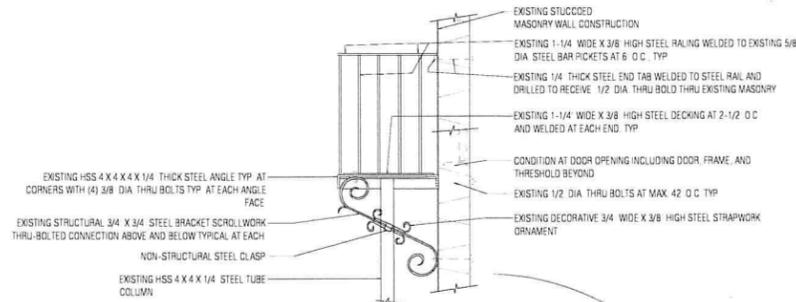
ALL MATERIAL SUBJECT TO OR EQUAL. PRESENT ALTERNATIVES TO ARCHITECT AND CLIENT FOR REVIEW

general notes

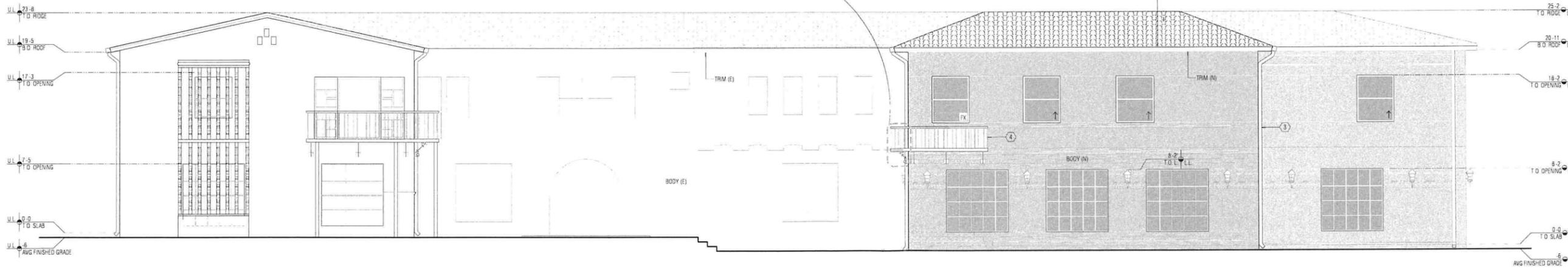
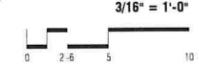
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- DIMENSIONS ARE TO THE FACE OF FRAMING, FACE OF MASONRY WALL OR CENTER OF OPENING.
- CONTRACTOR SHALL FULLY INSPECT THE EXISTING CONDITIONS OF THE AREAS TO RECEIVE WORK RELATED TO THE NOTED DESIGN. DISCREPANCIES OR ERRORS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- VERIFY ALL DESIGN ELEMENTS WITH STRUCTURAL DRAWINGS. DISCREPANCIES OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

keynotes

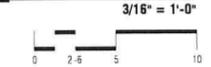
- BORAL S CONCRETE TILE TO MATCH EXISTING
- FASCIA BOARD PAINTED PER COLOR PALETTE
- GUTTER DOWNSPOUT PAINTED IN TRIM COLOR
- DECORATIVE, NON-LOAD BEARING, BALCONY TO MATCH EXISTING
- PARAPET STRUCTURE REFER TO ROOF PLAN
- EXISTING STAIR TO REMAIN



2 north elevation  
3/16" = 1'-0"



1 east elevation  
3/16" = 1'-0"



EXP RES 09/30/21

CONSTRUCTION DOCS	DEC 20 2018
issue	date

**pi beta phi house addition**  
1035 north mountain avenue  
tucson, arizona 85719  
project no. 2018 - 0007

2102 n country club rd. suite 09  
tucson, arizona 85716

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**a200**  
elevations

**Owner:**  
Pi Beta Phi Sorority  
1035 N Mountain Ave  
Tucson, Arizona 85719  
520.618.2600

**Contractor:**  
Kirk Necessary Construction  
3320 N Country Club Rd. #220  
Tucson, AZ 85716  
Matthew Wain, 520.869.2773

**Structural Engineer:**  
Turner Structural Engineering  
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Tucson, AZ 85716  
Jim Hart, 520.323.3422

**Architect:**  
CRS Architects  
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Frank Masca, 520.629.9152

**Electrical Engineer:**  
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Tucson, AZ 85719  
David Nicholson, 520.219.9392

**Mechanical Engineering Consultants LLC**

**Kitchen Consultants:**  
Arizona Restaurant Supply  
6077 N Travel Center Dr.  
Tucson, AZ 85741  
Chris Stokley, 520.232.2151

**general notes**

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**keynotes**

- EXISTING STAIR TO REMAIN
- VERTICAL SCUPPER AND OVERFLOW BOX
- DECORATIVE, NON-LOAD BEARING BALCONY

**Owner:**  
Pi Beta Phi Society  
1035 N Mountain Ave  
Tucson, Arizona 85719  
520.618.2600

**Contractor:**  
MMW Morrissey Construction  
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**Structural Engineer:**  
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Jim Hart, 520.323.3422

**Electrical Engineer:**  
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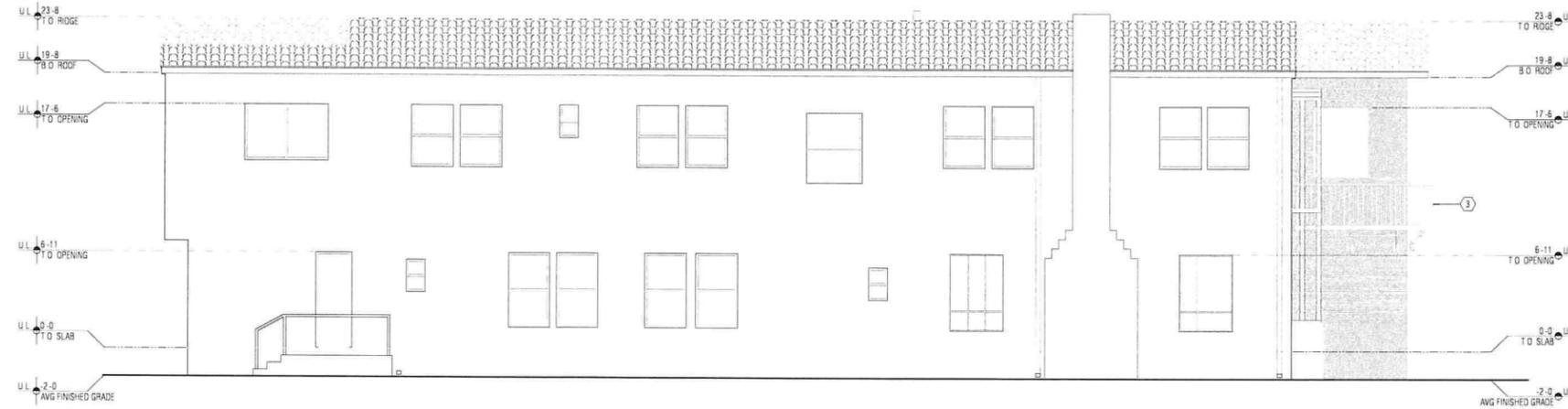
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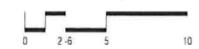
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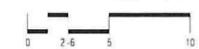
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elevations