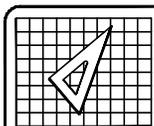


1 E TOOLE AVE
TUCSON, AZ 85701

PROJECT DESCRIPTION :

- 1.ADD A ACCESSIBLE RAMP TO THE EXISTING HISTORIC BUILDING AT THIS TIME THE BUILDING IS NOT ACCESSIBLE.
- 2.THE BUILDING HAS HAD A STAIRCASE ON THE WEST SIDE OF THE BUILDING BUT IT HAS BEEN DESTROYED OVER THE YEARS. THIS PROJECT IS TO ADD A METAL STAIRCASE AS A REQUIRED SECOND EXIT FROM THE BUILDING.
3. THE BUILDING CODE REQUIRES THAT THE EXISTING BASEMENT WINDOWS ALONG THE WEST SIDE OF THE BUILDING BE FIRE RATED FOR THE EXIT CORRIDOR. THE PROPOSAL IS TO KEEP THE EXISTING OPENING AND REPLACE THE WINDOWS WITH (TRUDOOR PROTECT3 FIRE RATED SAFETY WIRE GLASS. 90 MINUTE FIRE RATED GLASS) TO MEET CODE.
4. SOUTH OPERABLE CASEMENT WINDOWS TO BE REPLACED WITH TEMPERED GLASS.
5. EXISTING SOUTH FACING RAILING- NO CHANGE: ADD NEW GUARD RAIL BEHIND EXISTING RAILING AT 42" HIGH . NEW GUARD RAIL TO MATCH NEW RAMP RAILING DESIGN.
6. THE NORTHWEST ACCESS POINT WAS BOARDED UP FOR MANY YEARS. THIS PROJECT IS TO RE-INSTALLED A DOOR IN THIS EXISTING OPENING FOR LEGAL CODE ACCESS. THE NORTH SIDE THE PROPERTY LINE IS ON RAILROAD ROW WITH NO EXIT ACCESS AND THE EAST SIDE OF THE PROPERTY THE BUILDING IS ON THE PROPERTY LINE AND HAS NO LEGAL ACCESS THROUGH THE ADJACENT PROPERTY. THE ONLY LOCATION WHICH CAN PROVIDE BUILDING CODE SAFE ACCESS IS AT THIS NORTHWEST LOCATION. THE FLOOR ELEVATION IS GREATER THAN 30" SO A GUARDRAIL IS REQUIRED AROUND THE STAIR LANDING.
7. NEW MEDAL RAILINGS AND STAIRS COLOR TO MATCH EXISTING.

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



VVC DESIGN
A R C H I T E C T
1920 W. CASSIM LN
TUCSON AZ. 85704 (520)575-7040

OWNER/DEVELOPER

PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE

**PROJECT
DESCRIPTION**

DATE:

02-05-2024

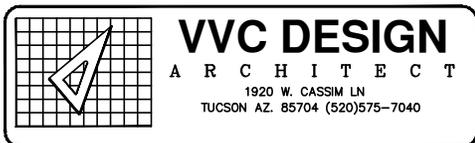
PAGE 1

DESIGN NARRATIVE :

THIS HISTORIC WAREHOUSE BUILDING IS BEING REMODELED TO MEET CURRENT LIFE SAFETY CODES FOR EXITING AND ACCESSIBILITY. THE FOLLOWING THREE ITEMS WILL NEED TO BE DONE TO THE OUTSIDE OF THIS HISTORIC BUILDING TO MEET CODE.

1. ADD AN ACCESSIBLE RAMP TO THE EXISTING HISTORIC BUILDING AT THIS TIME THE BUILDING IS NOT ACCESSIBLE.
2. THE BUILDING HAS HAD A STAIRCASE ON THE WEST SIDE OF THE BUILDING BUT IT HAS BEEN DESTROYED OVER THE YEARS. THIS PROJECT IS TO ADD A METAL STAIRCASE AS A REQUIRED SECOND EXIT FROM THE BUILDING.
3. THE BUILDING CODE REQUIRES THAT THE EXISTING BASEMENT WINDOWS ALONG THE WEST SIDE OF THE BUILDING BE FIRE RATED FOR THE EXIT CORRIDOR. THE PROPOSAL IS TO KEEP THE EXISTING OPENING AND REPLACE THE WINDOWS WITH THE PROPOSAL IS TO KEEP THE EXISTING OPENING AND REPLACE THE WINDOWS WITH (TRUDDOR PROTECT3 FIRE RATED SAFETY WIRE GLASS. 90 MINUTE FIRE RATED GLASS) TO MEET CODE.
4. SOUTH OPERABLE CASEMENT WINDOWS TO BE REPLACED WITH TEMPERED GLASS.
5. EXISTING SOUTH FACING RAILING- NO CHANGE: ADD NEW GUARD RAIL BEHIND EXISTING RAILING AT 42" HIGH . NEW GUARD RAIL TO MATCH NEW RAMP RAILING DESIGN.
6. THE NORTHWEST ACCESS POINT WAS BOARDED UP FOR MANY YEARS. THIS PROJECT IS TO RE-INSTALL A DOOR IN THE EXISTING OPENING FOR LEGAL CODE ACCESS. THE NORTH SIDE THE PROPERTY LINE IS ON RAILROAD ROW WITH NO EXIT ACCESS AND THE EAST SIDE OF THE PROPERTY THE BUILDING IS ON THE PROPERTY LINE AND HAS NO LEGAL ACCESS THROUGH THE ADJACENT PROPERTY. THE ONLY LOCATION WHICH CAN PROVIDE BUILDING CODE SAFE ACCESS IS AT THIS NORTHWEST LOCATION. THE FLOOR ELEVATION IS GREATER THAN 30" SO A GUARDRAIL IS REQUIRED AROUND THE STAIR LANDING.
7. NEW METAL RAILINGS AND STAIRS COLOR TO MATCH EXISTING.

**SITE ADDRESS: 1 E TOOLE AV
TUCSON, AZ 85701
PARCEL # 117-16-0100**



**OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710**

**TITLE
DESIGN
NARRATIVE**

**DATE:
02-05-2024**

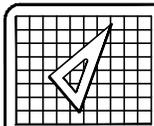
PAGE 2



AERIAL OF SITE

SCALE: NTS

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



VVC DESIGN
 A R C H I T E C T
 1920 W. CASSIM LN
 TUCSON AZ. 85704 (520)575-7040

OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
AERIAL PHOTOGRAPH

DATE:
02-05-2024

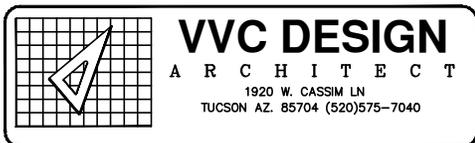
PAGE 3



SITE PLAN

SCALE: NTS

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
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TUCSON AZ 85701-1710

TITLE
PROPOSED
SITE PLAN

DATE:
02-05-2024

PAGE 4



LOOKING NORTH WEST



LOOKING NORTH



LOOKING EAST



LOOKING NORTH

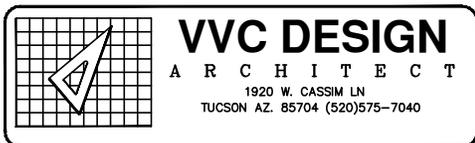


LOOKING NORTH



LOOKING NORTH

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
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TITLE
EXISTING
CONDITIONS

DATE:
02-05-2024

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LOOKING NORTH EAST



LOOKING SOUTH WEST



LOOKING SOUTH



LOOKING NORTH



LOOKING NORTH



LOOKING NORTH



LOOKING EAST

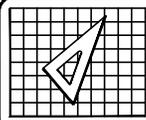


LOOKING EAST

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100

OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
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TITLE
EXISTING
CONDITIONS



VVC DESIGN
ARCHITECT
1920 W. CASSIM LN
TUCSON AZ. 85704 (520)575-7040

DATE:
02-05-2024



17 E TOOLE AVE

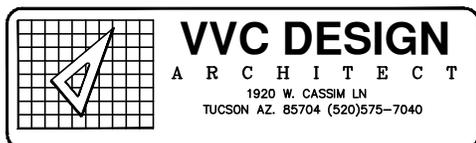


119 E TOOLE AVE



191 E TOOLE AVE

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100

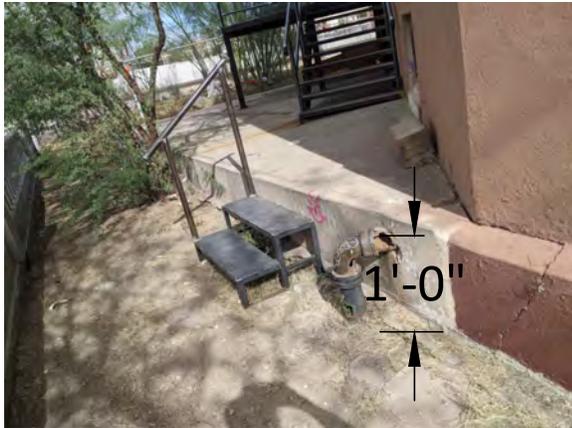


OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
SURROUNDING
AREAS

DATE:
02-05-2024

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EXISTING CONCRETE LANDING

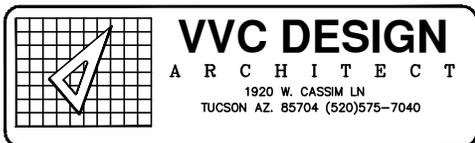


EXISTING METAL LANDING



EXISTING WALKWAY

SITE ADDRESS: **1 E TOOLE AV**
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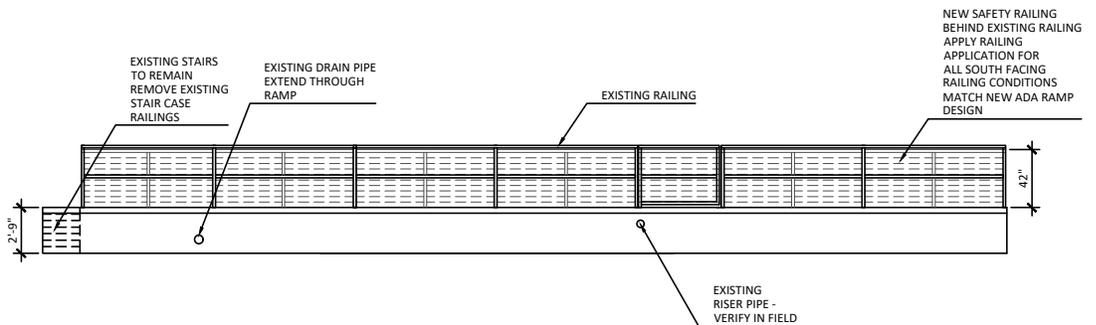
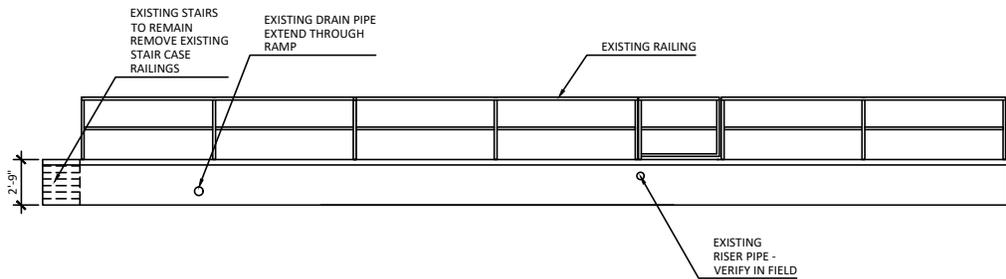
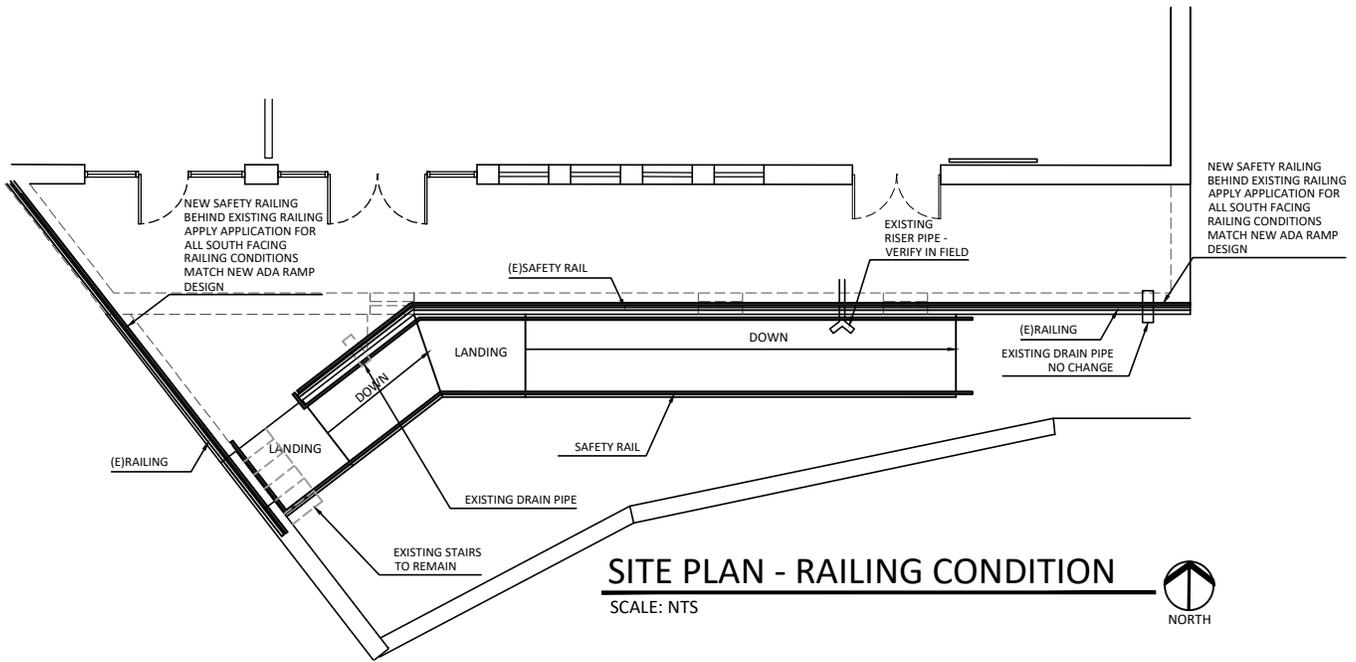


OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

DATE:
02-05-2024

TITLE
ELEVATIONS
OF EXISTING
STRUCTURES

PAGE 8



SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100

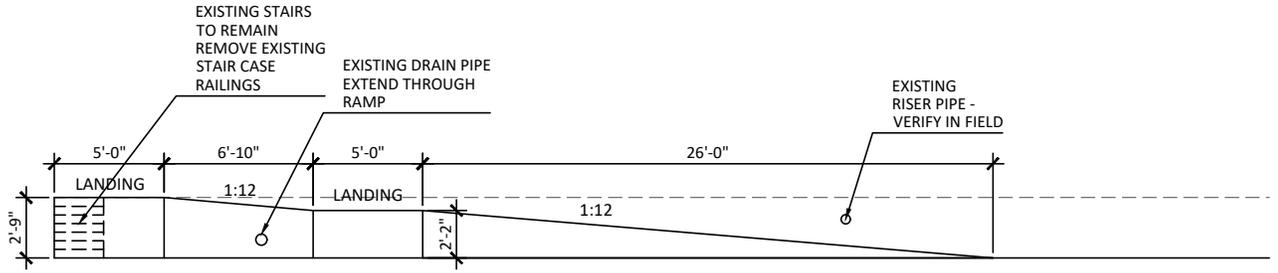
OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
ELEVATIONS
OF EXISTING
RAILING AND RAILING
APPLICATION

VVC DESIGN
ARCHITECT
1920 W. CASSIM LN
TUCSON AZ. 85704 (520)575-7040

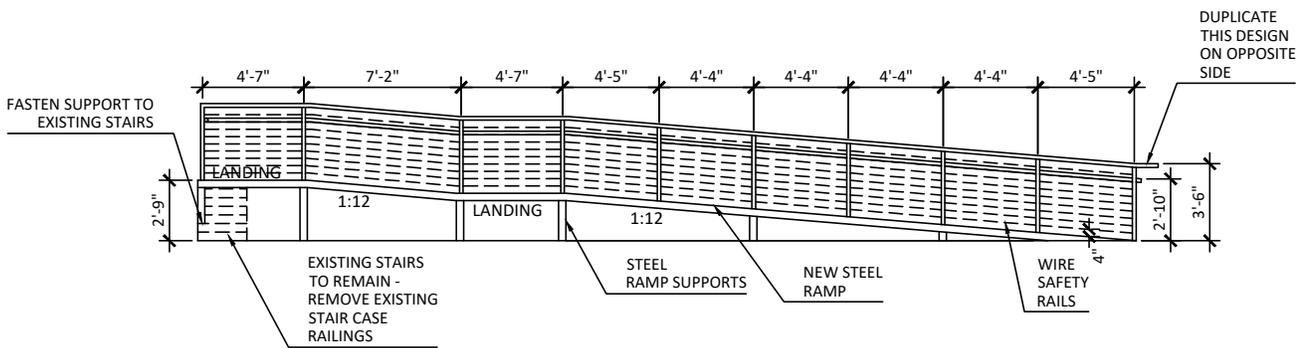
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02-05-2024

PAGE 9.0



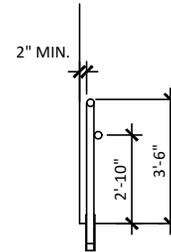
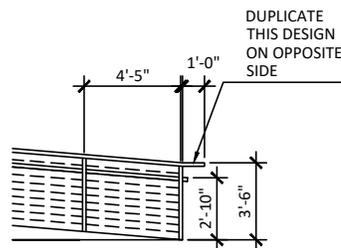
RAMP PROFILE

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



1 HANDRAIL DETAIL

SCALE: NTS



2 HANDRAIL DETAIL

SCALE: NTS

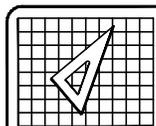
3 HANDRAIL DETAIL

GENERAL NOTE: PROVIDE ARCHITECT WITH SHOP DRAWINGS FOR APPROVAL.

NEW STEEL ADA RAMP

SCALE: NTS

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



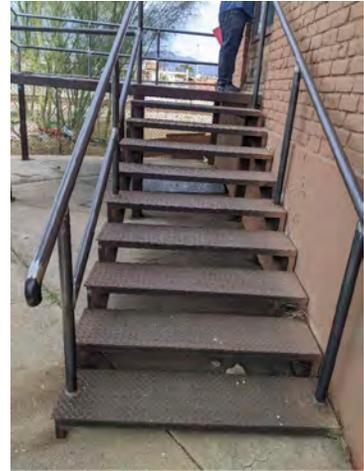
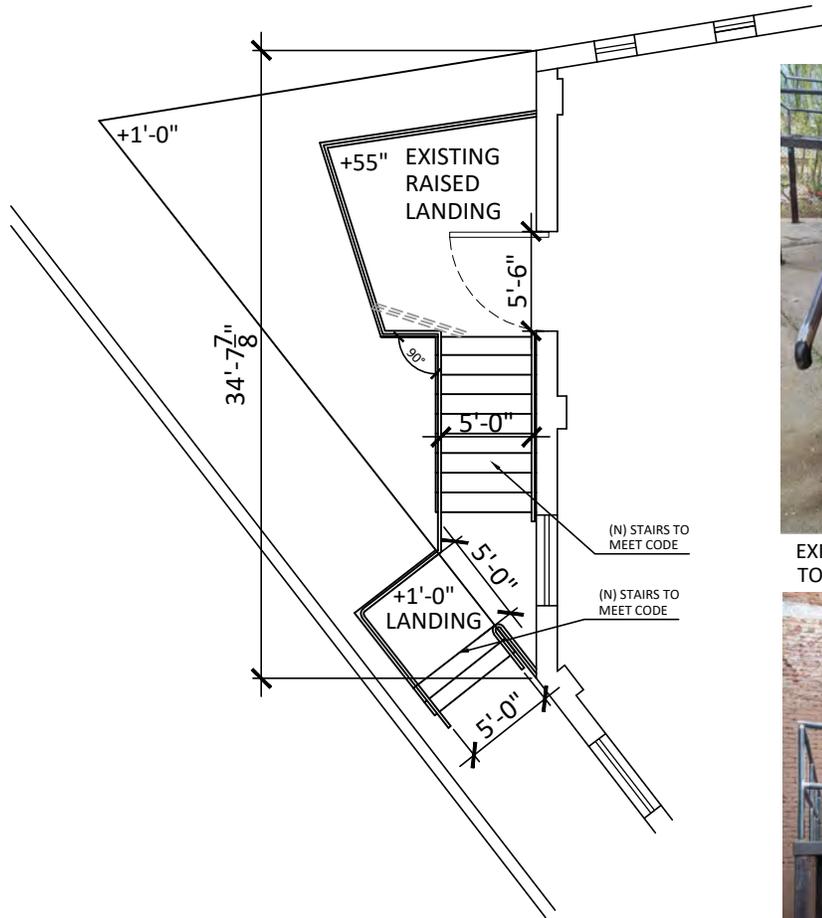
VVC DESIGN
 ARCHITECT
 1920 W. CASSIM LN
 TUCSON AZ. 85704 (520)575-7040

OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
ELEVATIONS
OF PROPOSED
STRUCTURES

DATE:
02-05-2024

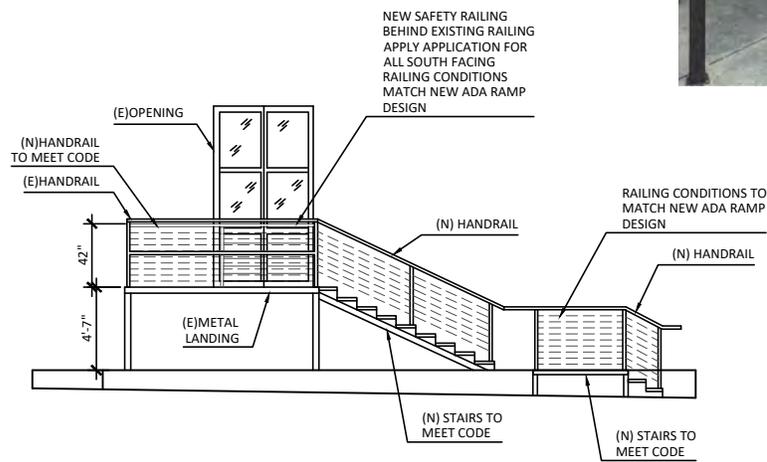
PAGE 9.1



EXISTING STAIRS TO BE REPLACED



EXISTING LANDING. NEW SAFETY RAIL TO MEET CODE.



EXISTING LANDING - WITH SAFETY RAIL AND NEW STAIRS
SCALE: NTS

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100

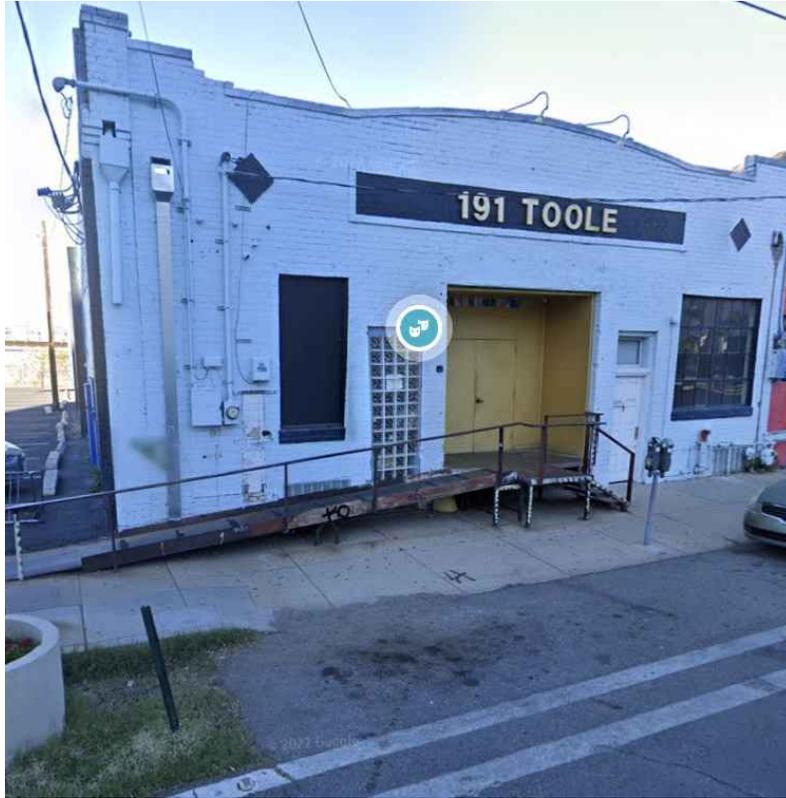
VVC DESIGN
ARCHITECT
1920 W. CASSIM LN
TUCSON AZ. 85704 (520)575-7040

OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

DATE:
02-05-2024

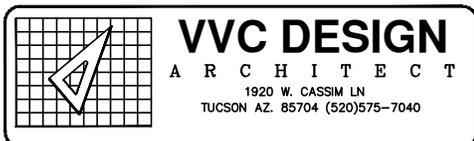
TITLE
ELEVATIONS OF PROPOSED STRUCTURES

PAGE 9.2



191 E TOOLE AVE

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
PRECEDENT
EXAMPLES

DATE:
02-05-2024

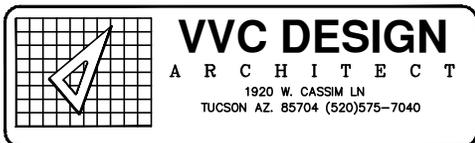
PAGE 10



PROPOSED MATERIALS

1. NEW ALL METAL ADA RAMP W/ SAFETY RAILS.
2. COLOR TO BE A NATURAL RUST TO LOOK WEATHERED AND EXISTING.
3. STAIRS AT NORTHWEST CORNER TO MATCH NEW ADA RAMP COLOR.

**SITE ADDRESS: 1 E TOOLE AV
TUCSON, AZ 85701
PARCEL # 117-16-0100**



**OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710**

**TITLE
RENDERING/
PROPOSED
MATERIALS**

**DATE:
02-05-2024**

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LOOKING NORTH WEST



LOOKING NORTH

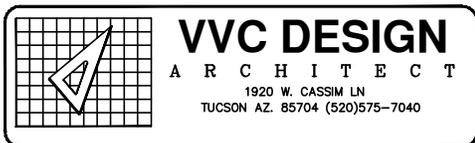


LOOKING EAST

SHADE STUDY NARRATIVE:

1. THE EXISTING WALK WAY IS UNDER EXISTING ROOF. 100% COVERAGE.
2. NO NEW COVER IS NEEDED FOR SHADE

SITE ADDRESS: **1 E TOOLE AV**
TUCSON, AZ 85701
PARCEL # 117-16-0100



OWNER/DEVELOPER
PEACH PROPERTIES HM INC
44 E BROADWAY BLVD
STE 300
TUCSON AZ 85701-1710

TITLE
SHADE STUDY

DATE:
02-05-2024

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