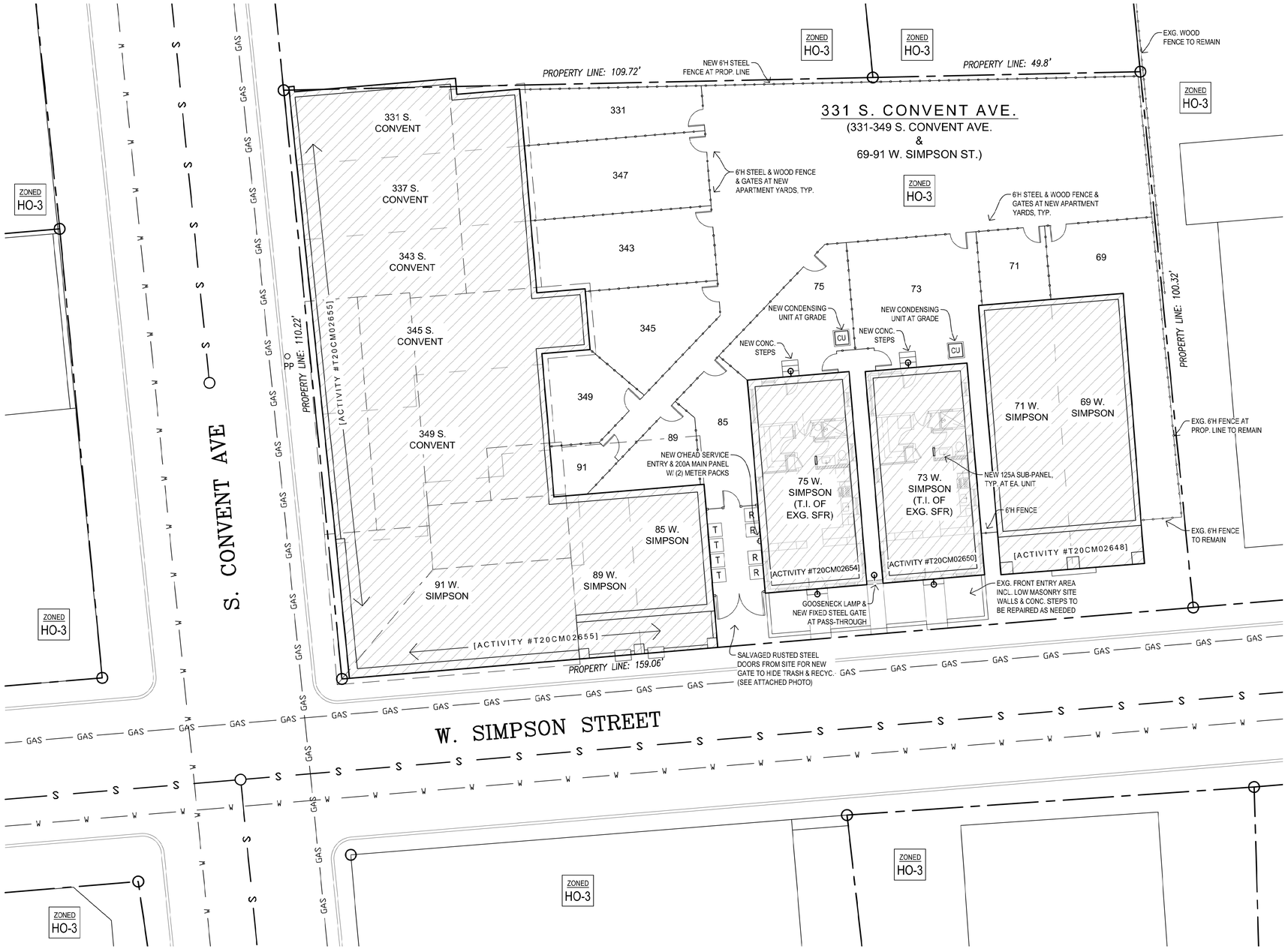
331 S. CONVENT AVENUE APARTMENTS

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

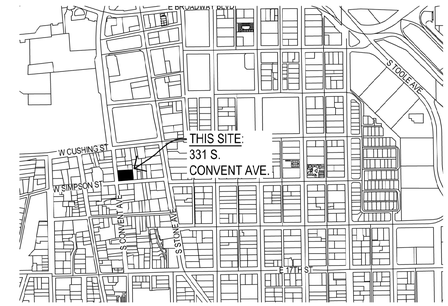


SITE PLAN

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.

SHEET INDEX

A-0	SITE PLAN
A-1	331-349 S. CONVENT & 91 W. SIMPSON EXISTING & PROPOSED WEST ELEVATIONS (CONVENT AVE. STREETFRONT)
A-2	91-85, 75-73, & 69-71 W. SIMPSON EXISTING & PROPOSED SOUTH ELEVATIONS (SIMPSON ST. STREETFRONT)
A-3	331-349 S. CONVENT & 91-85 W. SIMPSON EXISTING NORTH & EAST ELEVATIONS (REAR AT COURTYARD)
A-4	331-349 S. CONVENT & 91-85 W. SIMPSON PROPOSED NORTH & EAST ELEVATIONS (REAR AT COURTYARD)
A-5	73-75 W. SIMPSON EXISTING & PROPOSED ELEVATIONS
A-6	73-75 W. SIMPSON PROPOSED FLOOR PLAN (T.I.)
A-7	69-71 W. SIMPSON EXISTING & PROPOSED ELEVATIONS

331 S. Convent Ave. Apartments

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

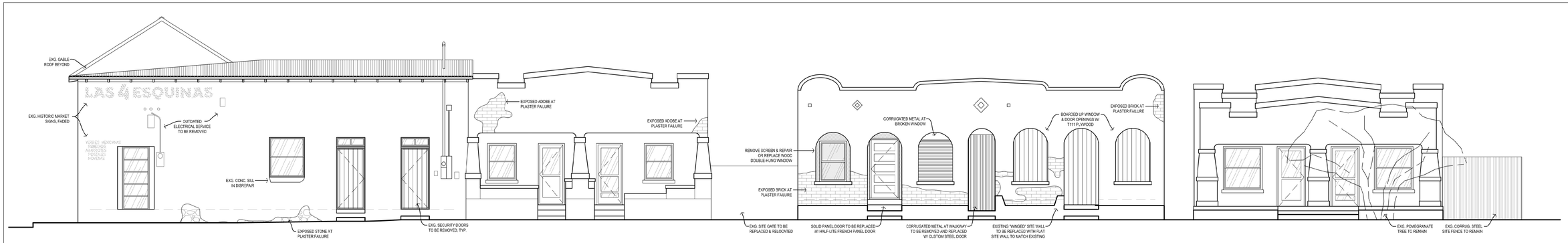
REGISTERED ARCHITECT CERTIFICATE NO. 22449 ROBERT SCOTT LANNING Date Signed 07.31.20 ARIZONA, U.S.A. Expires 06.30.21

lanning architecture
1202 E Broadway suite 104
Tucson AZ 85719
520.792.0265

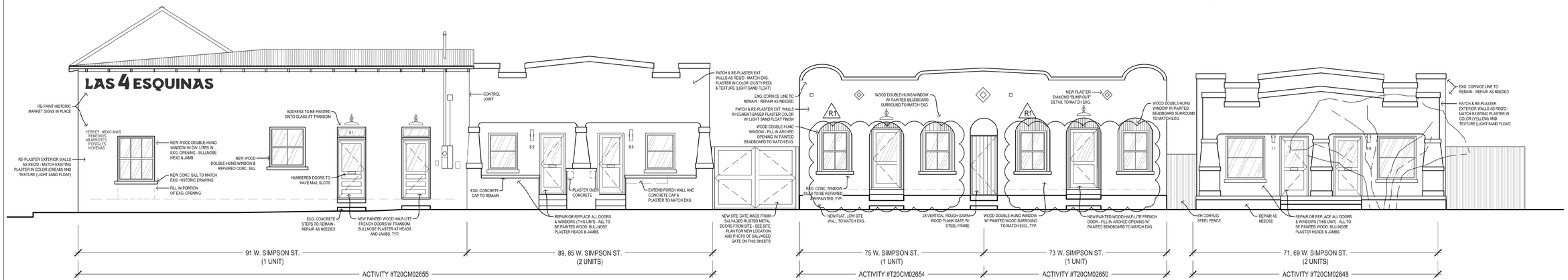
05.08.20	date
07.01.20	revised
△ 07.30.20	revised
	revised

A-0

331 S. Convent site plan



S EXISTING SIMPSON ST. ELEVATION
SCALE: 3/16" = 1'-0"



S PROPOSED SIMPSON ST. ELEVATION
SCALE: 3/16" = 1'-0"

S HISTORIC SIMPSON ST. ELEVATION (1972)
SCALE: 3/16" = 1'-0"

SALVAGED GATE TO BE RE-USED ALONG SIMPSON

BARRIO RECOMMENDED CHANGES 07.13.20 R1

- BARRIO BOARD RECOMMENDED APPROVAL AS PRESENTED AND WITH WINDOWS IN ENCLOSED PORCH AS DOUBLE-HUNG, FILLING THE ENTIRE WIDTH OF THE OPENING AND WITH GLASS FILLING THE ARCH ABOVE, WITH NO BEADBOARD.

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&
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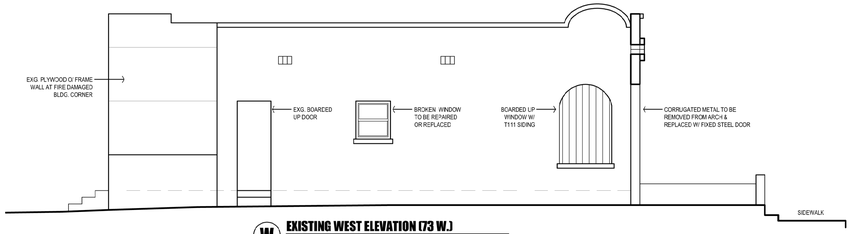
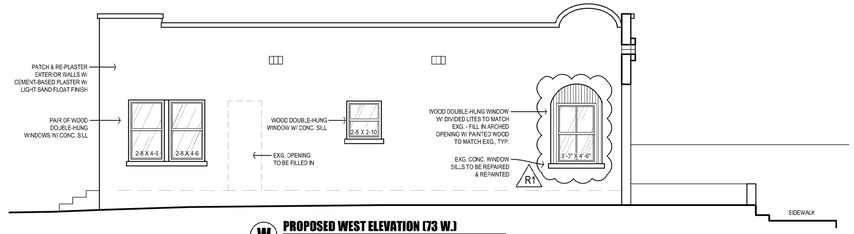
R1 07.30.20	revised
	revised

A-2

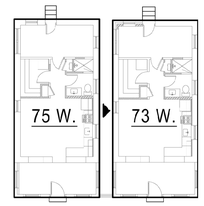
69-91 W. Simpson exg. & prop. elevs.

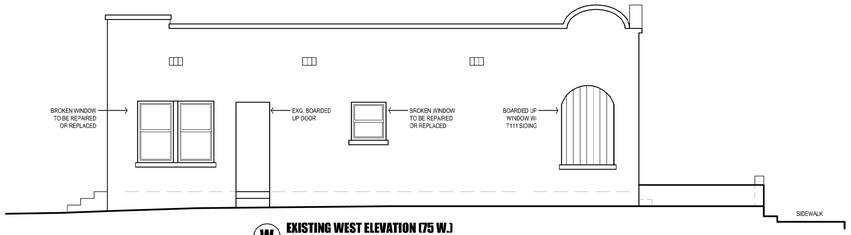


W EXISTING WEST ELEVATION (73 W.)
SCALE: 3/16" = 1'-0"

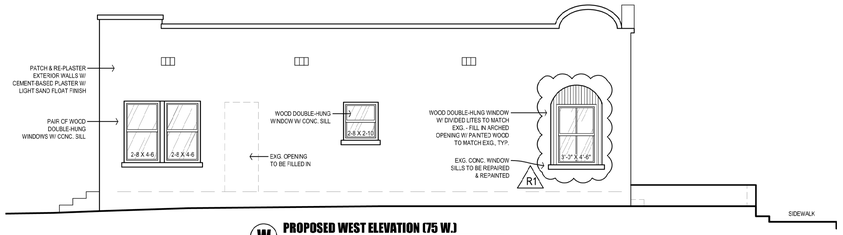


W PROPOSED WEST ELEVATION (73 W.)
SCALE: 3/16" = 1'-0"

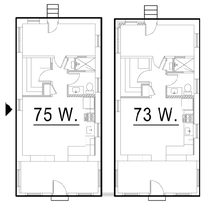


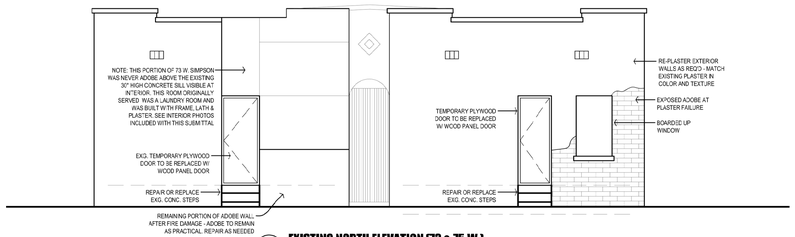


W EXISTING WEST ELEVATION (75 W.)
SCALE: 3/16" = 1'-0"

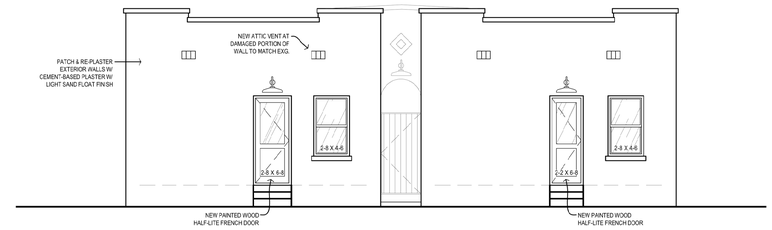


W PROPOSED WEST ELEVATION (75 W.)
SCALE: 3/16" = 1'-0"

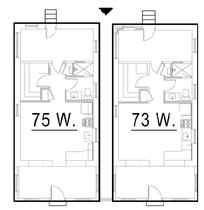


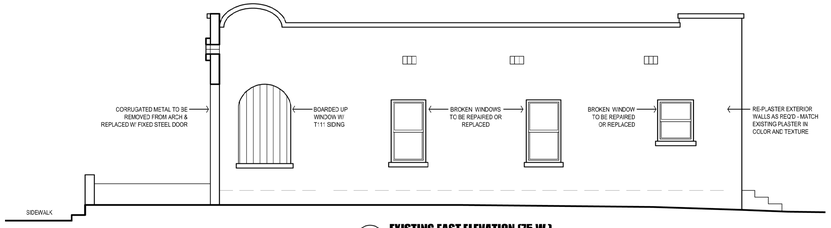


N EXISTING NORTH ELEVATION (73 & 75 W.)
SCALE: 3/16" = 1'-0"

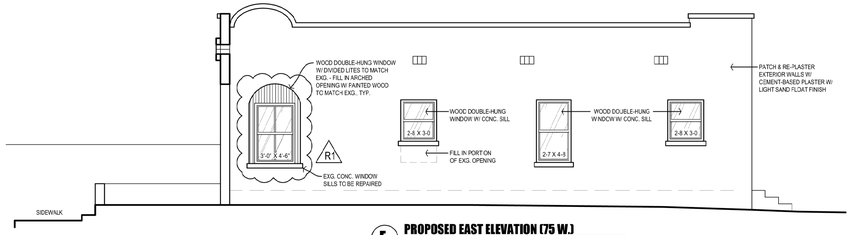


N PROPOSED NORTH ELEVATION (73 & 75 W.)
SCALE: 3/16" = 1'-0"

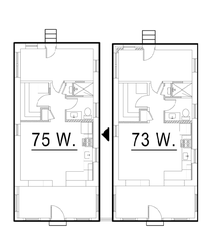




E EXISTING EAST ELEVATION (75 W.)
SCALE: 3/16" = 1'-0"



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



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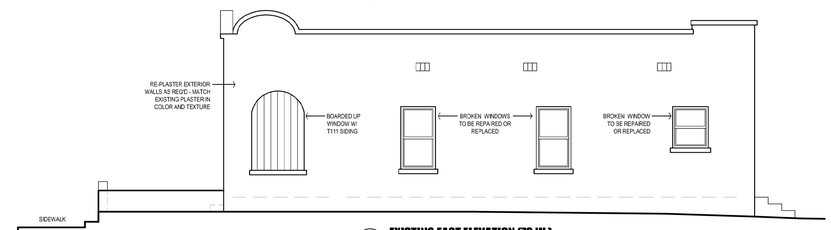
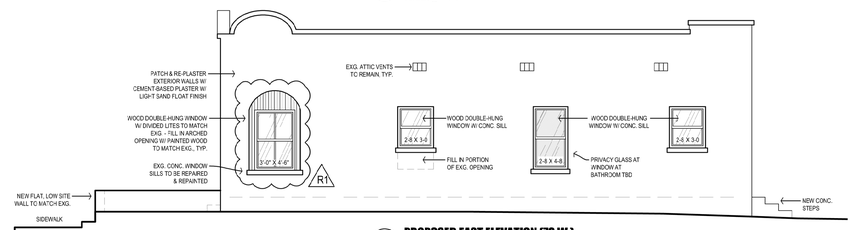
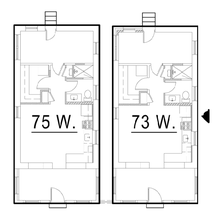
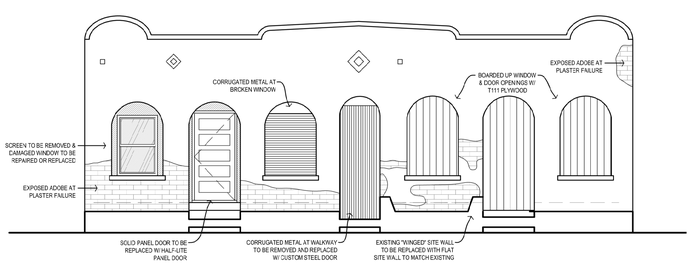


E EXISTING EAST ELEVATION (73 W.)
SCALE: 3/16" = 1'-0"

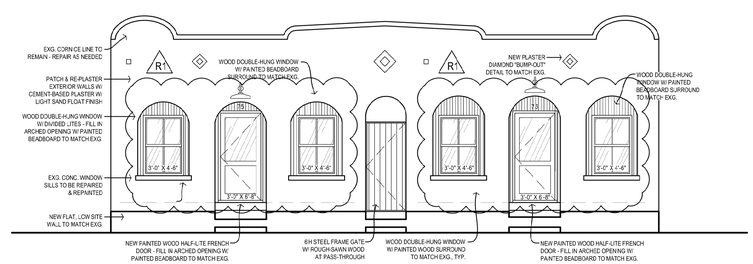


E PROPOSED EAST ELEVATION (73 W.)
SCALE: 3/16" = 1'-0"

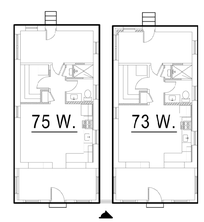




S EXISTING SOUTH ELEVATION (75 & 73 W.)
SCALE: 3/16" = 1'-0"



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



331 S. Convent Ave. Apartments

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

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lanning architecture
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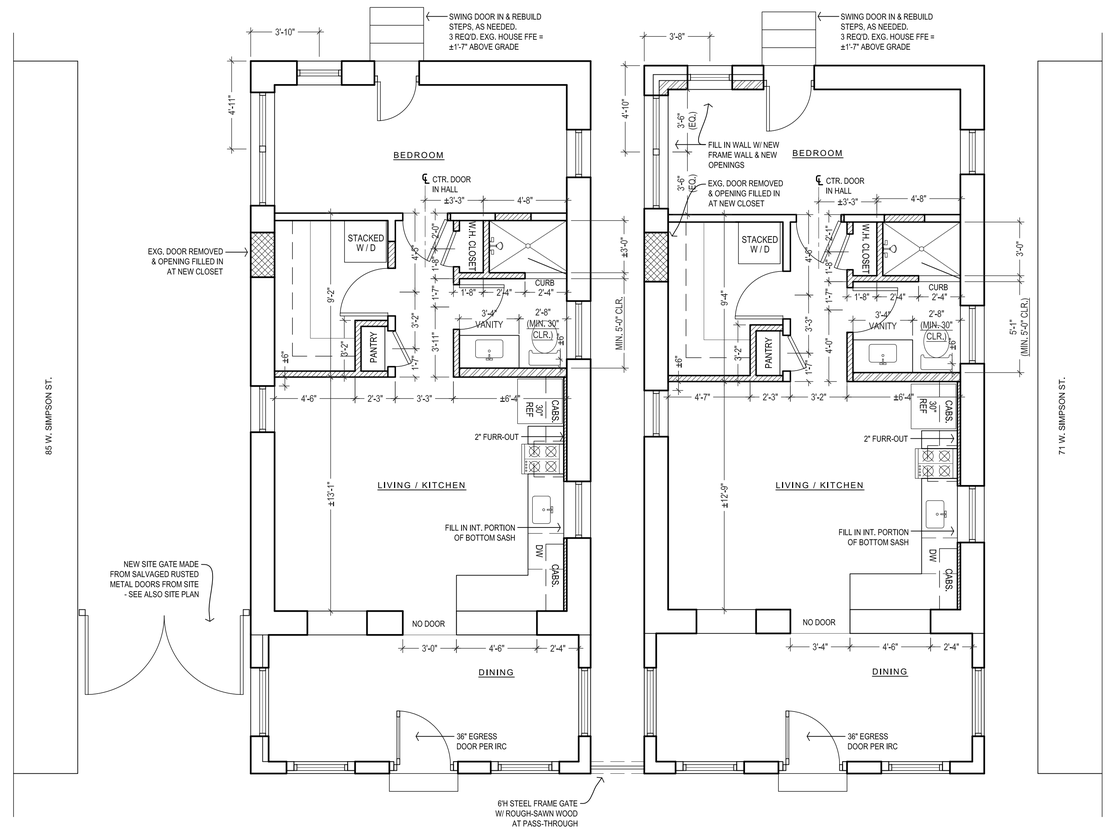
A-5

73-75 W. Simpson exg. & prop. elevs.



75 W. SIMPSON ST.

73 W. SIMPSON ST.

FLOOR PLAN (75 & 73 W. SIMPSON)

SCALE: ¼" = 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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△ 07.30.20	revised
	revised

A-6

73-75 W. Simpson prop. floor plan

VIEW OF SOUTHWEST CORNER OF PROJECT SITE FROM INTERSECTION
(CONVENT AVE. & SIMPSON ST.)

**331 S. CONVENT AVE.
APARTMENTS**

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&
69-91 W. Simpson St.
Tucson, AZ 85701**

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05.13.20

existing elevations

VIEW OF EXISTING SOUTH ELEVATION OF PROJECT SITE ALONG SIMPSON ST.
(FROM LEFT: 91, 89, & 85 W. SIMPSON ST.)

VIEW OF EXISTING SOUTH ELEVATION OF PROJECT SITE ALONG SIMPSON ST.
(FROM LEFT: PORTION OF 85 W. SIMPSON ST.; 75, 73, 71, & 69 W. SIMPSON ST.)

331 S. CONVENT AVE.
APARTMENTS

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&
69-91 W. Simpson St.
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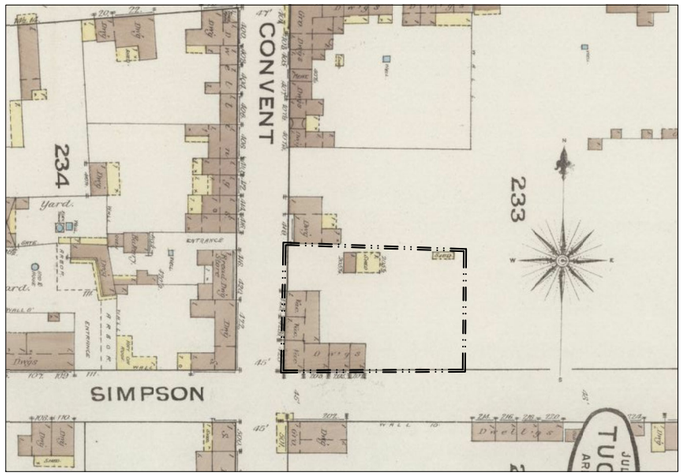
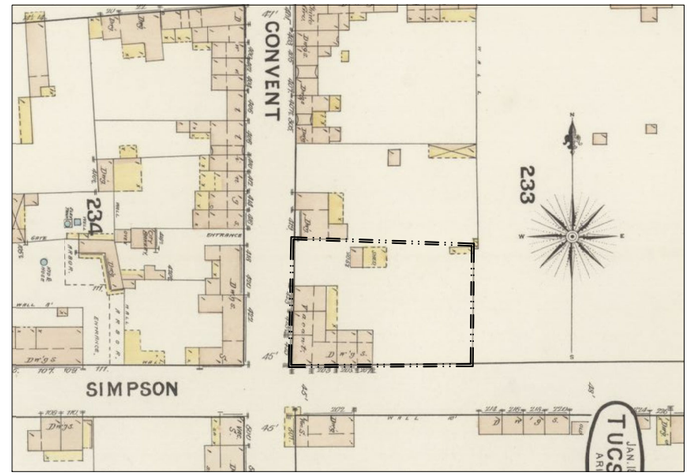
existing elevations

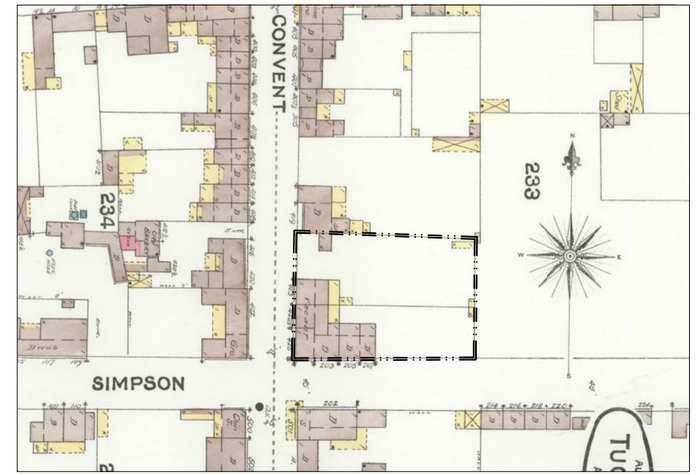


SANBORN MAPS - 1886

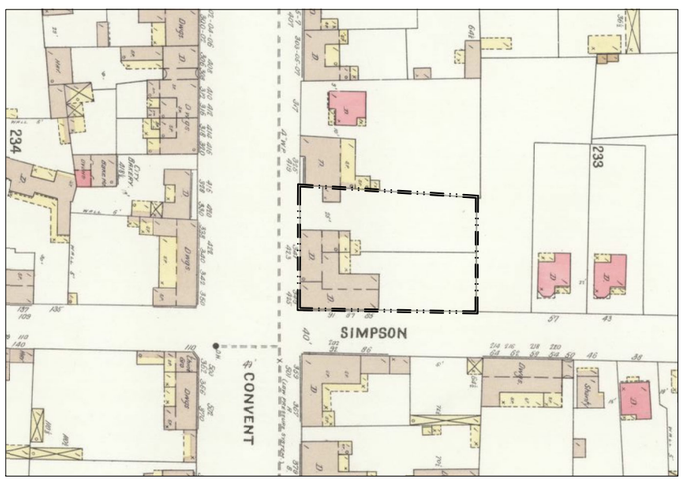
earliest available map



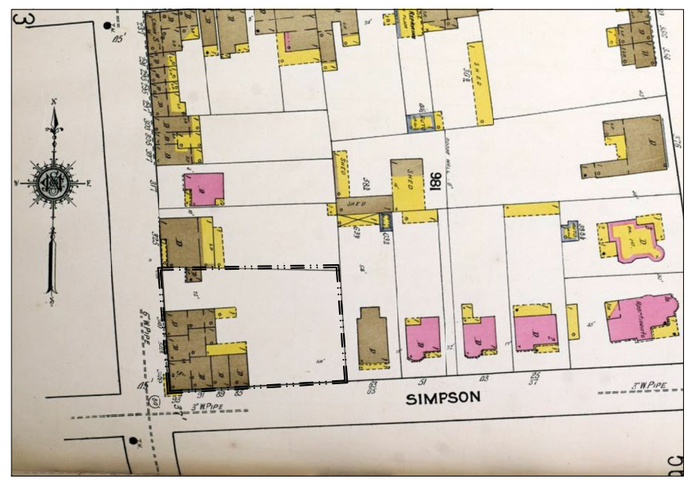
SANBORN MAPS - 1889



SANBORN MAPS - 1896



SANBORN MAPS - 1901



SANBORN MAPS - 1919

SANBORN MAPS - 1948

latest available map

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&
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05.08.20 date
revised
revised
revised

A-0
sanborn maps

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05.08.20

development zone

300 & 302 S. CONVENT AVE.
(EAST ELEVATION)

116 W. CUSHING ST.
(NORTH & EAST ELEVATIONS)

314, 316, & 318 S. CONVENT AVE.
(EAST ELEVATION)

310 & 312 S. CONVENT AVE.
(EAST ELEVATION)

331 S. CONVENT AVE.
APARTMENTS

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&
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05.13.20

contributing properties

316 & 318 S. CONVENT AVE.
(EAST ELEVATION)

330, 332, 334, & 336 S. CONVENT AVE.
(EAST ELEVATION)

340 S. CONVENT AVE.
(EAST ELEVATION)

352 S. CONVENT AVE.
(EAST ELEVATION)

331 S. CONVENT AVE.
APARTMENTS

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&
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contributing properties

101 W. SIMPSON ST.
(SOUTH ELEVATION)

116 W. SIMPSON ST.
(NORTH ELEVATION)

360, 364, & 370 S. CONVENT AVE.
(EAST ELEVATION & CORNER ENTRY)

331 S. CONVENT AVE.
APARTMENTS

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

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05.13.20

contributing properties

92 W. SIMPSON ST.
(NORTH & WEST ELEVATIONS)

92 W. SIMPSON ST.
(DETAIL OF WEST ELEVATION)

84 W. SIMPSON ST.
(NORTH ELEVATION)

64, 58, & 54 W. SIMPSON ST.
(NORTH ELEVATION)

**331 S. CONVENT AVE.
APARTMENTS**

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&
69-91 W. Simpson St.
Tucson, AZ 85701**

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05.13.20

contributing properties

46 W. SIMPSON ST.
(NORTH ELEVATION)

38 W. SIMPSON ST.
(NORTH ELEVATION)

24 W. SIMPSON ST.
(NORTH ELEVATION)

428 S. STONE AVE.
(NORTH ELEVATION)

**331 S. CONVENT AVE.
APARTMENTS**

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

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Tucson, Arizona 85719
520.792.0265**

05.13.20

contributing properties

428 S. STONE AVE.
(WEST ELEVATION)

396 S. STONE AVE.
(SOUTH & EAST ELEVATIONS)

25 W. SIMPSON ST.
(SOUTH ELEVATION)

43 W. SIMPSON ST.
(SOUTH ELEVATION)

331 S. CONVENT AVE.
APARTMENTS

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05.13.20

contributing properties

53 W. SIMPSON ST.
(SOUTH ELEVATION)

65 W. SIMPSON ST.
(SOUTH ELEVATION)

317 S. CONVENT AVE.
(WEST ELEVATION)

317 S. CONVENT AVE.
(SOUTH ELEVATION)

331 S. CONVENT AVE.
APARTMENTS

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&
69-91 W. Simpson St.
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05.13.20

contributing properties

313 S. CONVENT AVE.
(WEST ELEVATION)

307 S. CONVENT AVE.
(WEST ELEVATION)

301 S. CONVENT AVE.
(WEST ELEVATION)

80, 84, & 88 W. CUSHING ST.
(NORTH ELEVATION)

331 S. CONVENT AVE.
APARTMENTS

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&
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contributing properties