

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1110 West Washington Street, Suite 100, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: _____ Survey Area: _____

Historic Name(s): McGinty/Laos House
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 647 S. 4th Ave

City or Town: Tucson ☐ vicinity County: Pima Tax Parcel No. 117-07-1410

Township: 14 Range: 13 Section: 13 Quarter Section: _____ Acreage: 0.29

Plat (Addition): _____ Block: _____ Lot(s): _____ Year of plat (addition): _____

Latitude: _____ Longitude: _____ USGS 7.5' quad map: _____

Style: Queen Ann

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1897 ☐ known ☒ estimated (source: city records _____)

STRUCTURAL CONDITION

☒ Good (well maintained, no serious problems apparent)

☐ Fair (some problems apparent) Describe: _____

☐ Poor (major problems; imminent threat) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.
residential

Sources: historic documents

PHOTO INFORMATION

Date of photo: 5/4/2026

View Direction (looking towards)
east

Attach recent photograph of property to this space.



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

The carriage house appears to be constructed around the same time as the main house. There is a guest quarters that is not historic on the northeastern most boundary of the property. _____

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Additional room added to rear of home in approximately the 1950s/1960s _____

3. SETTING (Describe the natural and/or built environment around the property) simply landscaped with gravel and trees, on a corner lot with sidewalks on two sides, surrounded by other residences _____

Describe how the setting has changed since the property's period of significance: landscaping (rear room was added during the Laos period of its history); roof replacement _____

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): brick/plaster _____ Foundation: basement/crawlspace _____

Roof: metal shingles _____

Windows: original _____

If the windows have been altered, what were they originally? _____

Wall Sheathing: _____

If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Anglo Territorial/ Victorian Style _____

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

☐ Individually listed; ☒ Contributor ☐ Noncontributor to _____ Historic District

Date Listed:

_____ Determined eligible by Keeper of National Register (date: July 30th 1976 _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☒ is ☐ is not eligible individually.

Property ☐ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Peter Melsted _____ Date: 06/29/26 _____
Mailing Address: 647 S. 4th Avenue Tucson Arizona 85701 _____ Phone No.: 928-853-9450 _____

STATE OF ARIZONA

**HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET**

name of property _____ Continuation Sheet No. _____

=====

Special District Application Letter

649 S 4TH AVE:

The owners are proposing that an additional bedroom and bathroom with an additional roof dormer and bathroom skylight to be constructed in the existing roof/ attic space, with the new dormer to protrude off the north roof face of 647 S 4th Ave, located in the Armory Park District. The addition proposed has been designed to blend both in architectural design and finishes with the existing house and contributing properties in the neighborhood.

The following summary addresses the historic design review standards and UDC 5.8.9 design guidelines:

A. Generally:

The design is representative of the Craftsman style and is consistent with the details and finishes of contributing properties in the development zone.

B. Height:

The proposed dormer height is 23'-0", which is lower than the existing 26'-0" roof height and consistent with neighboring structures.

C. Setbacks & G. Site Utilization:

The existing building envelope will remain unchanged. All construction will occur within the current footprint.

D. Proportion & J. Building Form:

The addition is designed to be compatible in size and scale with the current structure and development zone, maintaining architectural distinction without creating conflict.

E. Roof Type:

Metal Roofing and color will match the existing metal roof and maintain consistency with the neighborhood.

F. Surface Texture:

The gable siding and colors will match the existing finishes. Forest Green at Trim, Cream at Gable Faces.

H. Projections and Recessions:

All roof overhangs will remain consistent with the existing house and surrounding contributing properties.

I. Details: All architectural details are consistent with the current house design and the historic period of the development area.

K. Rhythm:

The size and style of the addition maintain the established rhythm of the neighborhood.

L. Additional Review Standards:

- Color: The existing color scheme will be used. Forest Green at Trim, Cream at Gable Faces.
- Landscaping, Enclosures, and Utilities: These elements will remain unchanged.

N. Motor Vehicle Parking:

Existing parking remains unchanged.

Inclusive Home Design Notes:

* Provide at least one exterior accessible route and entrance. The route may originate from the carport, driveway, public street or sidewalk. The slope of this route shall not exceed one-foot vertical rise per twenty feet horizontal distance (1:20), unless a ramp per IRC is constructed.

Note: Indicate the "Exterior Accessible Route" and "Accessible Entrance" on Single Family Residence site plan.

* Accessible Entrance: Provide minimum one no-step level entrance that is a minimum of 32 inches wide and meets the door hardware requirements per this ordinance. The access f bor shall have a minimum 36 inches wide hallway and accessible doors to all spaces and elements to be a minimum of 2 feet 8 inches door.

Note: Exit doors are required to be 36 inches minimum and the garage shall not be used as an exit. All doors, hallway and opening to be clearly dimensioned and indicated on f bor plan.

* Change in f bor levels and thresholds at the accessible entrance and along accessible routes may be ½ inch high maximum. This must be beveled from ¼ inch to ½ inch maximum with a slope not steeper than a 1-inch rise in a 2-inch run (1:2).

* Door Hardware: Handles, pull latches, locks and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and that does not require tight grasping, pinching or twisting of the wrist to operate. Lever hardware satisfies the requirements of this provision.

* Bathroom Wall Reinforcement: In all bathrooms on the accessible route, reinforcement shall be installed to allow the future installation of grab bars on walls adjacent to the tub and toilet. In addition, reinforcement shall be installed in shower compartments for future installation of grab bars.

This reinforcement shall be installed flush with the studs and at the following locations:

Toilet:

33 inches to 36 inches above the f bor on all adjacent walls. Horizontal length of reinforcement shall be sufficient to allow a 42 inches grab bar and 24 inches rear grab bar.

Note: Nothing in the ordinance requires that toilet be placed by a sidewalk.

Tub:

Horizontal length reinforcement shall be sufficient to allow for:

Back Wall: Two backing reinforcements, one backing reinforcement horizontal position 33 inches minimum and 36 inches maximum above the f bor, and one backing reinforcement 9 inches above the rim of the bathtub.

Each backing reinforcement shall be 24 inches long minimum and shall be 24 inches maximum from the head end wall and 12 inches maximum from the foot end wall.

Foot End Wall: One backing reinforcement 24 inches long minimum on the foot end wall at the front edge of the bathtub.

Head End wall: One backing reinforcement 12 inches long minimum on the head end wall at the front edge of the bathtub.

Shower compartments shall have backing on a minimum of two walls not to include control valve wall mounted at 33 inches to 36 inches above shower f bor.

All wall reinforcement shall be capable of resisting shear and bending forces of a minimum of 250 pounds. Reinforcement is not required at the location of vanities, linen closets, and pre-molded shower/tub surrounds, or in a room containing only a sink and a toilet, provided that the room does not contain the only sink or toilet on the accessible f bor of the home.

* Electrical:

All light controls shall be placed no higher than 48 inches on the center, above the f bor

Where practical, all electrical receptacles shall be placed no lower than 15: on the center, above the f bor.

All Thermostats shall be placed no higher than 54 inches on center, above the f bor

The exceptions to these provisions are as follows:

Electrical receptacles serving a dedicated use.

Appliance mounted controls or switches.

A single outlet where all of the following conditions are met:

The outlet is above a length of countertop that is uninterrupted by a sink or appliance

At least one receptacle is provided for that length of countertop

All other receptacles provided for that length of countertop set no higher than 48 inches

Floor electrical receptacles.

Plumbing fixture controls.

HVAC diffusers

Ceiling fan mounted controls.

SHEET INDEX

ARCHITECTURAL

- A-1 INDEX & GENERAL NOTES
- A-1.1 SITE PLAN
- A-1.2 DEVELOPMENT ZONE MAP
- A-2 FLOOR PLAN
- A-3 ELEVATIONS
- A-4 CONTRIBUTING HOME EXAMPLES

STRUCTURAL

- S-1 FLOOR FRAMING/ SECTION
- S-1 ROOF FRAMING/ ROOF DRAIN

ELECTRICAL / MECHANICAL

- E1 ELECTRICAL LAYOUT, MECHANICAL LAYOUT, SPECIFICATIONS
GENERAL NOTES, DETAILS & CALCULATIONS

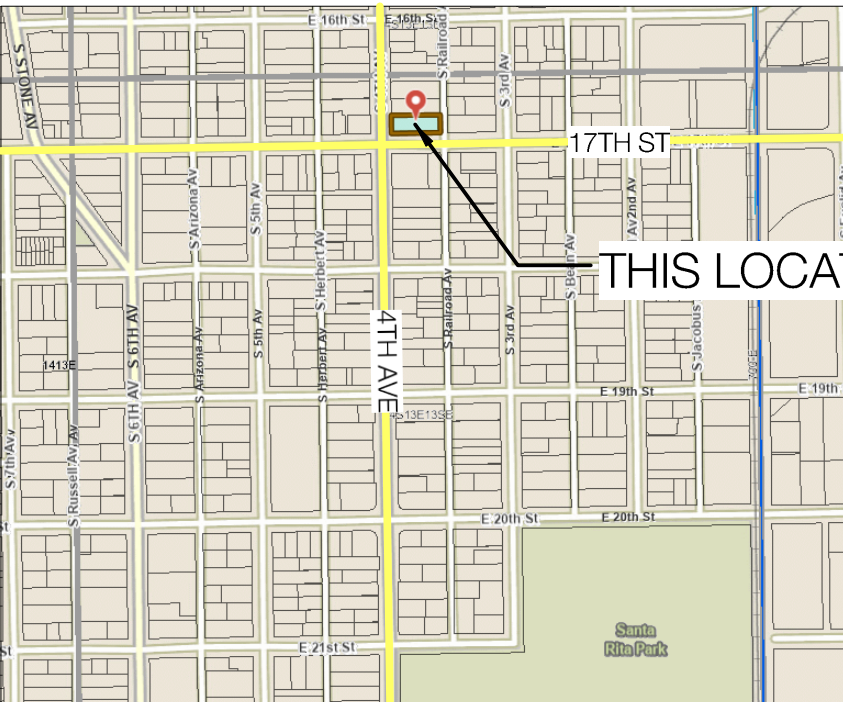
PLUMBING

- P1 PLUMBING LAYOUT, SPECIFICATIONS, SCHEDULES & DETAILS

CODE STANDARDS:

THE FOLLOWING STANDARDS WITH AMENDMENTS ARE ADOPTEDAND ENFORCED BY TUCSON BUILDING SAFETY DEPARTMENT.

INTERNATIONAL BUILDING CODE (2024)
INTERNATIONAL RESIDENTIAL CODE (2024)
INTERNATIONAL MECHANICAL CODE (2024)
INTERNATIONAL PLUMBING CODE (2024)
INTERNATIONAL FIRE CODE (2024)
INTERNATIONAL FUEL GAS CODE (2024)
NATIONAL ELECTRICAL CODE (2023)
PIMA COUNTY OUTDOOR LIGHTING CODE (2012)
INTERNATIONAL ENERGY CONSERVATION CODE (2018)
INTERNATIONAL SWIMMING POOL AND SPA CODE (2024)
ICC A117.1/2017 ACCESSIBILITY CODE



LOCATION MAP

SCALE: N.T.S.

PROJECT ADDRESS:
647 S 4TH AVE TUCSON, AZ 85701-2381
OWNERS:
PETER & AUDRA MELSTED
LEGAL DESCRIPTION:
TUCSON LOT 11 BLK 117, HISTORIC PROPERTY (POTENTIAL ADDITIONAL TAX PER ARS 42-12104(A) PARCEL #:117-07-1410 BOOK 03, PAGE 70
SITE ZONING
ZONED: TUCSON HR-3 SINGLE FAMILY RESIDENTIAL EXISTING ROOF HEIGHT 26'-0" PURPOSED ADDITION HEIGHT 23'-0"
PROJECT SCOPE:
ADDITIONAL BED & BATH IN EXISTING ATTIC SPACE.
LOT SQUARE FOOTAGE =.....12,197
SQUARE FOOTAGE OF EXISTING RESIDENCE =.....2,515 SQUARE FOOTAGE OF EXISTING PATIO =.....343 SQUARE FOOTAGE OF EXISTING CASITA =.....266 SQUARE FOOTAGE OF EXISTING SHED =.....266 SQUARE FOOTAGE OF EXISTING DRIVEWAY =.....1,645
TOTAL LOT COVERAGE =.....5,035
PERCENTAGE OF LOT COVERAGE =.....5,035/ 12,197 =41%

Sheet No.

A-1

Drawn By

Checked By

Issue Date: 4/21/2023

Plot Date

Reviewed by

Submitted By

Drawing Code

Project Title

MELSTED RESIDENCE
2ND STORY MASTER ADDITION
2024 IRC & AMENDMENTS

79'-2"
R.O.W.

FOURTH AVENUE

EXISTING
WATER
METER

EXISTING
3/4" LINE
TO HOUSE

NEW 2ND STORY
DORMER ADDITION.

PATIO

184.80'

11'-11"

66.0'

CONCRETE
WALK WAY

PATIO

8'-8"

MAIN HOUSE

NEW 2ND STORY
SKYLIGHT WINDOW.

PATIO

EXISTING 200
AMP PANEL
W/ O.H. SERVICE

CONCRETE
WALK WAY

184.80'

EXISTING SEWER LINE

BRICK
WALK WAY

GRAVEL DRIVEWAY

CASITA

PATIO

SHED

66.0'

RAILROAD AVENUE

26'-5"

LOT 12
HR-3

SEVENTEENTH AVENUE

84'-2"
R.O.W.

LOT COVERAGE CALC.

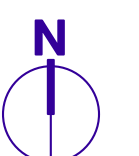
LOT S.F.=.....12,197
S.F. OF EXISTING RESIDENCE =.....2,515
S.F. OF EXISTING CASITA =.....266
S.F. OF EXISTING SHED =.....266
S.F. OF EXISTING PATIO =.....343
S.F. OF EXISTING DRIVEWAY=.....1,645

TOTAL LOT COVERAGE =.....5,035

% OF LOT COVERAGE =.....5,035/ 12,197 = 41%

FLOOR PLAN:

SCALE: 1:120



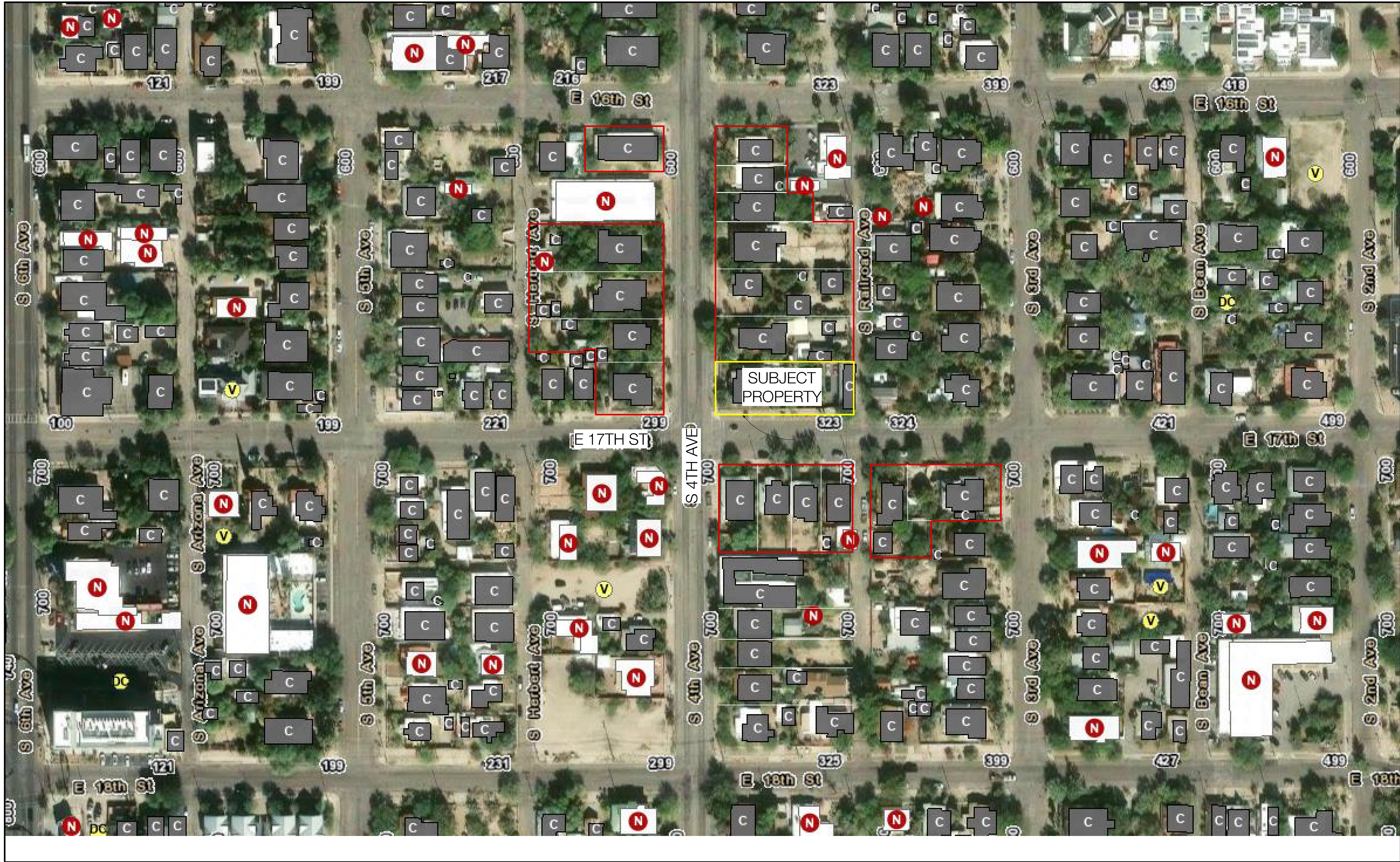
Project Title

MELSTED RESIDENCE
2ND STORY MASTER ADDITION
2024 IRC & AMENDMENTS

Sheet No.

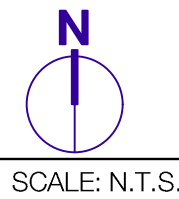
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Drawn By	Checked By	Issue Date	Plot Date	Reviewed By	Submitted By	Drawing Code
		4/21/2023				



DEVELOPMENT ZONE MAP

MAP: CONTRIBUTING



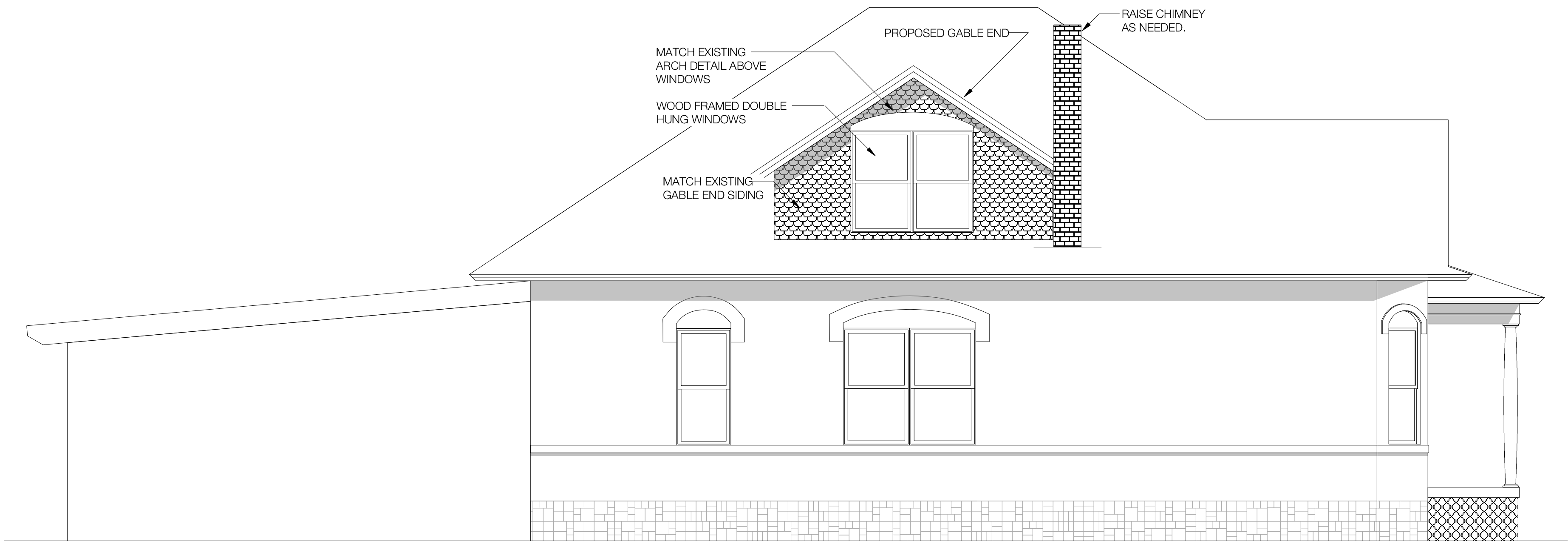
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	Drawn By	Checked By	Issue Date	4/21/2023	
			Plot Date	Plot Date	
			Reviewed By		
			Submitted By		
Drawing Code					Drawing Code



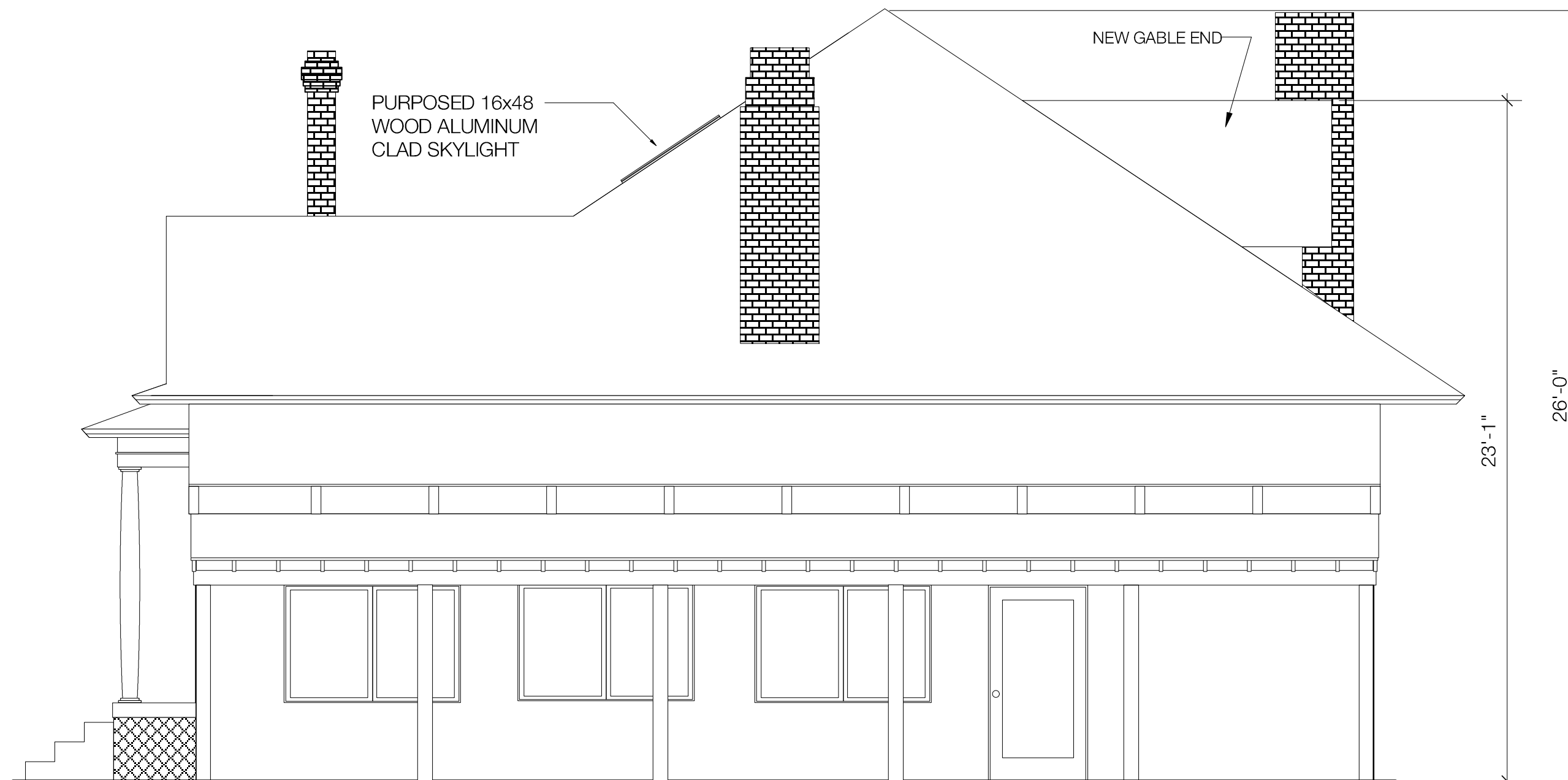
NORTH ELEVATION



EAST ELEVATION

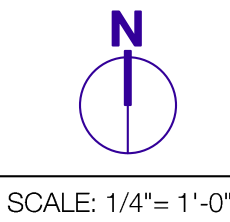


SOUTH ELEVATION

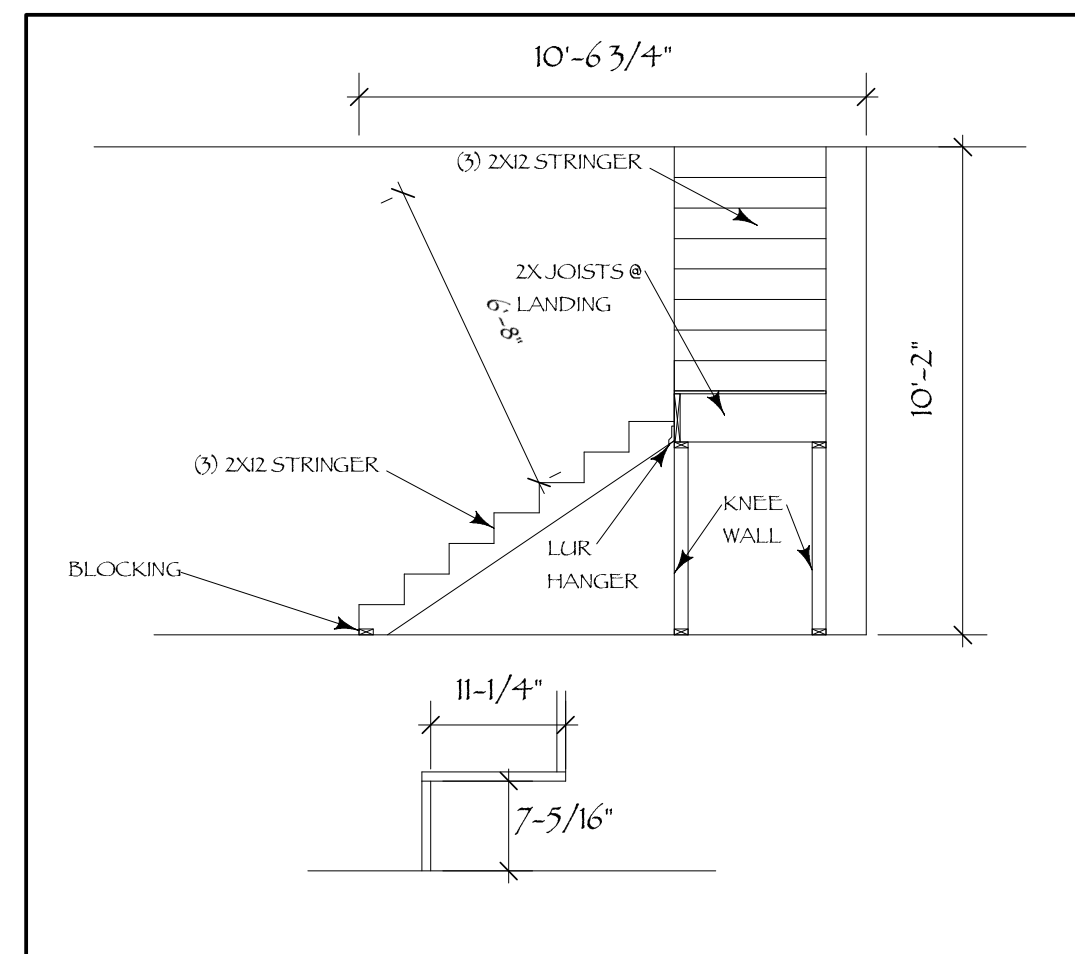
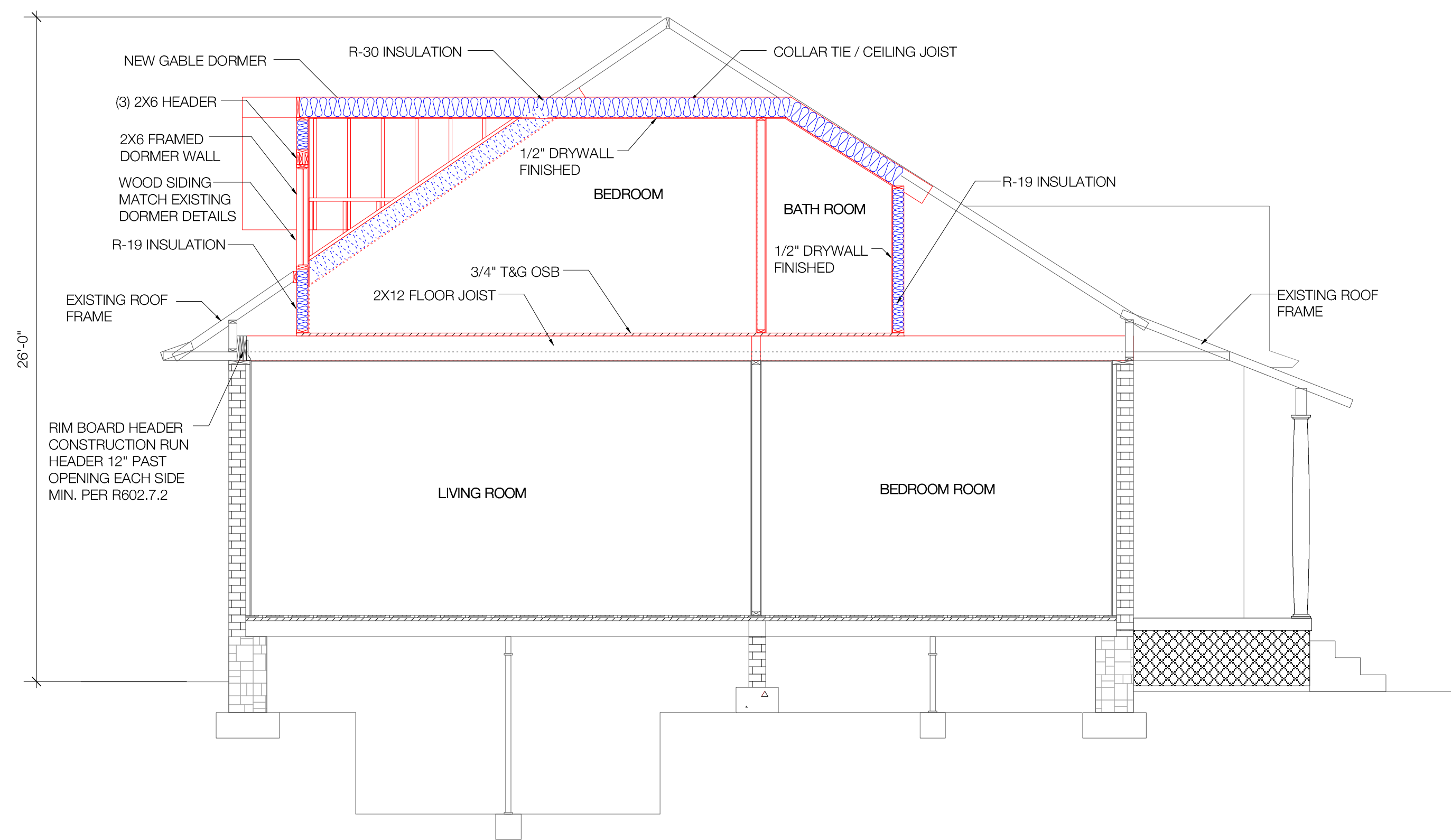


WEST ELEVATION

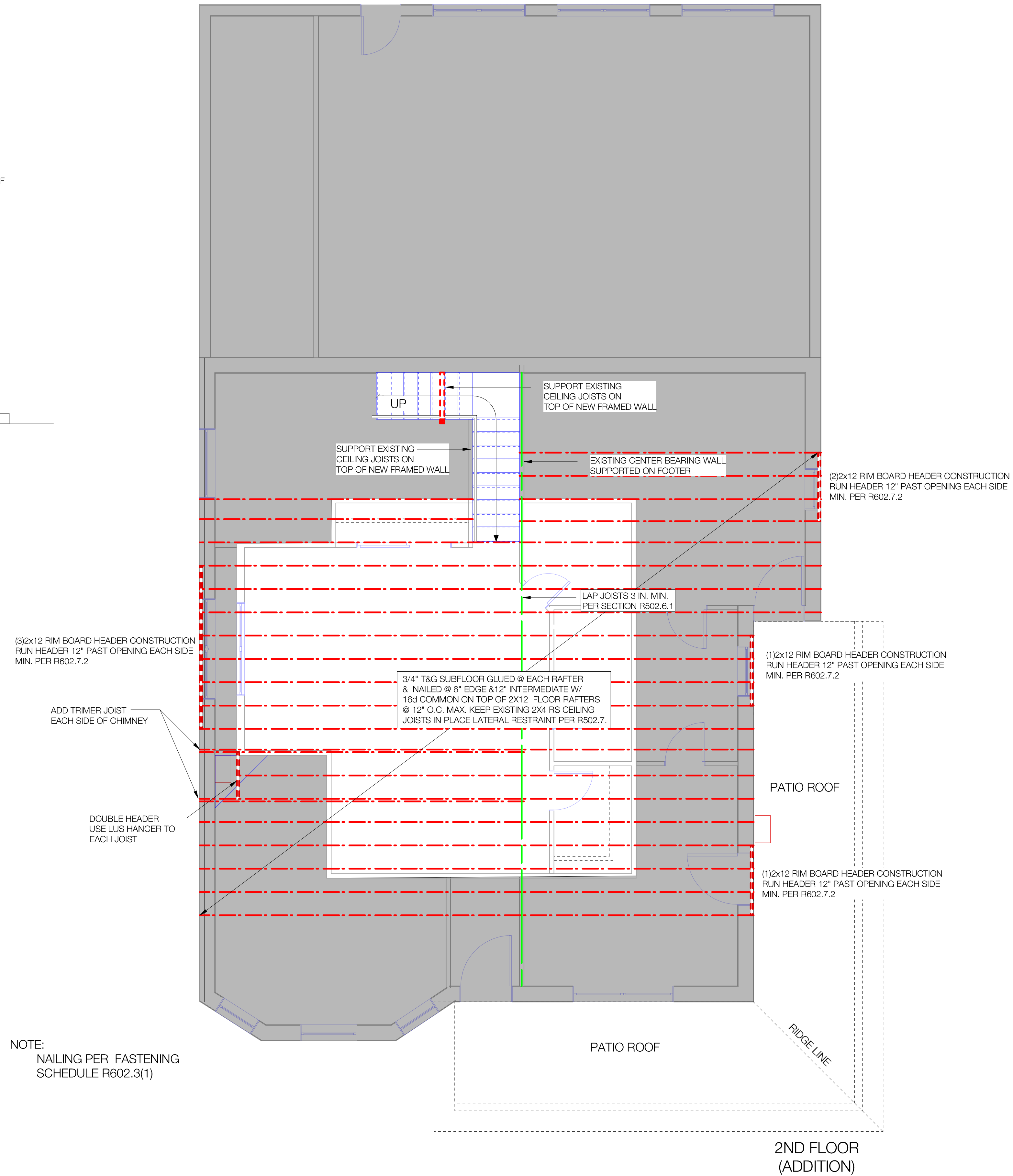
ELEVATION PLAN:

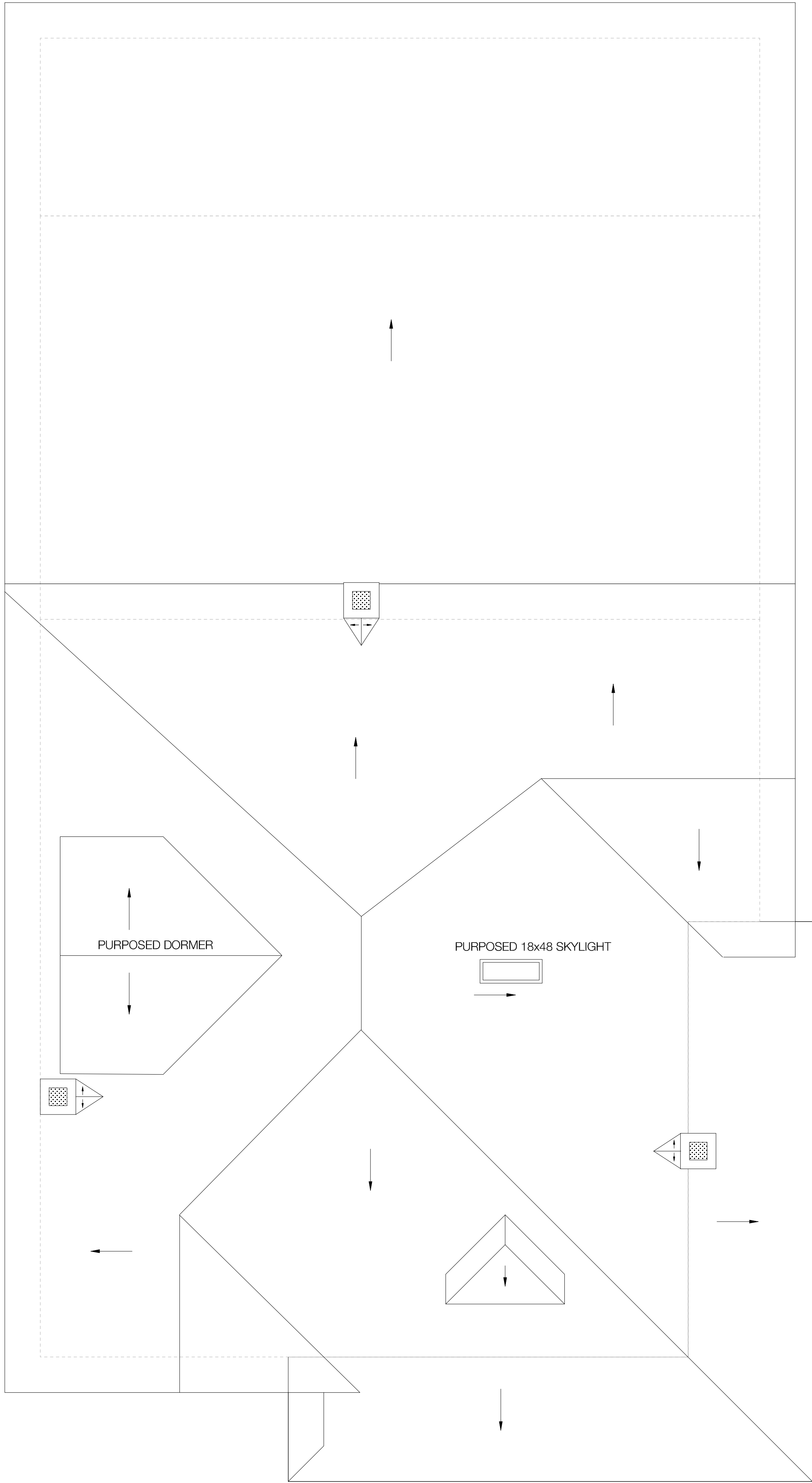


Project Title		MELSTED RESIDENCE 2ND STORY MASTER ADDITION 2024 IRC & AMENDMENTS		Sheet No.	A-3
Drawn By	Checked By	Issue Date:	4/21/2023	Plot Date	
Reviewed By	Submitted By	Plot Date		Plot Date	
Drawing Code	Drawing Code	Plot Date		Plot Date	

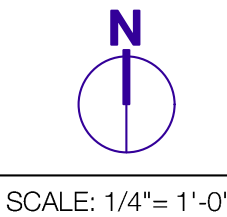


NOTE:
NAILING PER FASTENING
SCHEDULE R602.3(1)

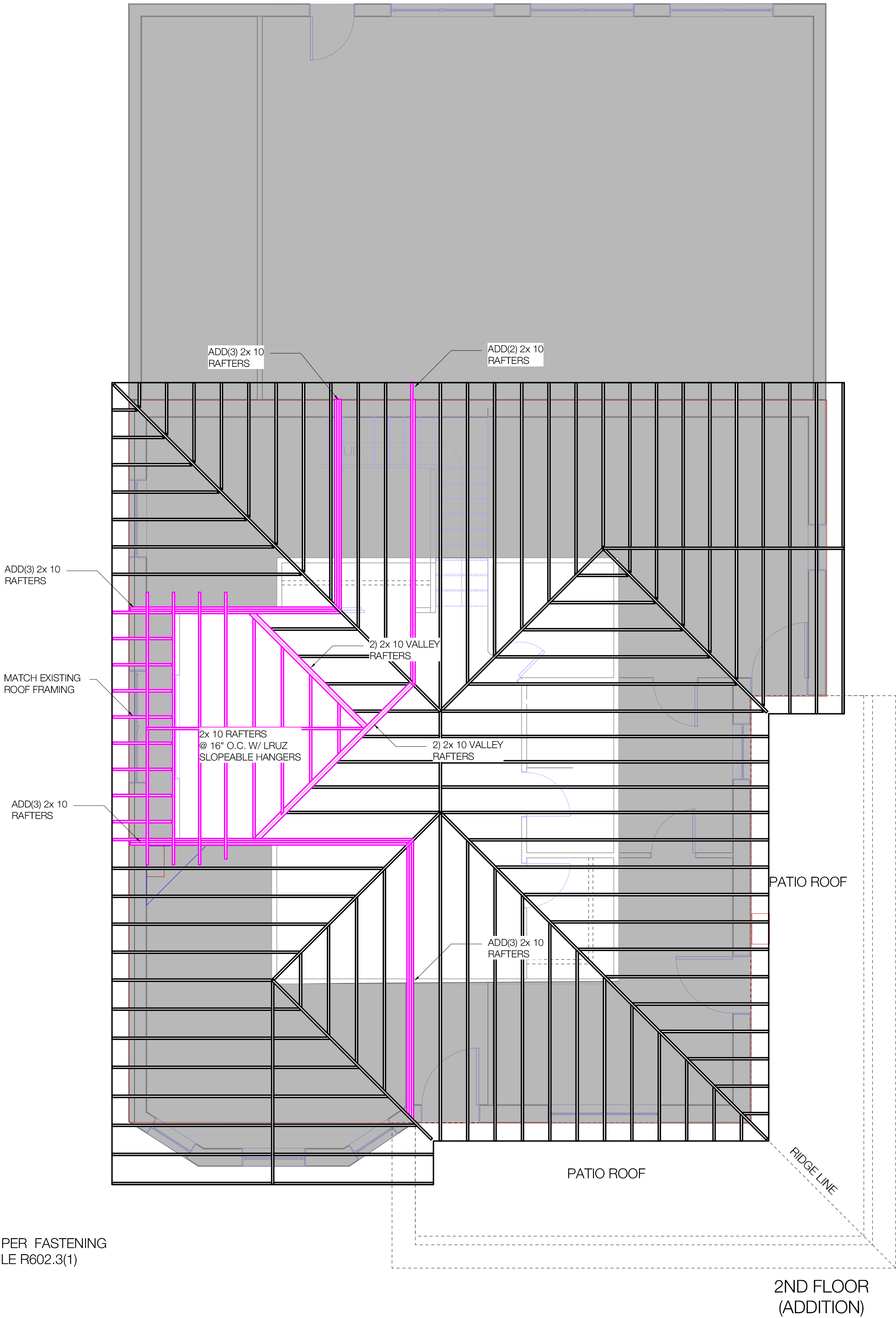




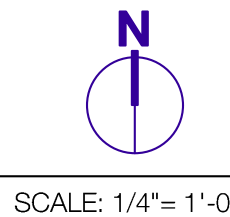
ROOF DRAIN PLAN:

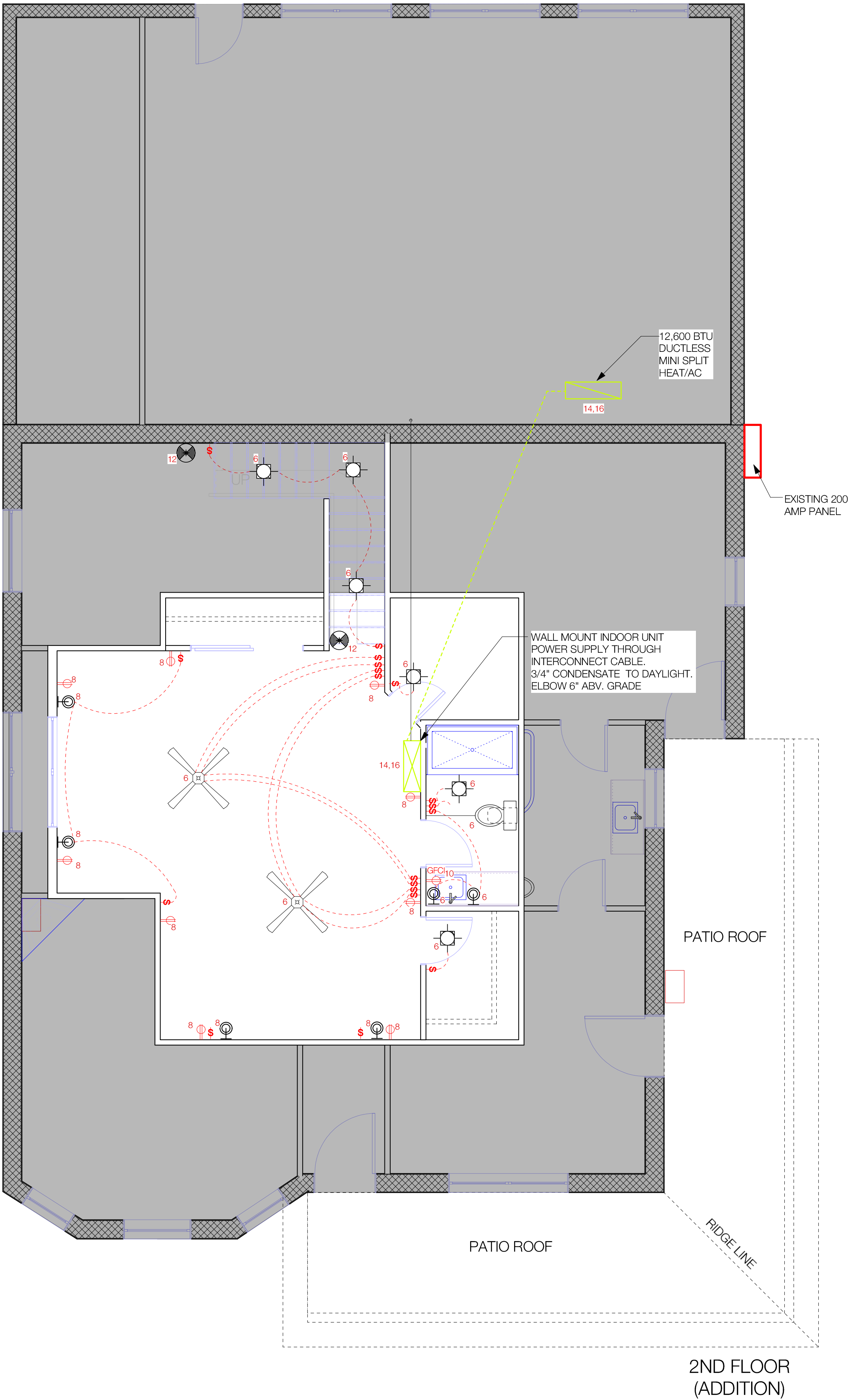


NOTE:
NAILING PER FASTENING
SCHEDULE R602.3(1)



ROOF FRAMING PLAN:





- GENERAL ELECTRICAL NOTES:
- ELECTRICAL PER 2024 IRC
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE ELECTRICAL COMPANY AN TELEPHONE COMPANY TO LOCATE CABLE DROPS
 - LIGHT FIXTURES WITHIN CLOSETS SHALL BE SURFACE-MOUNTED OR RECESSED INCANDESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMPS AND SURFACE MOUNTED OR RECESSED HIGH EFFICIENCY FIXTURES ONLY. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MIN. CLEARANCE OF 6 IN. BETWEEN FIXTURE AND THE NEAREST POINT STORAGE SPACE.
 - ALL RECEPTACLE SPACING SHALL BE IN ACCORDANCE WITH IRC 2018.
 - HALLWAYS 10 FT. OR LONGER REQUIRE A RECEPTACLE.
 - OUTLETS WITHIN 6'-0" OF WATER SOURCE MUST BE G.F.I. ANY PLACE IN THE HOUSE.
 - OUTLETS ALONG KITCHEN COUNTER CANNOT EXCEED 4'-0" O.C.
 - EXTERIOR, GARAGE, AND BATHROOM OUTLETS MUST BE GFCI.
 - SMOKE DETECTOR - EACH BEDROOM AND HALLWAY HARDWIRED AND BATTERY OPERATED, AND CARBON MONOXIDE ALARM OUT SIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY.
 - WHERE CEILING FANS ARE INSTALLED ONLY APPROVED OUTLET BOXED SHALL BE USED IRC SEC. E4004.4, E3905.8, E4101.6
 - RECEPTACLE OUTLET FOR RANGES AND CLOTHES DRYER SHALL BE A 3 POLE WITH GROUND TYPE. FOUR-WIRE,GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGE AND CLOTHES DRYER. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE RC SEC. E3908
 - BATHROOM OUTLET SHALL BE ON OWN -20 AMP GFCI CIRCUIT.
 - AIR CONDITIONING EQUIPMENT, SERVICE OUTLET MUST BE WITHIN 25'
 - ARC FAULT BRKS. SEE NOTER 20.
 - BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUNDING PORTION OF THE GAS SYSTEM IF GAS IS TO BE INSTALLED. IRC. SEC E3609.6 AND 3609.7
 - MIN. 4 SQUARE FEET AREA FOR (METER DISCONNECT AND INVERTER) EQUIPMENT ADJACENT TO THE ELECTRICAL SERVICE PANEL.
 - MICRO OVEN TO BE ON OWN 20 AMP CIRCUIT.
 - AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SERVICE THE LAUNDRY ROOM AND THIS CIRCUIT SHALL HAVE NO OTHER OUTLET. IRC. SEC 33703.3
 - BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE 15 AND 20 AMPS OUTLETS INSTALLED IN KITCHEN FAMILY ROOMS, DINING ROOMS, LIVING RM, PARLORS, LIBRARIES DENS, BEDROOMS, SUN-ROOMS REC. ROOMS, BATH-ROOMS OUT DOOR OUTLETS, LAUNDRY CLOSETS, HALLWAY AND SIMILAR ROOMS OR AREAS SHALL BE LISTED AS TAMPER-RESISTANCE RECEPTACLES EXCEPT FOR RECEPTACLES LOCATED MORE THAN 5.5 FEET ABOVE FLOOR. IN ACCORDANCE WITH IRC. SEC E3909.4 AND E4002.1
 - FIXTURES, FITTINGS, BOXES AND RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LISTED TO BE SUITABLE FOR SUCH LOCATIONS.
 - LIGHTING OUTLET OR A SWITCHED RECEPTACLE IN EVERY HABITABLE ROOM OR BATHROOM RC. SEC E3903.2
 - PROTECTION OF ALL INTERIOR 15 & 20 AMP CIRCUITS SERVING OUTLET LOCATIONS (EXCEPT- GARAGE, KITCHEN AND BATHROOMS), INCLUDING RECEPTACLES,LIGHTS AND SMOKE-DETECTORS, REQUIRES COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS. E3902.16.
 - RECEPTACLES LOCATED UNDER KITCHEN ISLAND WORK SURFACES OVERHANG SHALL NOT EXTEND MORE THAN 6" BEYOND ITS SUPPORT BASE. E3901.4.5
- ZONING LIGHTING CONDITION:
- EXTERIOR WALL-MOUNTED LIGHT FIXTURES SHALL BE LIMITED IN HEIGHT FROM FINISHED GRADE TO A MAXIMUM OF NINE (9) FEET TO THE CENTER OF THE LUMINAIRE.
 - FULL CUT OFF LIGHT FIXTURES LOCATED WITHIN 25' OF LOT LINE.
- EACH UNSHIELDED FIXTURE IS LIMITED TO A MAXIMUM OF 2000 LUMENS. AND TO BE TURNED OFF BETWEEN THE HOURS OF 11:00 PM TO SUNRISE.

200 AMP. RT MB PANEL 115/230 V-Ø-3 W				
CIR.	CIRCUIT DESCRIPTION	BKRL	WIRE	
1	HOUSE SUB PANEL	60	2P	
3				
5	SPARE	20	1P	
7	SPARE	20	1P	
9	HVAC #1	30	2P	
11				
13	HVAC #2	40	2P	
15				
17	RANGE	50	2P	
19				
2	GUEST SUB PANEL	70	2P	
4				
6	"NEW" LIGHTING	20	1P	
8	"NEW" OUTLET	20	1P	
10	"NEW BATH GFCI"	20	1P	
12	"NEW SMOKE DETECT."	20	1P	
14				
16	HVAC #4	20	2P	
18				
20	SOLAR	30	2P	

PROTECTION OF ALL INTERIOR 15 & 20 AMP CIRCUITS SERVING OUTLET LOCATIONS (EXCEPT- GARAGE, KITCHEN AND BATHROOMS), INCLUDING RECEPTACLES,LIGHTS AND SMOKE- DETECTORS, REQUIRES COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS. E3902.16.

* PROVIDE GFCI PROTECTION FOR RECEPTAL OUTLETS AND HVAC EQUIPMENT AFTER SEPTEMBER 1, 2026

ELECTRICAL CALC		ELECTRIC KEY:	
3,058 LIVABLE SQ. FT. @ 3 VOLT -AMPERES PER SQ. FT.	9,174 W	WALL SWITCH	
3 APPLIANCES @ 1500 EA	4,500 W	MULTIPLE SWITCH	
DRYER	5,000 W	GFCI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	
LAUNDRY/ CIRCUIT	1,500 W	220V RECEPTACLE	
RANGE	10,000 W	DUPLEX RECEPTACLE	
SUB-TOTAL	30,174 W	SURFACE INCANDESCENT	
FIRST 10,000W @ 100%	10,000 W	RECESSED LIGHT FIXTURE	
REMAINDER @ 40%	8,070 W	JUNCTION BOX	
GENERAL LOAD	18,070 W	WALL LIGHT	
A/C UNIT 1 @ 100%	5,300 W	EXHAUST FAN	
A/C UNIT 2 @ 100%	5,300 W	SMOKE DETECTOR	
A/C UNIT 3 @ 100%	1,800 W	CEILING FAN W/LIGHT	
A/C UNIT 4 @ 100%	1,800 W		
TOTAL	32,269 W		
32,269 ÷ 230V	140 AMPS		
PANEL SIZE REQUIRED = 200 AMP			

* ELECTRICAL PANEL TO BE PROVIDED WITH "WHOLE HOUSE" SURGE PROTECTIVE DEVICE. PER 2024 IRC E3606.5.

ELECTRICAL / HVAC PLAN:

SCALE: 1/4"= 1'-0"

Sheet No.

E-1

Drawn By

Checked By

Issue Date

Plot Date

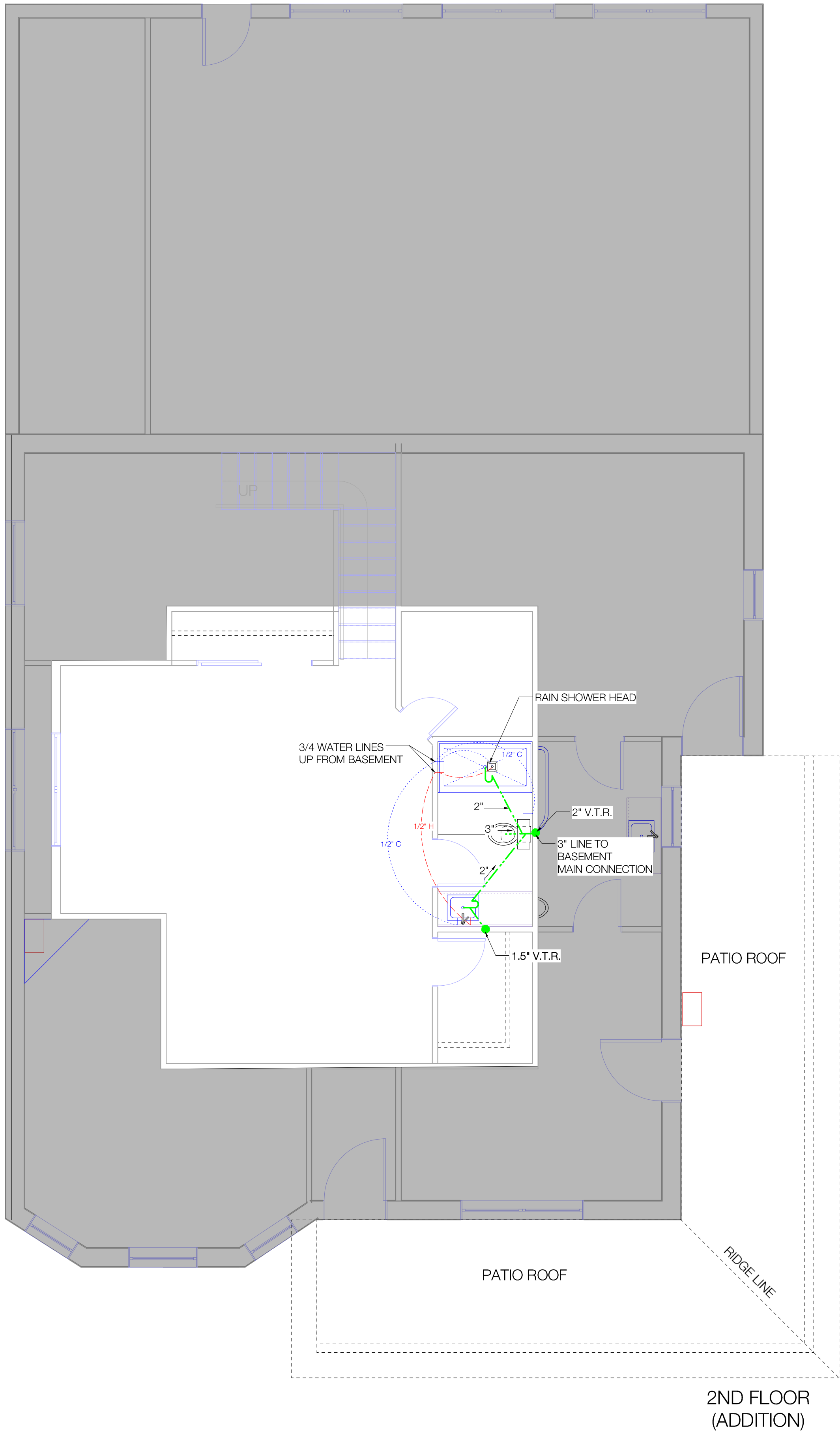
Reviewed By

Submitted By

Drawing Code

Project Title

MELSTED RESIDENCE
2ND STORY MASTER ADDITION
2024 IRC & AMENDMENTS



PLUMBING NOTES: PLUMBING PER CHAPTER 24-32, 2024 IRC

1. 1/2" HOT AND COLD WATER STUB OUT TO EACH FIXTURE.

2. 3/4" LINES WHEN MORE THAN 2 FIXTURES WITH 1/2" STUBS WITH 1/2" TO EACH FIXTURE

3. 3/4" MANIFOLD SERVING TWO OR MORE FIXTURES.

4. WATER LINES TO BE COPPER OR PEX TYPE.

5. INSTALL VAC - BREAKER ALL HOSE BIBS.

6. PROVIDE WATER HAMMER ARRESTERS WHEREVER QUICK- CLOSING VALVES ARE INSTALLED IN A WATER DISTRIBUTION SYSTEM. THE DEVICES SHOULD CONFORM TO ASSE 1010-2012 WATER HAMMER ARRESTERS ARE REQUIRED FOR CLOTHES WASHER, DISHWASHER AND REFRIG WATER CONNECTIONS.

7. SOFT COPPER TYPE L UNDER SLAB WITH NO JOINTS.

8. PVC PIPE OUTSIDE OF STRUCTURE ONLY.

9. WASTE LINES, VENTS TO BE ABS SCHEDULE 40.

10. PLUMBING VENTS SHALL BE A MIN. OF 10' AWAY FROM ALL AIR INTAKE

11. WEATHER PROOF ALL VENTS, PENETRATIONS THROUGH ROOF.

12. GAS LINES UNDER GROUND MANUFACTURE COATED.

13. GAS LINES ABOVE GROUND MIN 6" TO BE BLACK STEEL PIPE.

14. INDIVIDUAL SHOWER AND TUB/ SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE - BALANCE, THERMOSTATIC- MIXING VALVE, TYPE WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE1016 OR ASME A1 12.18/ CSA B125.1 THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE TEMPERATURE TO NO GREATER THAN 120 F (49C), IN LINE THERMOSTATIC VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION.

15. I.R.C. 2024 - AND STATE AMENDMENTS.

16. T & P RELIEF VALVE DISCHARGE PIPE WILL TERMINATE NO MORE THAN 24" AND NO LESS THAN 6" ABOVE THE FLOOR OR GRADE.

17. MOISTURE RESISTANCE FIN. FIBER GLASS, OR CERAMIC TILE OVER FIBER- CEMENT BOARD OR GLASS MAT GYP. BACKERS 72" ABOVE THE DRAIN.

18. WATER CONSERVATION -WATER CLOSET, 1.6 GAL. PER FLUSH, SINKS AND SHOWER HEADS, 3 GAL. PER MINUTE.

19. WATER CLOSET SHALL HAVE A CLEAR SPACE, NOT LESS THAN 30" WIDE AND HAS A CLEAR SPACE IN FRONT OF NOT LESS THAN 21".

20. SHOWER ENCLOSURE SHALL HAVE A MIN. FIN. INTERIOR AREA OF 1.024 INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A MIN. 30" CIRCLE. ALL GLASS ENCLOSURES SHALL BE TEMPERED.

21. WATER HEATER WITH VERTICAL PIPE RISER SHALL HAVE A HEAT TRAPS ON BOTH THE INLET AND OUTLET OF THE WATER HEATER.

22. WATER HEATER WITH VERTICAL PIPE RISER SHALL HAVE A HEAT TRAPS ON BOTH THE INLET AND OUTLET OF THE WATER HEATER, UNLESS THE WATER HEATER HAS AN INTEGRATED HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.

23. CONDENSATE DISPOSAL MAY NOT DISCHARGE INTO A PLUMBING VENT.

INSTALLATION OF FIXTURES

1. FLOOR- OUTLET OR FLOOR MOUNTED FIXTURES SHALL BE SECURED TO THE DRAINAGE CONNECTION AND TO THE FLOOR, WHERE SO DESIGNED, BY SCREWS, BOLTS, WASHERS.

2. WALL HUNG FIXTURES SHALL BE SUPPORTED SO THAT STRAIN IS NOT TRANSMITTED TO THE PLUMBING SYSTEM.

3. WHERE FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA SHALL BE WATER TIGHT. NUTS AND SIMILAR FASTENERS OF COPPER, BRASS OR OTHER CORROSION RESISTANT MATERIAL.

4. PLUMBING FIXTURES SHALL BE USABLE.

5. WATER CLOSETS, LAVATORIES, AND BIDETS. A WATER CLOSET, LAVATORY, OR BIDET SHALL NOT BE SET CLOSER THAN 16 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOSER THAN 30 INCHES CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NO LESS THAN 21 INCHES IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET TO ANY WALL FIXTURE OR DOOR.

6. THE LOCATION OF PIPING, FIXTURES, OR EQUIPMENT SHALL NOT INTERFERE WITH THE OPERATION OF A WINDOW OR DOOR.

7. IN FLOOR HAZARD AREAS AS ESTABLISHED BY TABLE R-301.2(1) PLUMBING SHALL BE LOCATED OR INSTALLED IN ACCORDANCE WITH SECTION R322.1.7.

8. INTEGRAL FIXTURE-FITTING MOUNTING SURFACE ON MANUFACTURED PLUMBING FIXTURES OR PLUMBING FIXTURES CONSTRUCTED ON SITE, SHALL MEET THE DESIGN REQUIREMENTS OF ASME A112.19.2/ CSA B4445.1 OR SAME A112.19.3/ CAS B45.1.

PLUMBING SHALL COMPLY WITH
CHAPTER 24-32 OF THE 2024 IRC

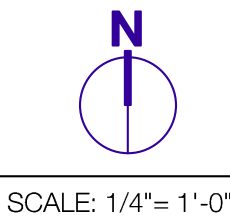
PLUMBING LEGEND	
COLD WATER	-----
HOT WATER	-----
WASTE LINE	-----

WATER W.S.F.U. SCHEDULE FROM TABLE P2903.7 & CF103.3(2) (TOTAL BOTH UNITS)							
QUAN.	FIXT.	COLD FU	HOT FU	H/C FU	TOTAL COLD FU	TOTAL HOT FU	TOTAL FU
4	FULL BATH GROUP	2.7	1.5	3.6	10.8	6.0	14.4
0	HALF BATH GROUP	2.5	0.5	2.6	0.0	0.0	0.0
1	KITCHEN GROUP	1.0	1.9	2.5	1.0	1.9	2.5
1	CLOTHES WASHER	1.0	1.0	1.4	1.0	1.0	1.4
4	HOSE BIBS	2.5	0.0	2.5	10.0	0.0	10.0
0	SHOWER STALL	1.0	1.0	1.4	0.0	0.0	0.0
0	LAVATORY	0.5	0.5	0.7	0.0	0.0	0.0
	TOTAL				22.8	8.9	28.3

WATER PLAN DISTRIBUTION: METER AND WATER MAIN SIZE
DEVELOPED LENGTH = 85'x1.2 = 102' WATERMETER AND SERVICE PIPE = 3/4" x 1" TABLE CF201.1 IRC 2024 WATER SUPPLY PRESSURE RANGE = 50-80 PSI FIXTURE UNITS = 28.3. FROM TABLEP2903.7 & CF103.3(2)

WASTE FIXTURE SCHEDULE FROM TABLE 3004.1				
QUAN.	FIXT.	D.F.U.	TOTAL F/U	WASTE
4	BATH GROUP	5	20	3"
1	KITCHEN GROUP	2	2	2"
1	LAUNDRY GROUP	3	3	2"
0	LAVATORY	1	0	2"
	TOTAL		25	

PLUMBING PLAN:



Sheet No.

Drawn By

Checked By

Issue Date: 4/21/2023

Plot Date

Reviewed by

Submitted By

Drawing Code

Project title

MELSTED RESIDENCE
2ND STORY MASTER ADDITION
2024 IRC & AMENDMENTS

P-1



637 S 4th Ave Contributing Property





637 s 4th ave



702 S 3RD AVE







627 S 4th Ave Contributing Property



260 E 17th St Contributing Property



📍 228 S 4th Ave, Tucson, AZ 85701

📌 Save to project



S 4TH AVE