

SITE PREP NOTES

1. ALL EXCAVATION OF FOOTINGS, ETC. THAT ARE CONSIDERED STRUCTURAL IN NATURE, TO BE PLACED AT DEPTHS AND LOCATIONS AS INDICATED IN THE CONSTRUCTION DOCUMENTS, FOUNDATION PLAN, ETC.
2. ALL AREAS DIRECTLY UNDER THE STRUCTURE, ITS WALKS, DRIVES, ETC. TO BE FREED OF ALL ORGANIC MATERIAL PRIOR TO THE POURING OR LAYING OF ASPHALT OR OTHER SURFACING FINISH MATERIALS.
3. ALL 4" SAND FILLS, IF REQUIRED, UNDER SLABS TO BE CLEAN, INEXPENSIVE GRANULAR SAND TYPE FILLS, THAT AS APPROVED BY LOCAL BUILDING AUTHORITIES.
4. ALL DEEP LAND FILLS, BACKFILLS, ETC., EITHER UNDER SLAB(S) OR AGAINST WALL(S) TO BE DONE IN 6" LIFTS, WITH EACH LIFT THOROUGHLY PADDOLED WITH WATER AND TAMPED TO A SOLID BED, TESTED TO WITHIN 50% OF NATURAL COMPACTION, TO INSURE AGAINST THE POSSIBILITY OF SETTLEMENT. ALL DEEP LANDFILL MATERIALS TO BE FREED OF ALL ORGANIC MATERIALS AND LARGE ROCKS.
5. THE CONCRETE CONTRACTOR SHALL EXCAVATE AS NECESSARY OR PROVIDE FOR, AND AS INDICATED PER PLANS, PROVIDE AND PLACE ALL CONCRETE AS PER PLANS, PROVIDE AND PLACE ALL REINFORCEMENT AS PER PLANS, PROVIDE AND PLACE ALL ANCHORS, ETC AS PER PLANS, AND BACKFILL AND COMPACT ALL EXCAVATIONS UNDER SLAB(S) AND FOOTINGS(S) THAT MAY HAVE BEEN MADE BY OTHER TRADES, SUCH AS THE MECHANICAL CONTR. OR PLUMBING CONTR.
6. CONSTRUCTION WATER SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR THE REQUIRED COMPACTION AND DUST CONTROL.
7. GRADING, THE SITE SHALL BE BROUGHT TO WITHIN (+) OR (-) 0.10 FEET OF THE GRADE AS STAKED, COMPACTED AND BLADED TO A SMOOTH AND UNIFORM GRADE, VERIFY ON GRADING PLAN.
8. ALL TRENCHES SHALL BE SHADED BY THE CONTRACTOR PROVIDING THE TRENCH IN A MANNER ACCEPTABLE BY THE GOVERNING AUTHORITY. BACKFILLS SHALL BE COMPACTED TO THE EXTENT AS TO ELIMINATE SETTLEMENT.
9. TERMITE PRETREATMENT SHALL BE ACCOMPANIED BY A 5 YEAR WRITTEN WARRANTY AND CERTIFICATE.

GENERAL NOTES

REFER TO ADDITIONAL NOTES • GENERAL/ STRUCTURAL NOTES SHEET.

ALL WORK SHALL CONFORM TO THE 2022 INTERNATIONAL RESIDENTIAL CODE (IRC), IF APPLICABLE, UNIFORM PLUMBING CODE, LOCAL AMENDMENTS, AND ALL OTHER APPLICABLE COVERING CODES, ORDINANCES AND REGULATIONS.

CONTRACTORS SHALL PAY ALL PERMIT AND PLAN CHECK FEES.

THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND INSPECT EXISTING CONDITIONS PRIOR TO ANY WORK AND IS TO IMMEDIATELY NOTIFY DESIGNER OR OWNER OF ANY DISCREPANCIES OR OMISSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE PROJECT AS INDICATED OR IMPLIED BY DRAWINGS AND FIELD CONDITIONS.

SUBCONTRACTORS ARE TO PROPERLY CONNECT AND COORDINATE THE WORK AND THE WORK OF OTHERS AS SHOWN ON THE DRAWINGS AND AS INDICATED IN THE SPECIFICATIONS. THE CONTRACTOR IS TO COORDINATE THE WORK OF THE VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK OR UNFINISHED GAPS BETWEEN OPERATIONS.

THE GENERAL CONDITION OF THE CONTRACT WILL BE THOSE AGREED UPON BY AND BETWEEN THE OWNER AND THE SUCCESSFUL GENERAL CONTRACT BIDDER AND SHALL BE A PART OF THESE CONTRACT DOCUMENTS AND ARE A PART OF THIS WORK.

ALL WORK KILL AND/OR PERFORMED FOR THE TENANT WILL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT AND IN NO WAY IS TO ALTER THE SPACE IN CONTRADICTION TO OR AT VARIANCE TO THESE PLANS.

DAMAGE TO EXISTING FINISHED WORK WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

SCHEDULE AND COORDINATE WORK. VERIFY DELIVERY DATES FOR ANY LONG LEAD ITEMS AND MATERIALS TO INSURE THEIR INSTALLATION IN THE PROPER SEQUENCE OF CONSTRUCTION.

MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. SITE AND ADJACENT AREAS ARE TO BE LEFT CLEANED AT THE END OF EACH WORK DAY.

PROJECT AND CODE INFORMATION

PROPERTY OWNER
ROBERT PITTS

ADDRESS:
829 N 5TH AVE. TUCSON, AZ 85705
DRIVEWAY AND WROUGHT IRON FENCE

ZONING: HR-2
CODE - 2024 IRC BOOK

HISTORIC AREA: WEST UNIVERSITY HISTORIC DISTRICT

GENERAL CONTRACTOR/PROJECT DESIGNER
MR. PETER ZORILLA
TAMARRON HOMES, INC.

ZONING INFORMATION

EXISTING ZONING: HR-2
PARCEL AREA: 8282.67 SQ. FT.
LOT COVERAGE: 2139 SQ. FT.
BUILDING HEIGHT: + 20' TO ROOF RIDGE.

UDC ARTICLE 6 DIMENSIONAL STANDARDS & MEASUREMENTS.

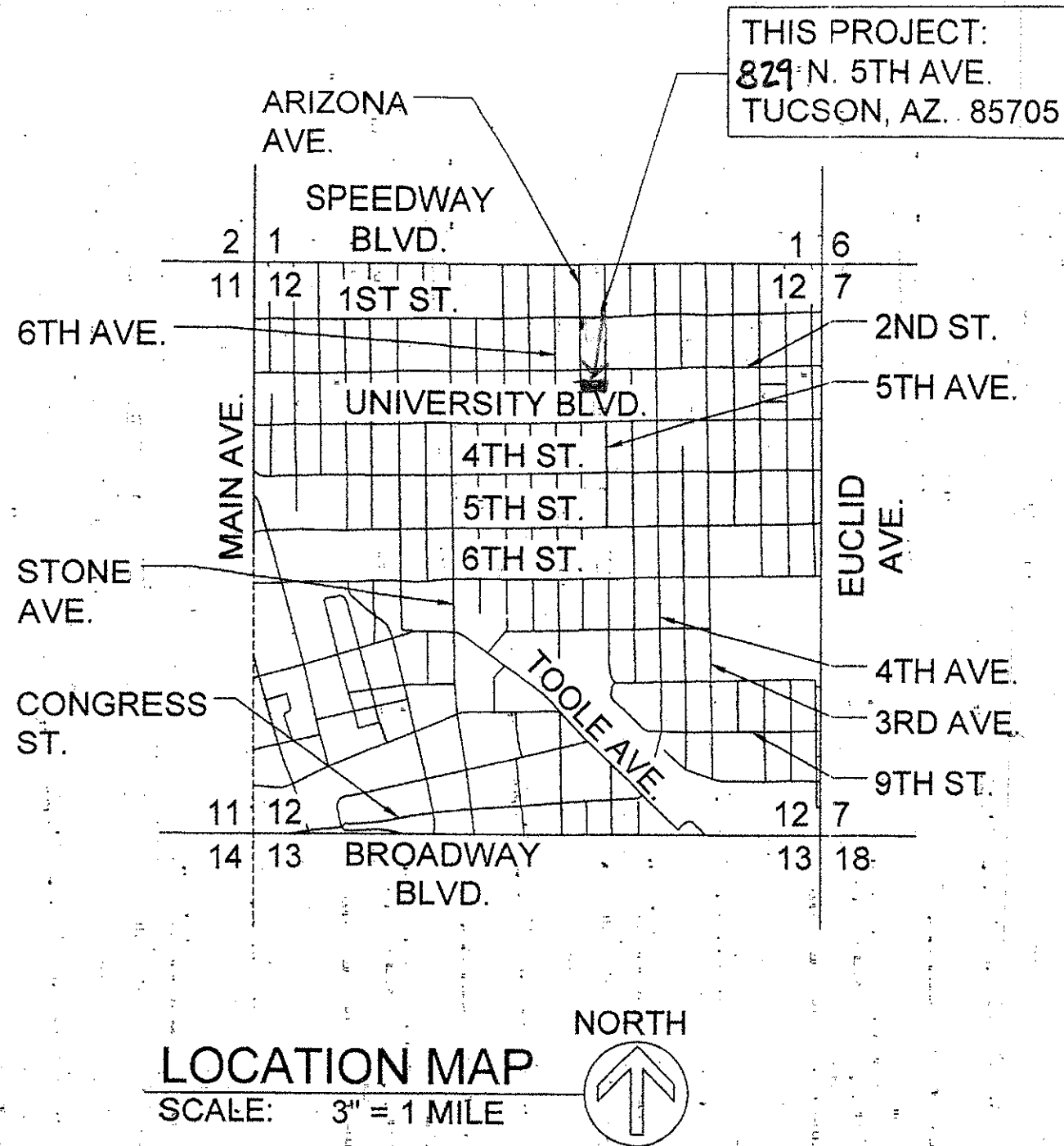
PLEASE NOTE: THESE ARE EXISTING BUILDINGS.

PERIMETER YARD: 6 FEET MINIMUM
OR 2/3 THE BUILDING HEIGHT.
20 FEET MAX FOR ADT LESS THAN
140 FOR FRONT SETBACK
INTERIOR SETBACK = 10 FEET.
5,000 SF MIN LOT SIZE
MAX LOT COVERAGE 70%
MAX BUILDING HEIGHT 25 FEET.

EXISTING LOT COVERAGE RESIDENCE & DETACHED BUILDINGS
THE PARCEL AREA 2139 SF: EXISTING BUILDING
2139 DIV BY 8282 = 26% COVERAGE.
PRIOR NEW & EXISTING LOT COVERAGE: RESIDENCE DETACHED
BUILDING & DRIVEWAY 2883 SF DIV BY 8282 = 35% COVERAGE.

HISTORIC DESCRIPTION

Our proposed project is located at 829 N. 5th Ave.
The original residence was built around 1905 in the Tudor Style of Architecture and is a contributing property in the historic district.
Our plan is to add the old fashioned split concrete driveway. Also, add a deco wrought iron fence in front yard.
The proposed driveway and fence will match the existing residences in neighborhood.
All external features of the project would provide a continuity to the property and the West University Neighborhood.



PROJECT DESCRIPTION

THE PURPOSE OF THE PROJECT IS TO PROVIDE OFF STREET PARKING FOR PROPERTY WHICH HAS NONE. THE NEW DRIVEWAY WOULD BE HISTORIC BY VIRTUE OF BEING SPLIT CONCRETE PAVING LANES ON SITE. ALSO, TO PROVIDE A PERIMETER 3' FENCE AT FRONT YARD FOR DECORATIVE AND ENHANCED SECURITY. THE LAVA STONE COLUMNS PROPOSED WOULD BE A CONTINUATION OF THE LOW EXISTING 2' STONE WALL. THIS WOULD PROVIDE A CONNECTION POINT FOR THE NEW DECO FENCE.

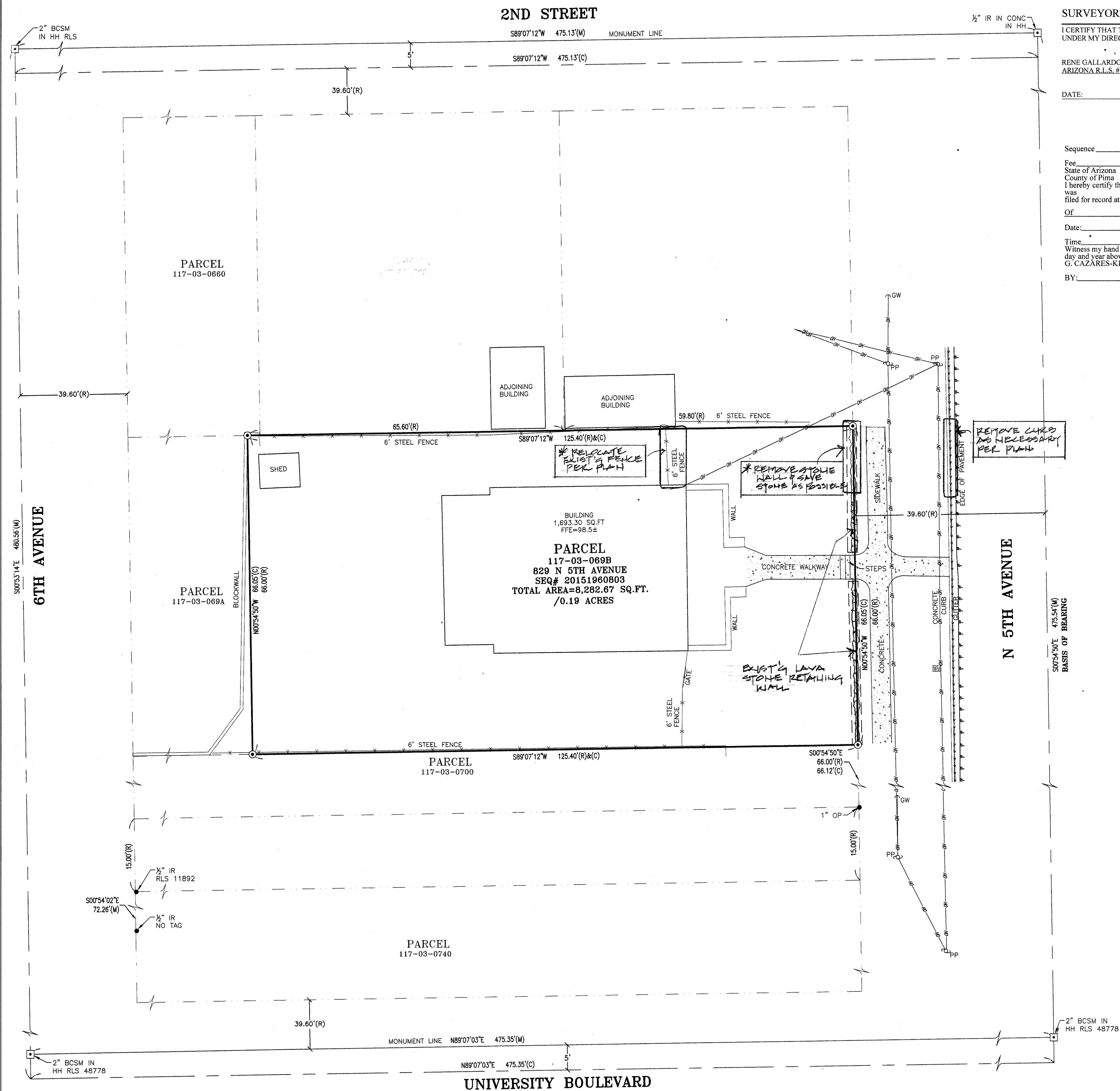
BUILDING MATERIALS

- 1) STONE - LAVA STONE TO MATCH EXISTING.
- 2) FENCE - WROUGHT IRON PER ELEVATION.
- 3) CONCRETE DRIVEWAY, WALL & CURB - 2500 PSI CONCRETE WITH SMOOTH FINISH OR MATCH EXISTING ATTACHED FINISH.

SHEET INDEX

- 1) PROJECT SCOPE/HISTORIC DESCRIPTION
CODE INFORMATION/PROJECT MATERIALS.
- 2) RECORD OF SURVEY/DEMO & NOTES.
- 3) PLANS/DETAILS/MISCELLANEOUS NOTES.
- 4) ELEVATIONS/PHOTOS

TAMARRON HOMES, INC. DESIGN DEVELOPMENT CONSTRUCTION MANAGEMENT 4020 NORTH ROMERO ROAD TUCSON, ARIZONA 85705 (520) 293-3370, FAX 293-3275	
DATE 9/5/24	REVS 7/23/24
PROJECT PITTS DRIVEWAY/FENCE 829 N. 5TH AVE TUCSON, AZ 85705	SHEET TITLE PROJECT SCOPE/HISTORIC DESCRIPTION MATERIALS
PROJECT # 26-2	
SHEET 1 OF 2	



SURVEYOR'S STATEMENT

I CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED
UNDER MY DIRECTION, AND THE MONUMENTS EXIST AS SHOWN.

RENE GALLARDO Jr.
ARIZONA R.L.S. # 80228

DATE: _____

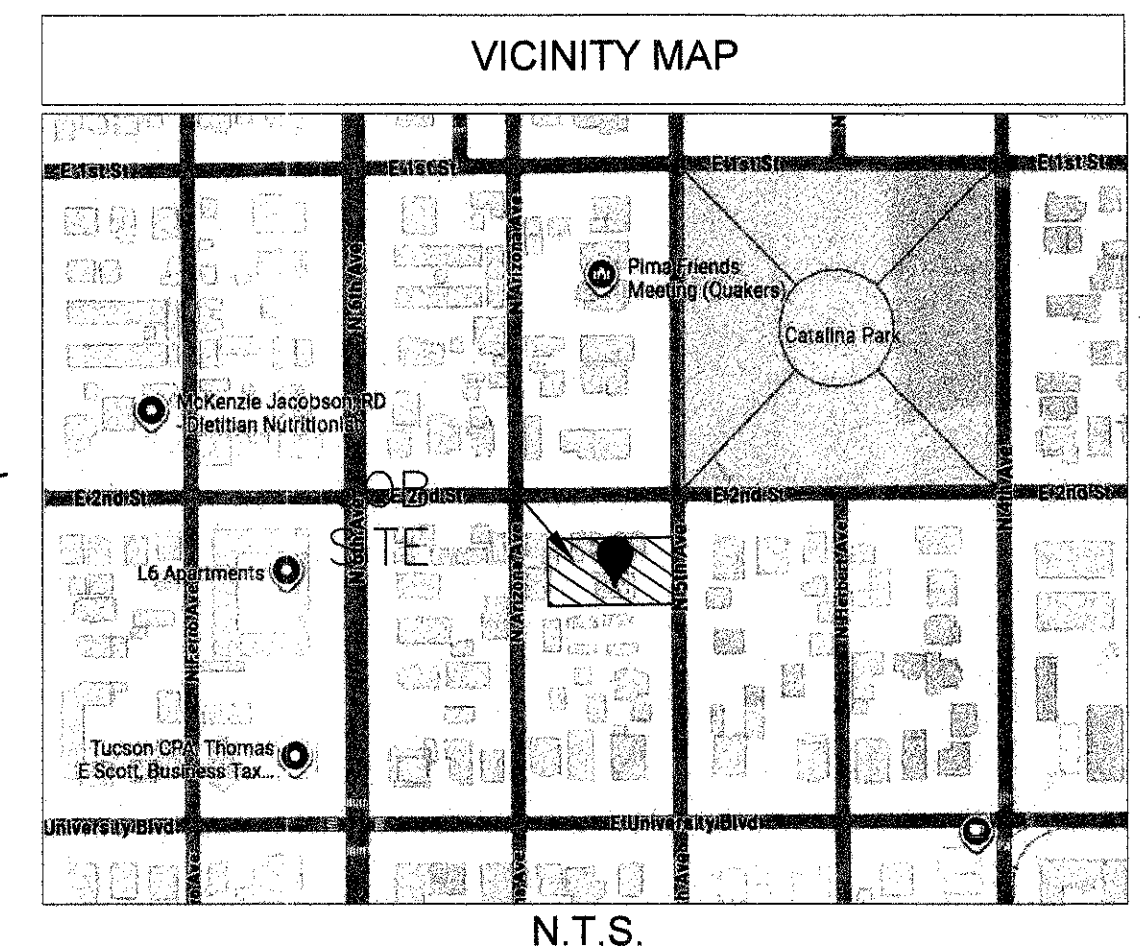
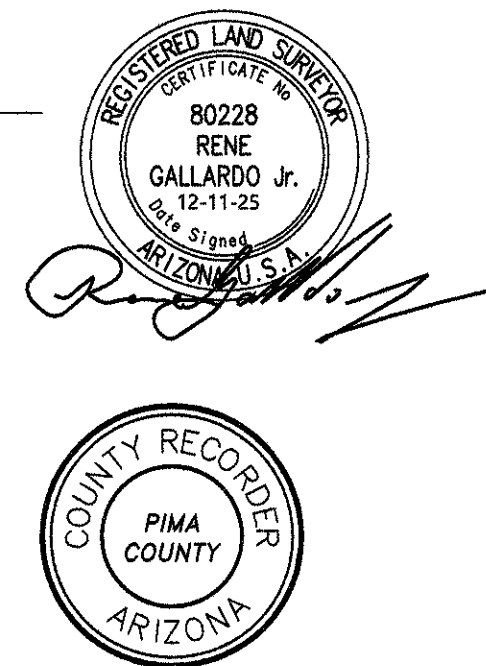
Sequence_

Fee _____
State of Arizona
County of Pima
I hereby certify that the instrument
was
filed for record at the request

Date:_____

Witness my hand and Official Seal
day and year above written.
G. CAZARES-KELLY, County Recorder

BY: _____ Deputy



LEGEND

- (M) MEASURED DIMENSION PER THIS SURVEY.
(R) RECORD DIMENSION PER SEE REFERENCES
(C) INDICATES A CALCULATED DIMENSION.
● FD. MONUMENT AS NOTED, AFFIXED TAG
x CALCULATED POSITION
————— BOUNDARY
- - - - - ADJOINER BOUNDARY
- - - - - CENTERLINE
- x - x - FENCE
————— WALL
————— CONCRETE
————— CONCRETE CURB
- - - - - GUTTER
- - - - - EDGE OF PAVEMENT
————— SHED
————— BUILDING
= = = = 2'± TALL ROCK WALL
————— OVERHEAD WIRE
————— MONUMENT LINE
□ BCSM
WM WATER METER
● SET 1/2" IRON REBAR LS 80228
⊕ POWER POLE
⊕ GUY WIRE

NOTES

1.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR HAS MADE NO INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARINGS

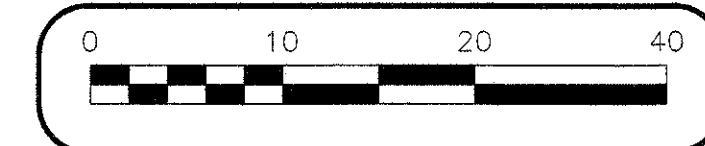
SAID BEARING BEING: S00°54'50"E BETWEEN A FOUND ½" IR IN CONCRETE
INSIDE A HAND HOLE & A FOUND 2" BCSM RLS 48778 IN HAND HOLE
ALONG THE CENTERLINE OF 5TH AVENUE.

REFERENCES

SEQ# 20151960803
M&P BOOK 2, PAGE 4



SCALE : 1" = 10'



RECORD OF SURVEY

OF PARCEL 117-03-069B WITHIN
SECTION 12, T14S, R13E, G&SRM,
PIMA COUNTY, AZ

PROJECT ADDRESS:	829 N 5TH AV TUCSON, AZ 85705
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PROJECT NUMBER:	25144	FIELD DATE:	12/09/2025
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SCALE	1"=10'	DRAWN BY:	AS	CHECKED BY:	RG	SHEET	1 OF 1
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OWNER OF RECORD: ROBERT & PATRICIA PITTS

3021 S. JESSICA AVE. • TUCSON, ARIZONA 85730
PH (520) 370-6803 EMAIL: BULLZEYELANDSURVEYING@GMAIL.COM

SEQUENCE N^o

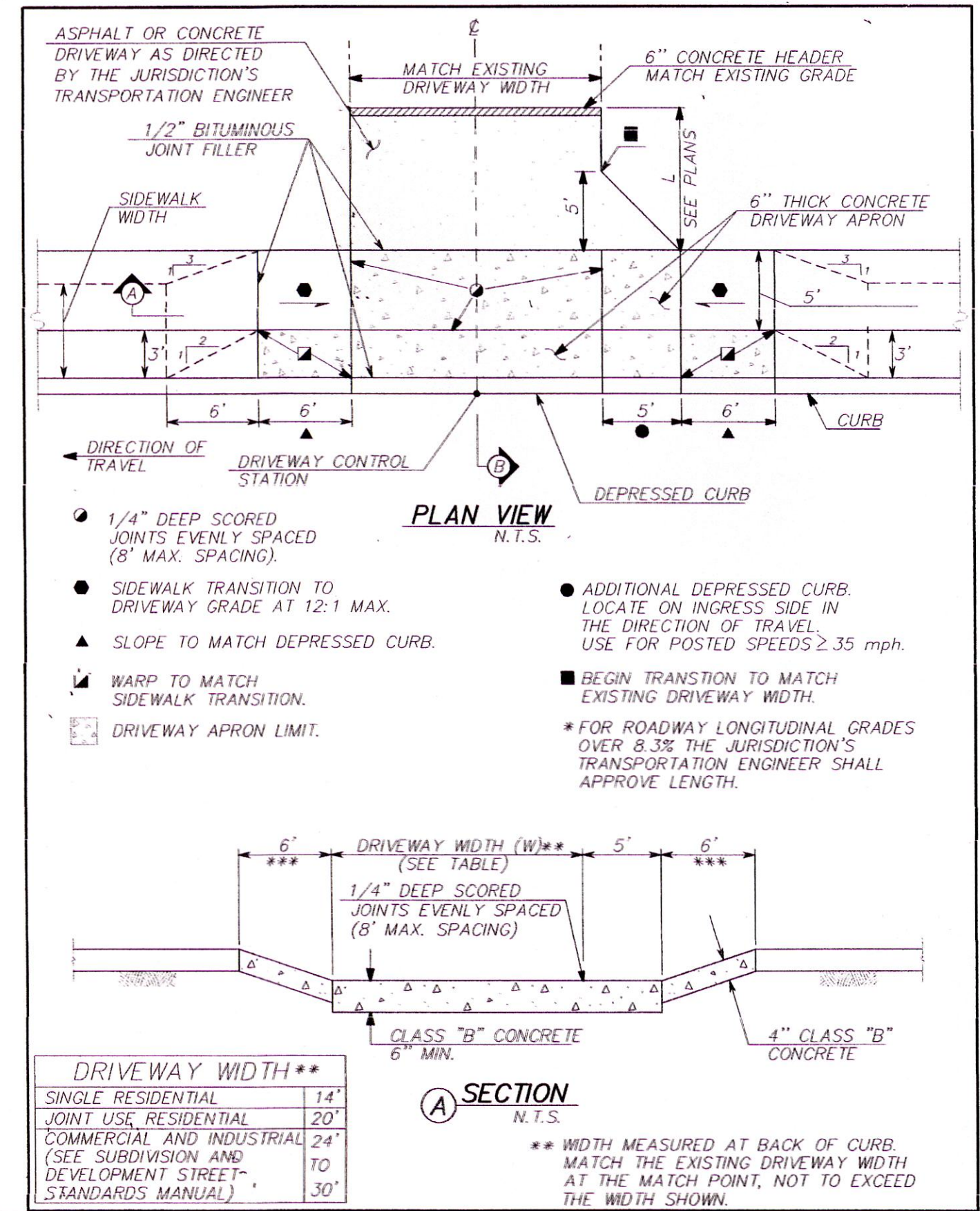
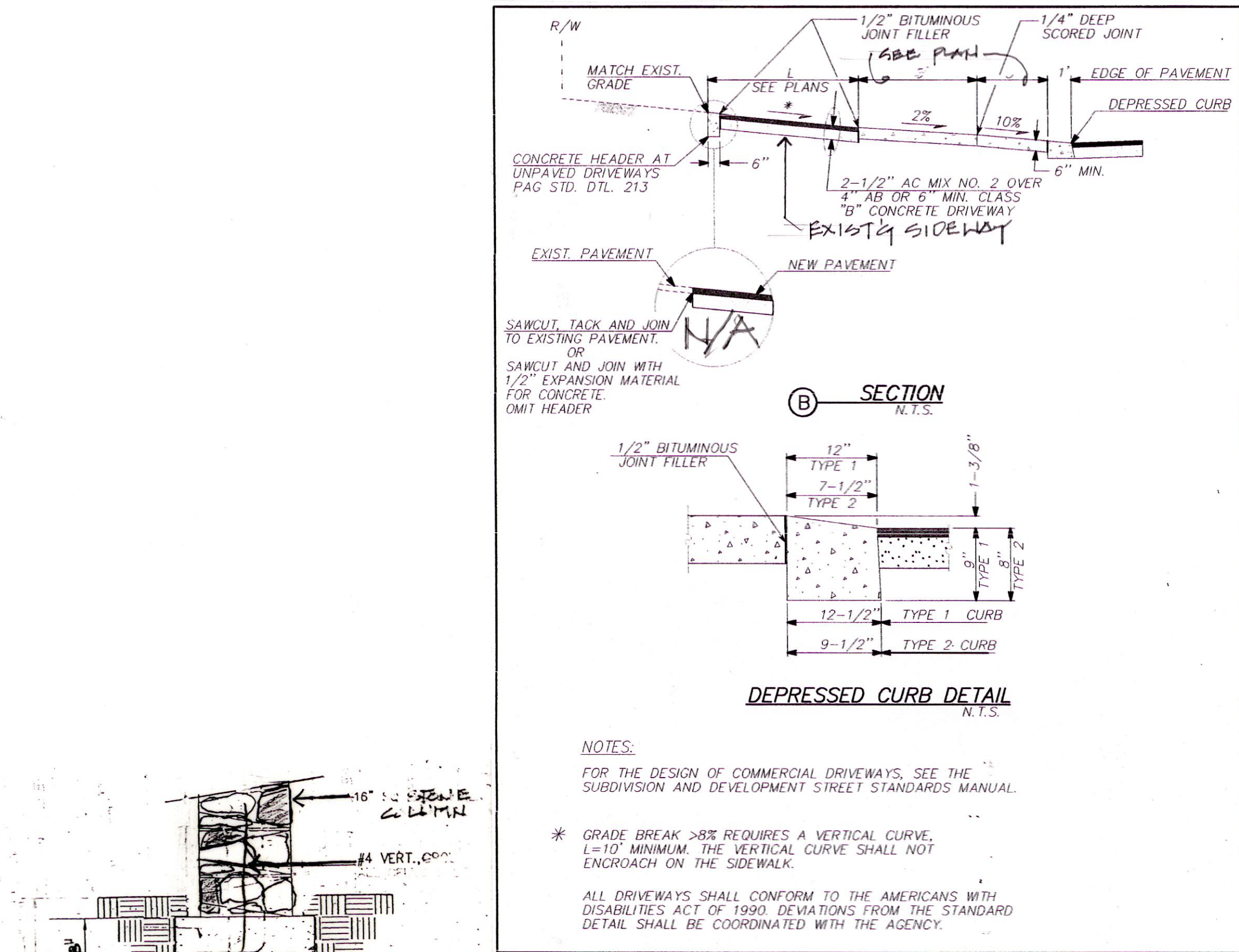
TAMARRON HOMES, INC.
DESIGN DEVELOPMENT CONSTRUCTION MANAGEMENT
4020 NORTH ROMERO ROAD
TUCSON, ARIZONA 85705
(520) 293-3370, FAX 293-3275

DATE	3/5/26	REV'S
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PROJECT	SHEET TITLE
PITS DRIVEWAY/FENCE 829 N. 5TH AVE TULSA, AZ 85105	SURVEY/DEMO/NOTES

PROJECT #
26-2

HEET
2
OF 5



FOUNDATIONS

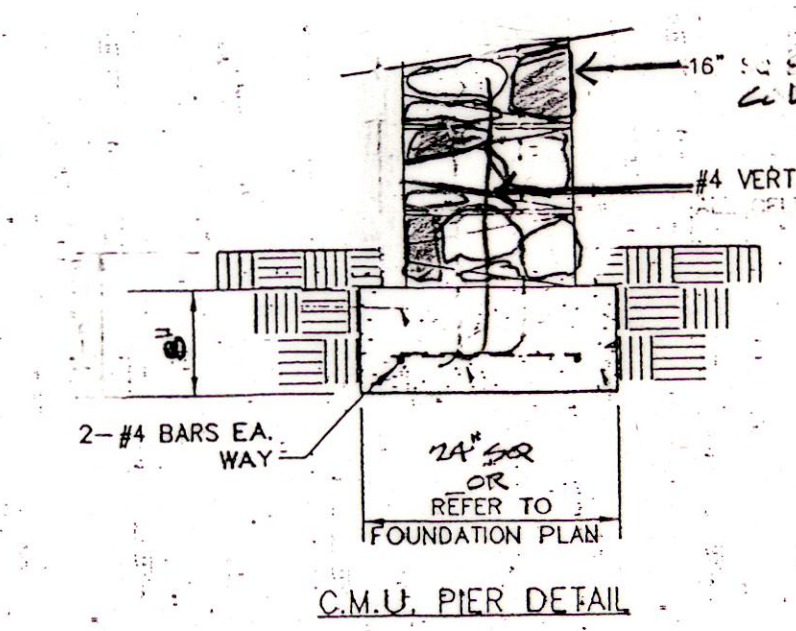
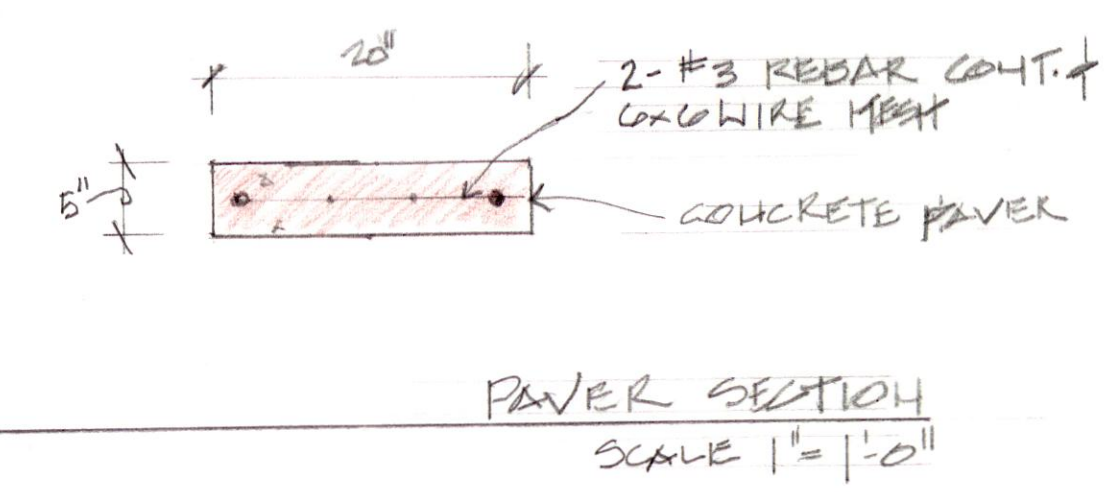
- 1) FOOTINGS TO EXTEND A MINIMUM OF 12" INTO NATIVE SOIL. SOIL BEARING PRESSURE IS 1,500 PSF UNLESS ENGINEERING PROVIDED.
- 2) AFTER FOUNDATION WALLS AND FOOTINGS ARE IN PLACE AND HAVE PROPERLY SET THEY SHALL BE BACK FILLED AND SOLIDLY TAMPED. BACK FILL MATERIAL SHALL BE FREE OF DEBRIS.
- 3) SLOPE ALL GRADES AWAY FROM BUILDING
- 4) NOTIFY "BLUE STAKE" A MIN. OF 3 DAYS PRIOR TO EXCAVATING.

TERMITE TREATMENT

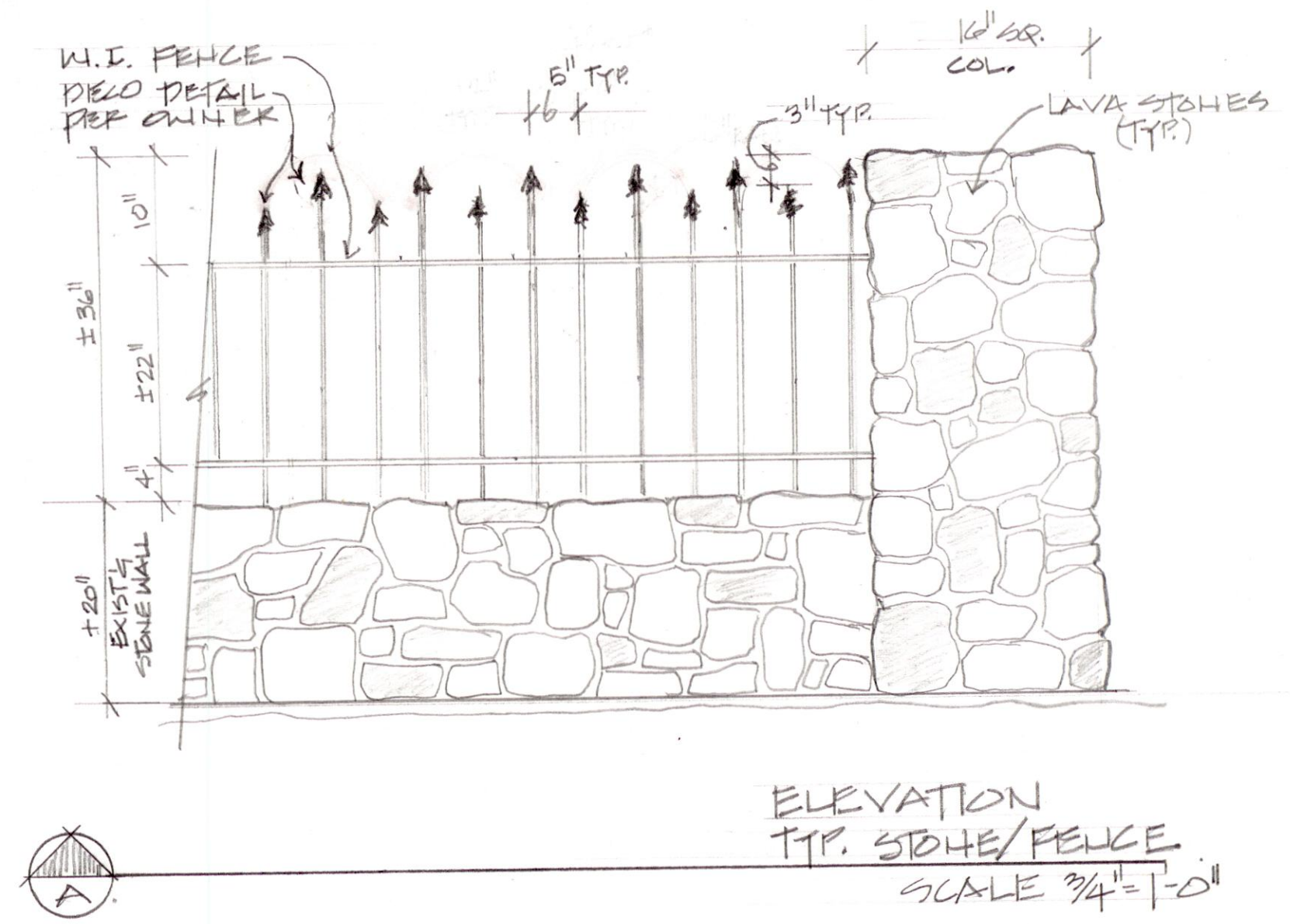
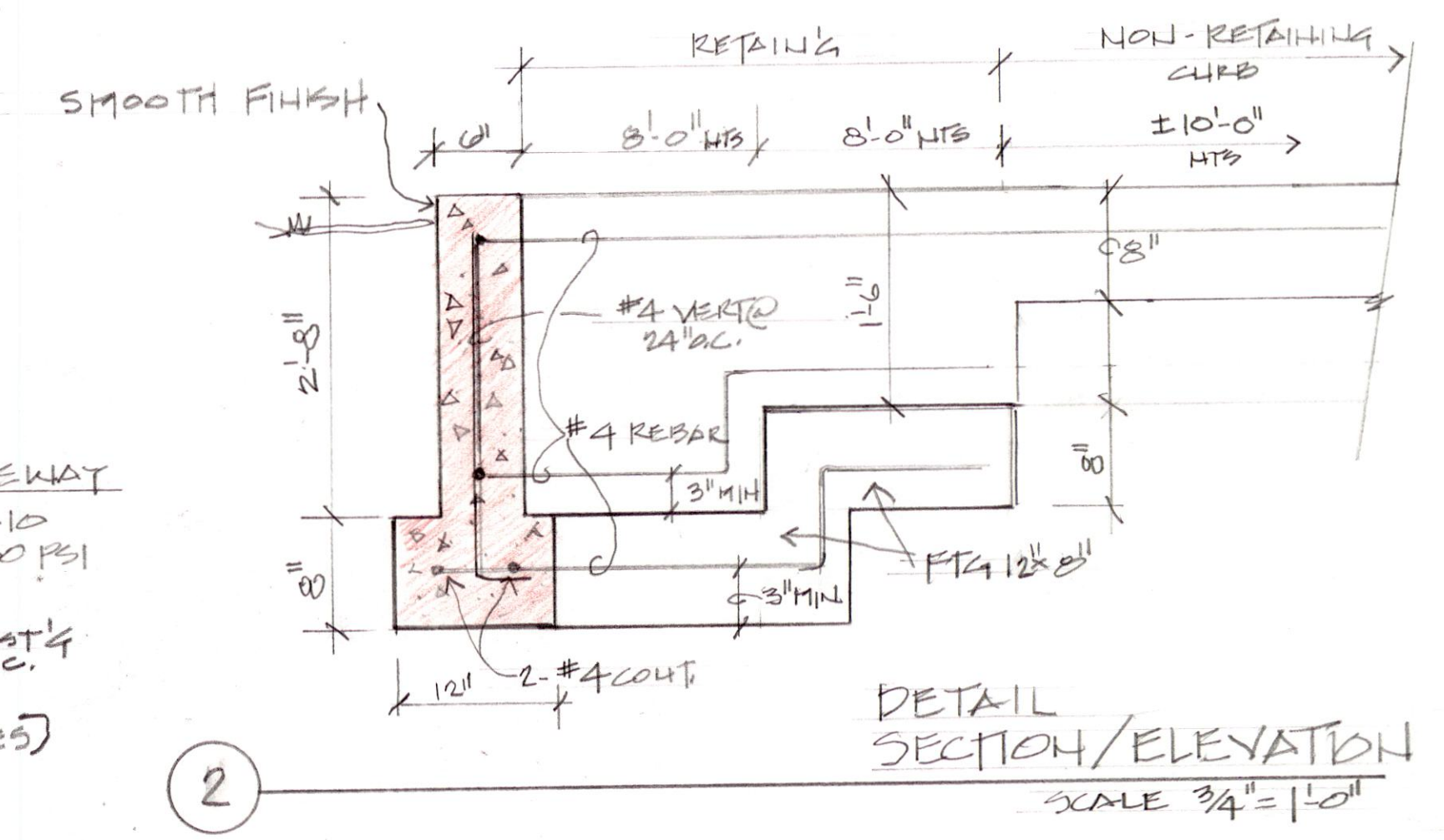
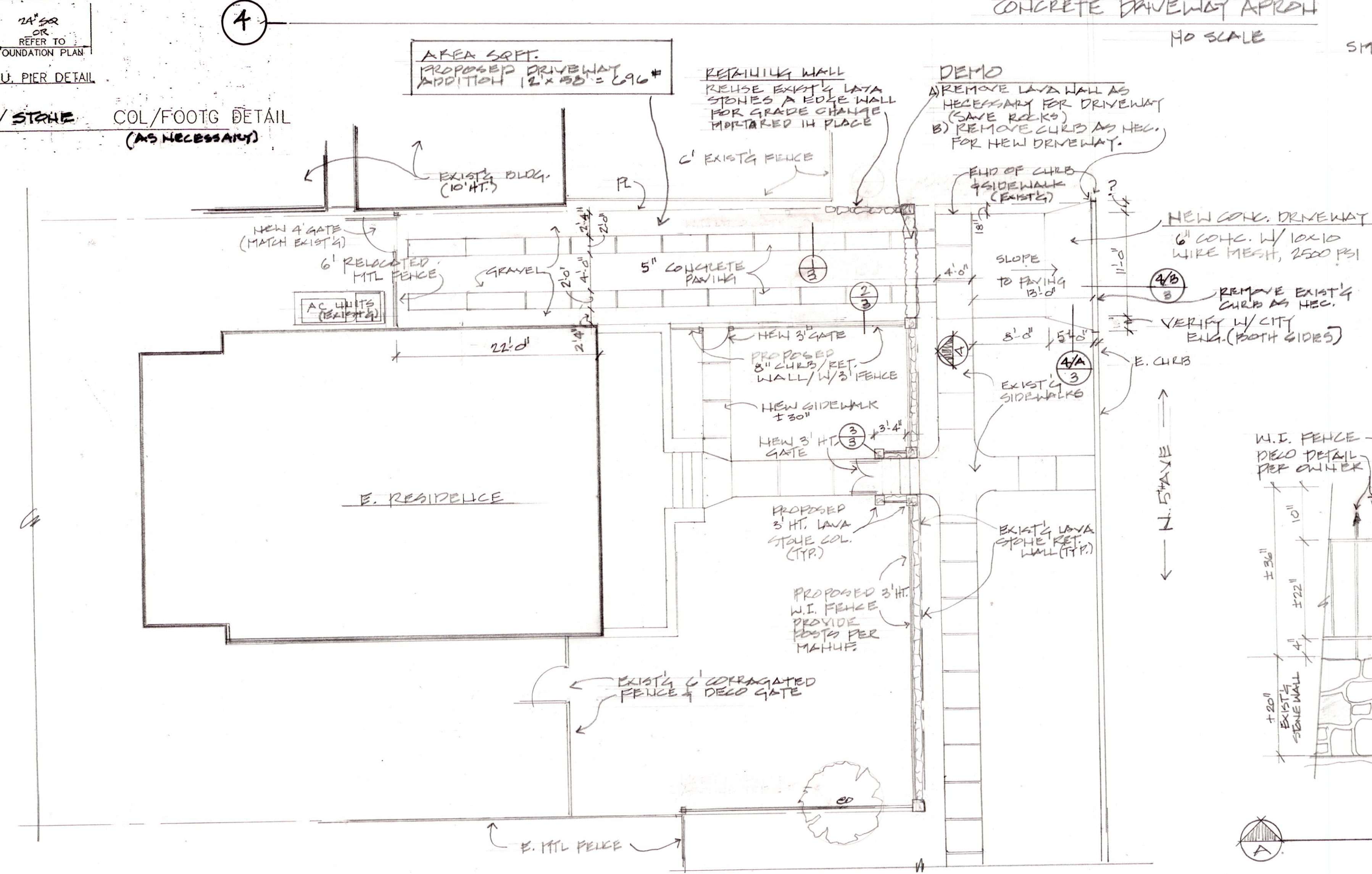
- 1) TREAT FOR TERMITES UNDER ALL SLABS ON GRADE.
- 2) PROVIDE OWNER WITH A 5 YEAR GUARANTEE.

CONCRETE

- 1) ALL CONCRETE SHALL BE READY MIXED CONCRETE CONFORMING WITH ASTM C94 AND DEVELOP THE FOLLOWING MINIMUM STRENGTHS @ 28 DAYS:
 - a) FOOTINGS f'_c 2500
 - b) SLABS f'_c 2800
- 2) ALL CONCRETE SHALL HAVE MINIMUM CEMENT CONTENT OF 5 1/2 SACKS PER CUBIC YARD, AND A MAXIMUM WATER CONTENT OF 6 GALS. PER SACK OF CEMENT. MAXIMUM SLUMP SHALL BE 4".



3 MASONRY/STONE COL/FOOTG DETAIL (AS NECESSARY)



SITE PLAN

SCALE 1/8"=1'-0"

TAMARRON HOMES, INC.
DESIGN DEVELOPMENT CONSTRUCTION MANAGEMENT

**4020 NORTH ROMERO ROAD
TUCSON, ARIZONA 85705**
(520) 293-3370, FAX 293-3275

DATE	3/5/26
REVS	7/23/26

PROJECT: PITS DRIVEWAY/FENCE
829 N 5TH AVE
TUCSON, ARIZONA

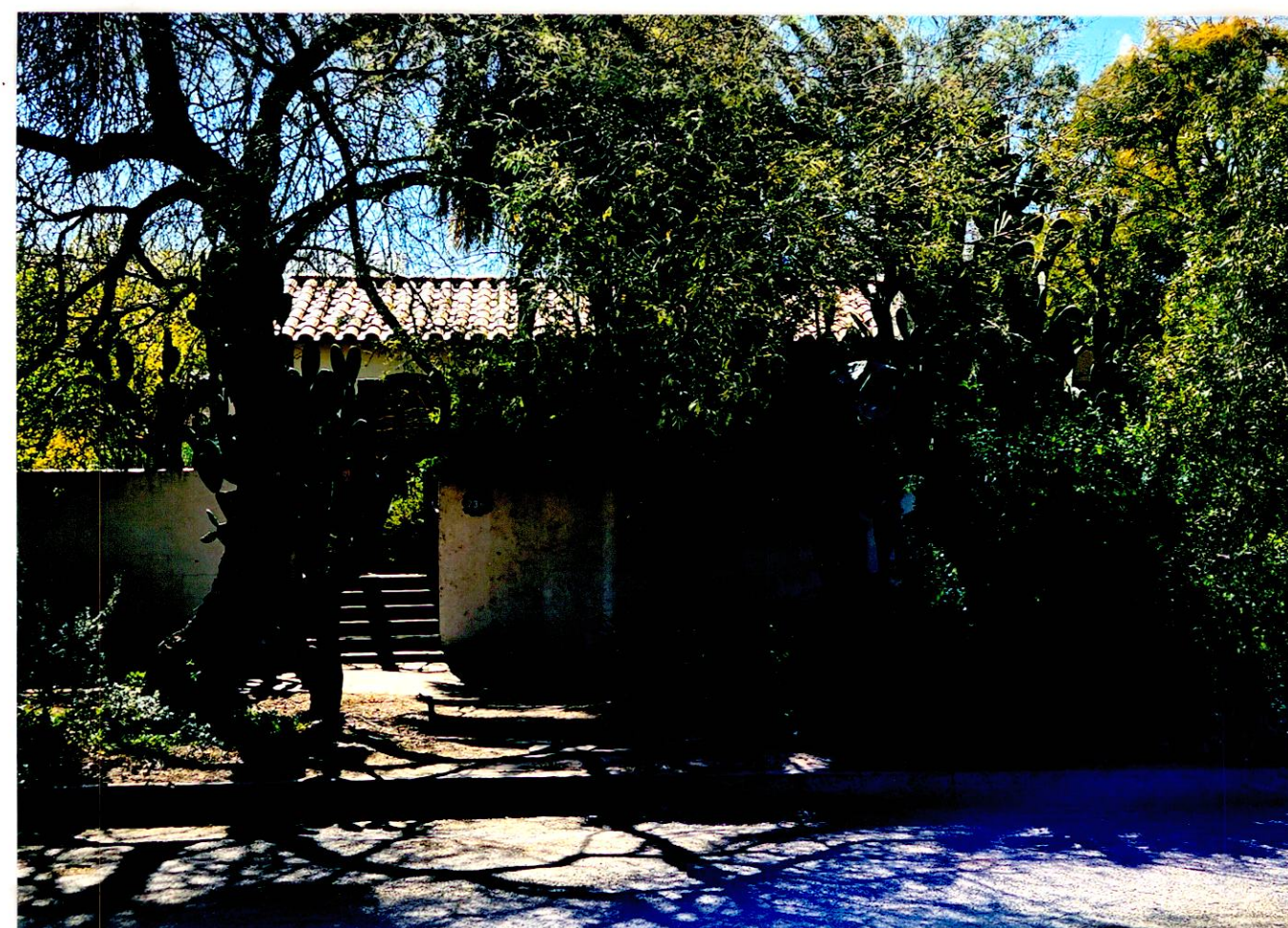
SHEET TITLE: SITE PLAN / DETAILS / NOTES

PROJECT #
26-2

SHEET
3
OF 5



#3 248 E. 2ND STREET



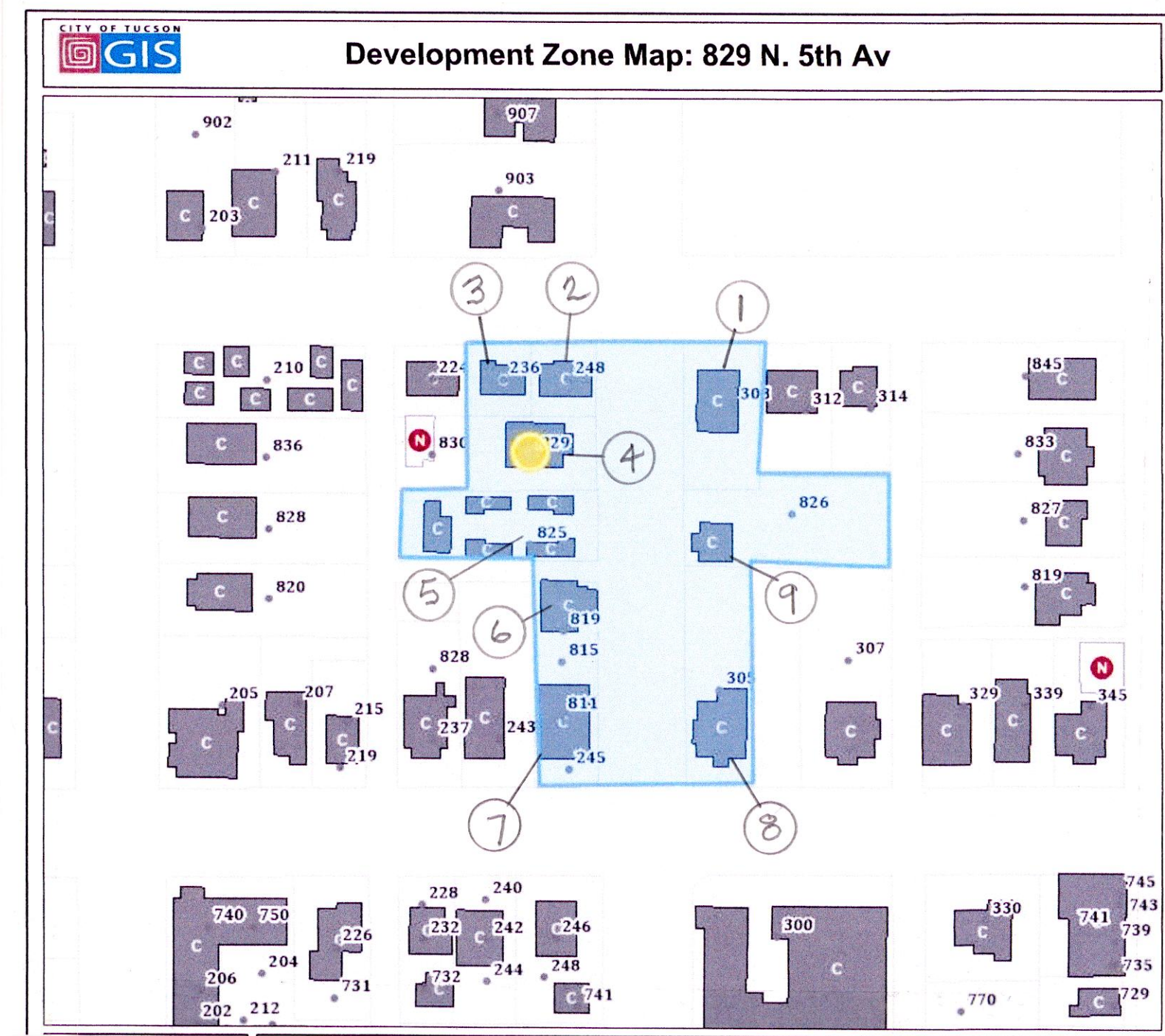
#2 236 E. 2ND STREET



#1 303 E. 2ND STREET



#4 829 N. 5TH AVE.



#9 826 N. 5TH AVE.



#5 825 N. 5TH AVE.



#6 819 N. 5TH AVE.



#7 814 N. 5TH AVE.



#8 305 E. UNIVERSITY BLVD.



FENCE EXAMPLE

TAMARRON HOMES, INC.
DESIGN DEVELOPMENT CONSTRUCTION MANAGEMENT
4020 NORTH ROMERO ROAD
TUCSON, ARIZONA 85705
(520) 293-3370, FAX 25-3275

DATE
3/5/26
REV'S

PROJECT
FITS DRIVEWAY/FENCE
829 N. 5TH AVE
TUCSON, AZ 85705
SHEET TITLE
PHOTO 5

PROJECT #
26-1

SHEET
4
4 OF 4



VIEW OF NORTH YARD



VIEW OF NORTH YARD



VIEW OF EXISTING EDGE OF PROPOSED DRIVEWAY/ TO BE MORTARED LAVA STONE EDGE.



EXISTING GATE - ALL NEW GATES TO MATCH



VIEW OF EAST/SOUTH PROPERTY LINE



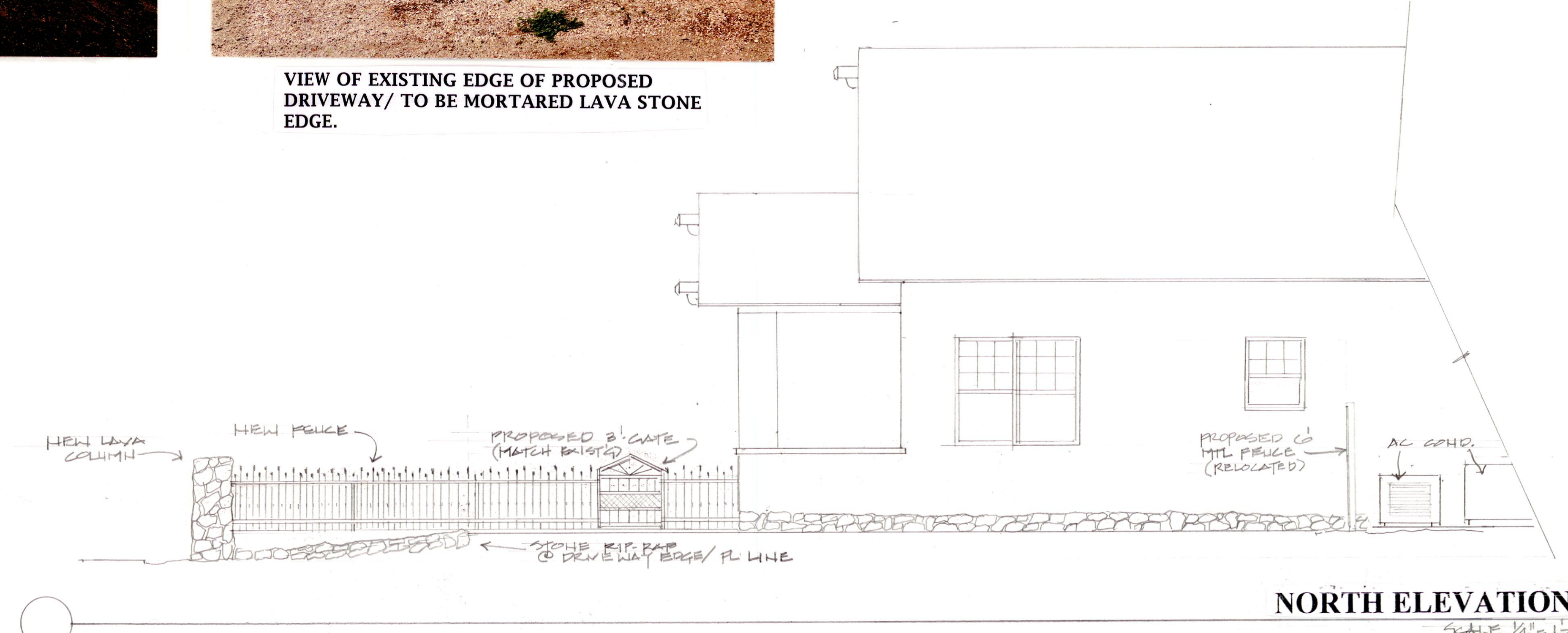
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

TAMARRON HOMES, INC.
DESIGN DEVELOPMENT CONSTRUCTION MANAGEMENT
4020 NORTH ROMERO ROAD
TUCSON, ARIZONA 85705
(520) 293-3370, FAX 293-3275

DATE	7/23/06
REVS	

PROJECT: PITS DRIVEWAY/FENCE
804 N. 5TH AVE
TUCSON, AZ 85705
SHEET TITLE: ELEVATION 1/2/ PICTURES

PROJECT #
26-2

SHEET
5
OF 5