

5.8.9 Design Standards

A. Generally - Project Description

[CE-VIO1023-05929](#) Code Enforcement:

(Item 1) Electrical, (Item 2) plumbing, (Item 3) drywall, (Item 4) new siding at back end of house (Item 5) new windows, (Items 6) door and wrought iron door on the back end of house, (Items 7) cement back porch/steps and slab installed.

List of Items (drawings include each of these “Items” listed):

1) Electrical added:

a) 120V electrical outlet for water heater

b) 220V electrical for five mini splits (see permit [TC-RES-1223-10167](#) for “200A Main Panel Upgrade”).

(Note: Adding solar panels to home: [TC-RES-1223-10167](#) Applied: 12/18/2023 Description: 8.1 kW Solar Installation; 200A Main Panel Upgrade)

2) Plumbing work: (See pages 10, 11) planning to relocate gas water heater and water softener to North West corner (rear of home).

a) water line for water heater, water line loop for water softener, & water line spigot

b) natural gas line for water heater

3) Drywall was replaced around three new wood windows.

4) New siding added to replace old siding. (See page 8) No changes where made to home structure. Roof, framing, foundation, flooring, and everything else remained the same. Replaced like for like. Note siding installed per manufacture's instructions.

5) Replaced thee existing windows in the back of the home with three new windows. (See page 8) The entire home has wood double hung, single pane windows. The three new windows are JELD-WEN W-2500 wood double hung, single pane windows. The new windows are the same size and shape of original windows. No structural changes. (See Pages 14 thru 22 for details on JELD-WEN W-2500 Double Hung)

a) Qty 1: 25.375 in x 40.5 in JELD-WEN W-2500 Wood double Hung Window Model #: Z40055

b) Qty 2: 33.375 in x 56.5 in JELD-WEN W-2500 Wood double Hung Window Model #: Z40049

6) Back door replace with same size door. (See page 8, 12) No structural changes, replaced like for like. Added metal wrought iron door to back of home and to the front of home.

7) Back wood stairs replaced with cement stairs and slab on North West corner added for water heater and water softener. (See pages 12, 13)

Note the stairs slope away from home. Note will add enclosures for water heater and water softener or units will be outdoor use.

B. Height N/A: No changes to any height of property.

C. Setbacks N/A: No changes to any setbacks of property.

D. Proportion N/A: No changes to any proportions.

E. Roof Types N/A: No changes to roof types.

F. Surface Texture N/A: No changes to surface texture.

G. Site Utilization N/A: No changes to site utilization.

H. Projections and Recessions

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(See pages 14 thru 22 for details on Wood Windows JELD-WEN W-2500 Double Hung)

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I. Details

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J. Building N/A: No changes to building.

K. Rhythm N/A: No changes to rhythm. Above it provides details that changes new windows are the same size and shape of original windows. No structural changes.

L. Additional Review Standards

1. Main color for the home will be Meek Moss Green DET606 from Dunn Edwards Paints



Trim color for the home will be Stay Calm DEGR08 from Dunn Edwards Paints



No changes to Landscaping, Enclosures, or Utilities

M. Signs N/A: No signs

N. Motor Vehicles and Bicycle Parking Areas N/A: No changes



<https://maps2.tucsonaz.gov/Html5Viewer/?viewer=maptucson>
Selected "Historic Preservation" and "Arial" view

Proposed site plan

Please see attachment named: _A_Plot Plan
The attachment will be easier to read.

PLOT PLAN LEGAL DESCRIPTION FELDMANS AMENDED LOT 18 BLK30

OWNERS NAME LUIS VALADEZ
PROJECT ADDRESS 707 E 1ST ST
TUCSON AZ 85719
PROJECT DESCRIPTION NEW ROOF
ZONING R2 SECTION 7 T. 14S, R. 14E
OVERLAY ZONES

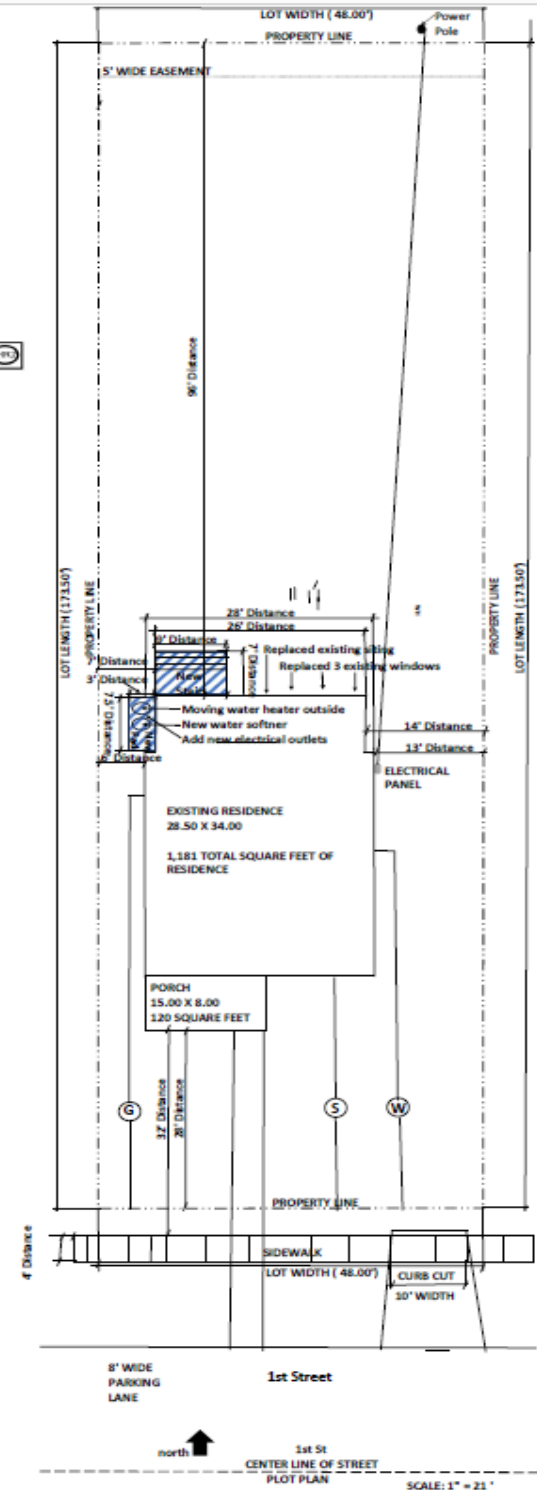
LOT COVERAGE CALCULATIONS
EXISTING DWELLINGS = 1181 SQFT
ADDITIONS = 0 SQFT
ACCESSORY DILAPIDATED = 0 SQFT
(in process of tearing down accessory structure)
GARAGE/CARPORT = 0 SQFT

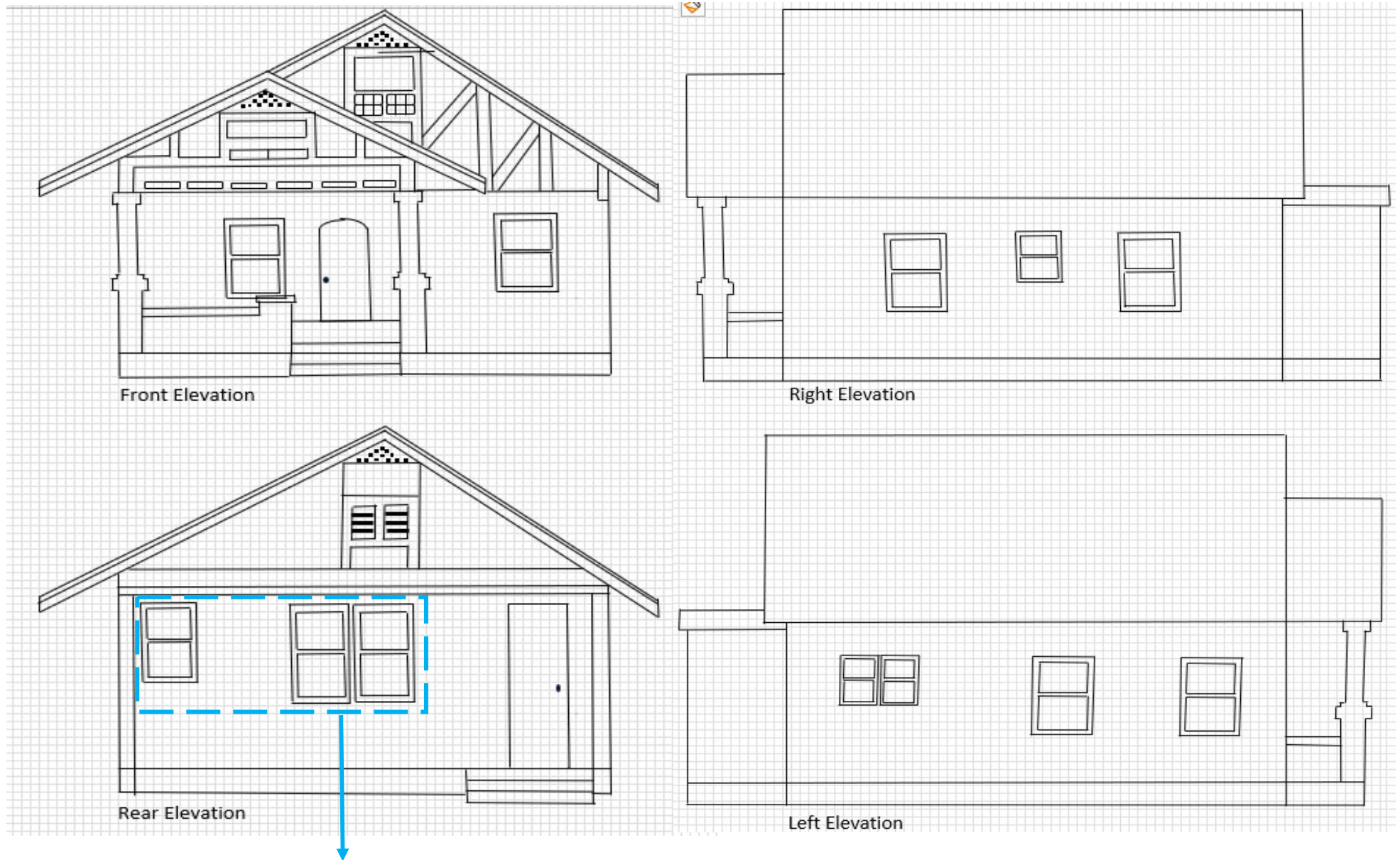
TOTAL UNDER FOOT = 1580 SQFT
DRIVEWAY/ VEHIC. USE = 150 SQFT

TOTAL LOT COVERAGE = 1730 SQFT
LOT AREA (LOT SIZE) = 8328 SQFT
TOTAL LOT COV/BY LOT AREA = 21%

BUILDING ELEVATIONS
EXTERIOR WALL HEIGHT NORTH SIDE = 10 FEET
EXTERIOR WALL HEIGHT SOUTH SIDE = 10 FEET
EXTERIOR WALL HEIGHT WEST SIDE = 10 FEET
EXTERIOR WALL HEIGHT EAST SIDE = 10 FEET

DENSITY CALCULATIONS
LOT AREA 8328 ÷ 43,560 = 0.19 ACRES
ONLY ONE PRIMARY RESIDENCE NO OTHER UNITS





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(See pages 14 thru 22 for details on Wood Windows JELD-WEN W-2500 Double Hung)

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Front Home



Right Home



Rear Home



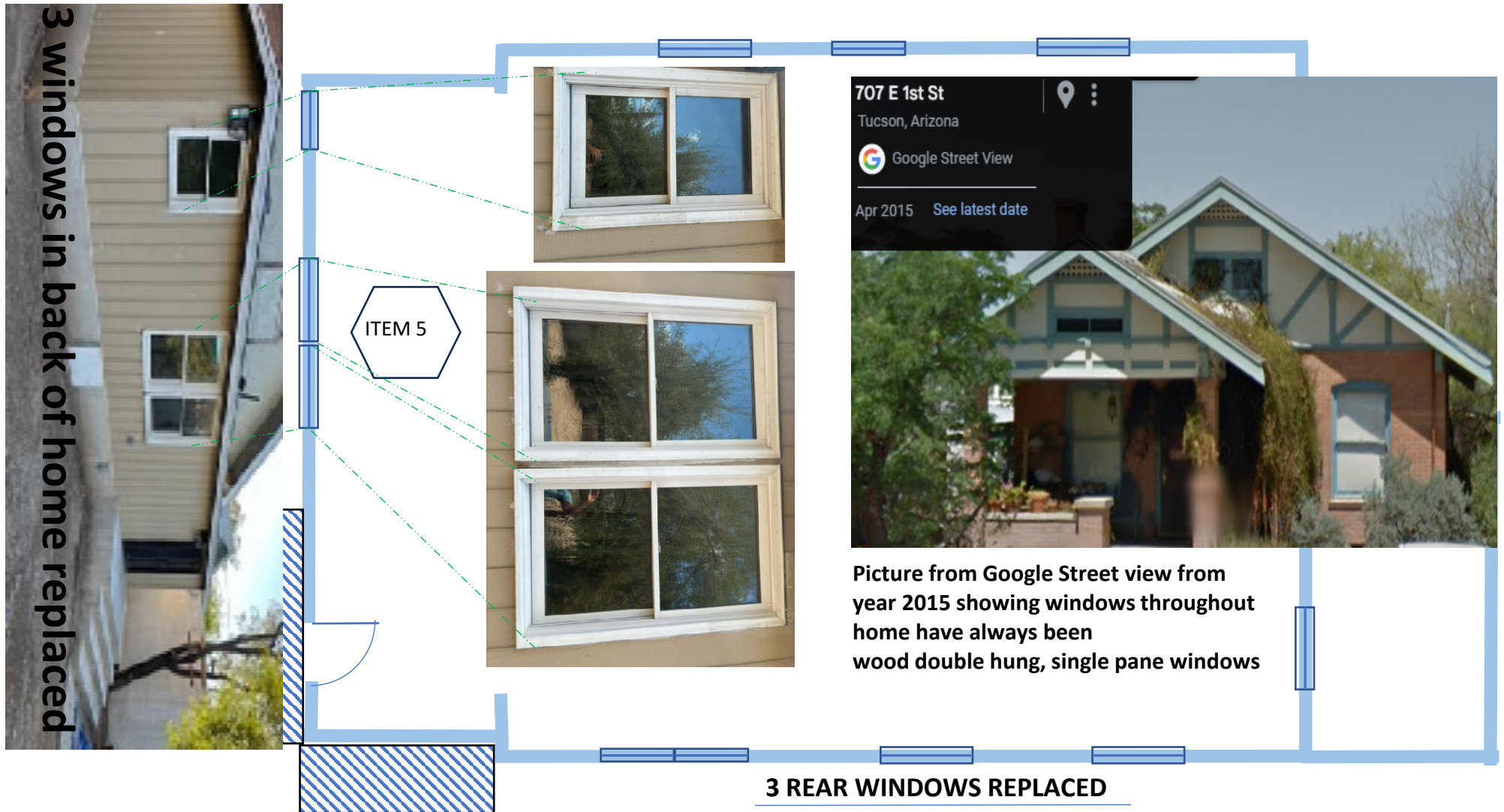
Left Home

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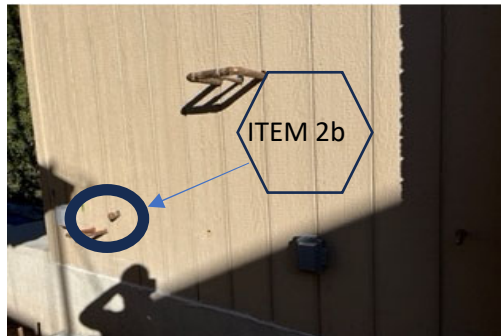
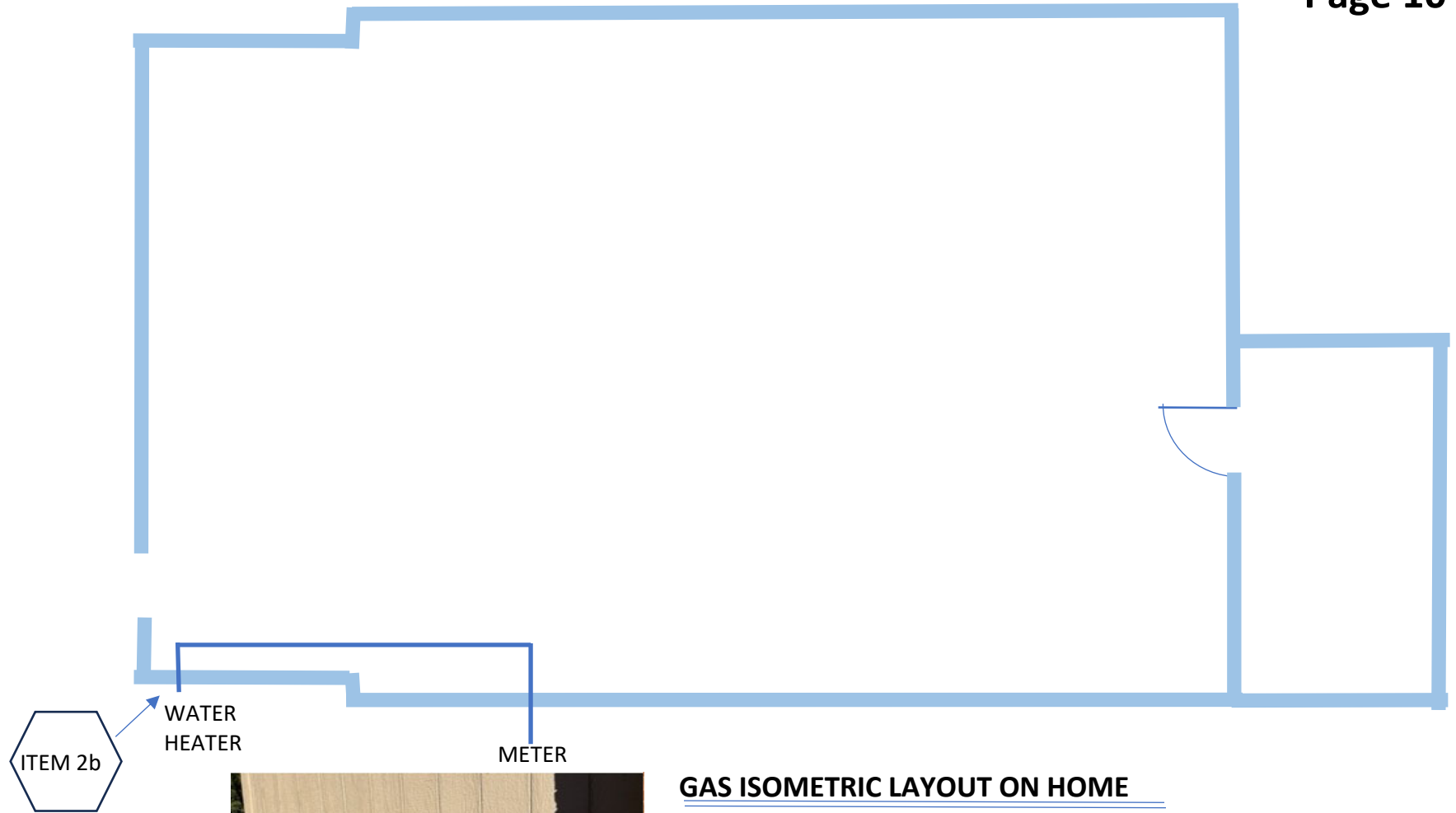
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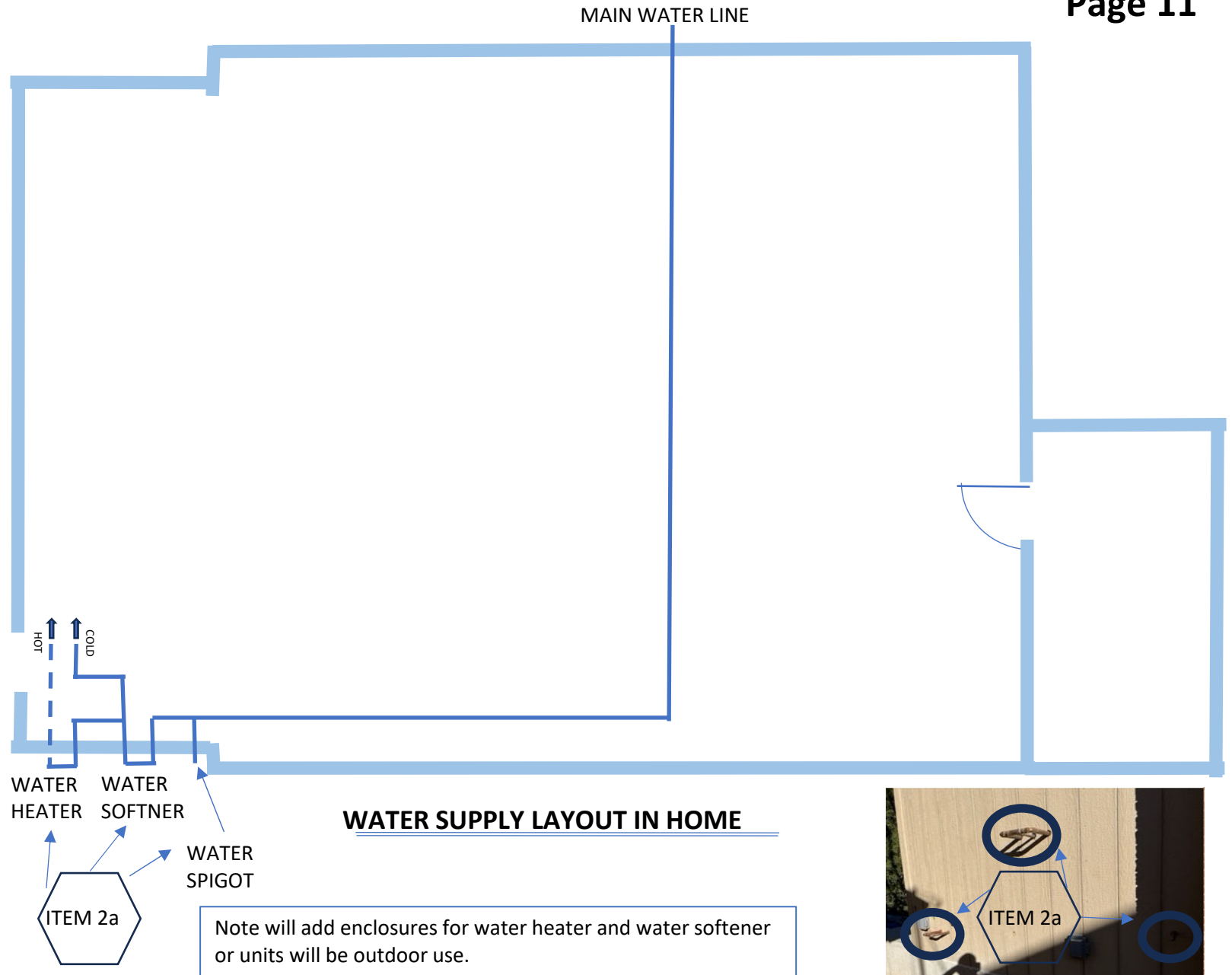
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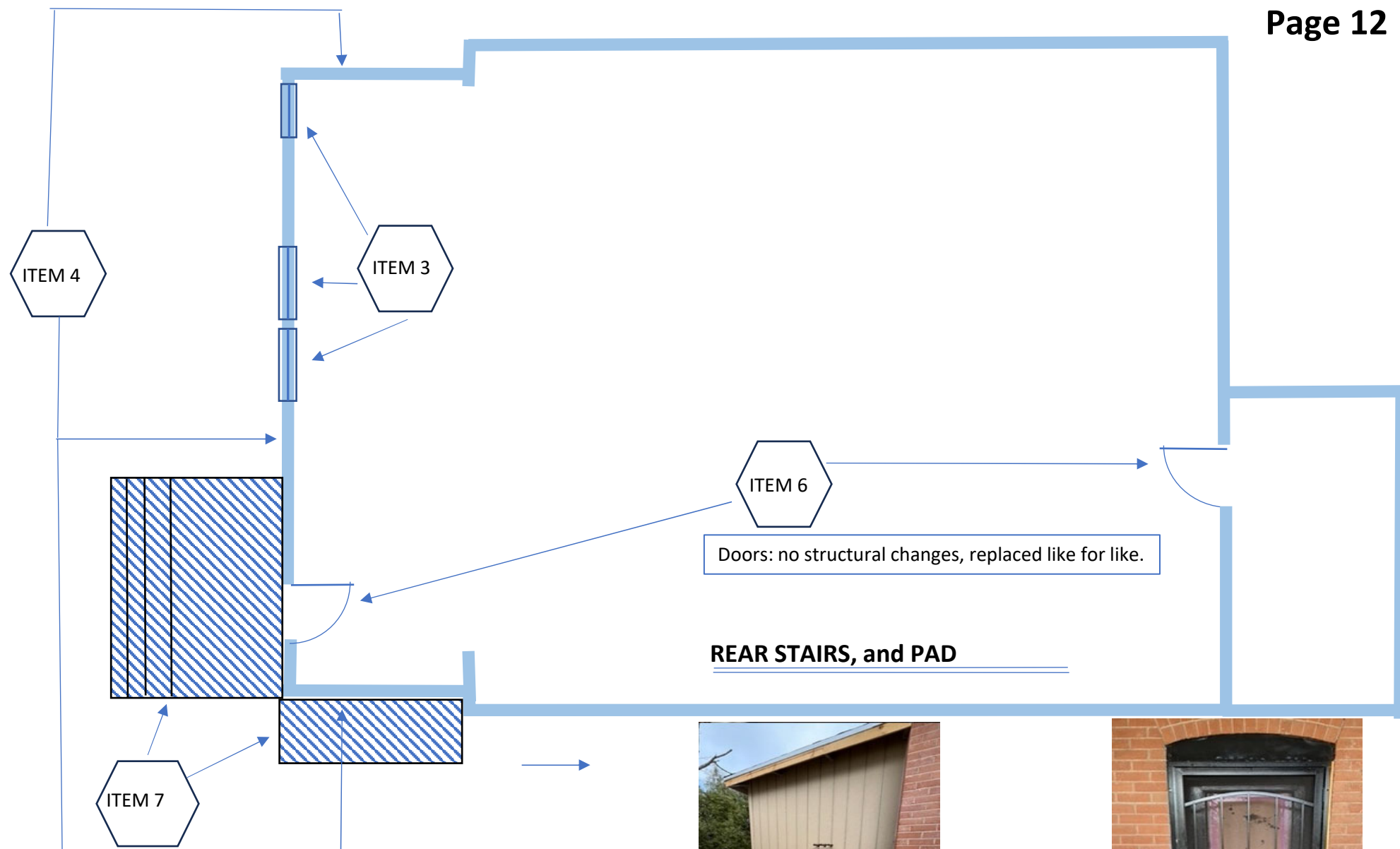


Neighbors also have wood double hung, single pane windows



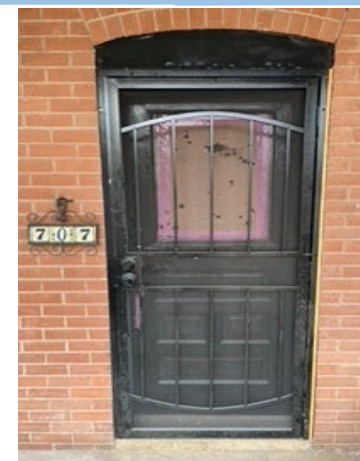
GAS ISOMETRIC LAYOUT ON HOME

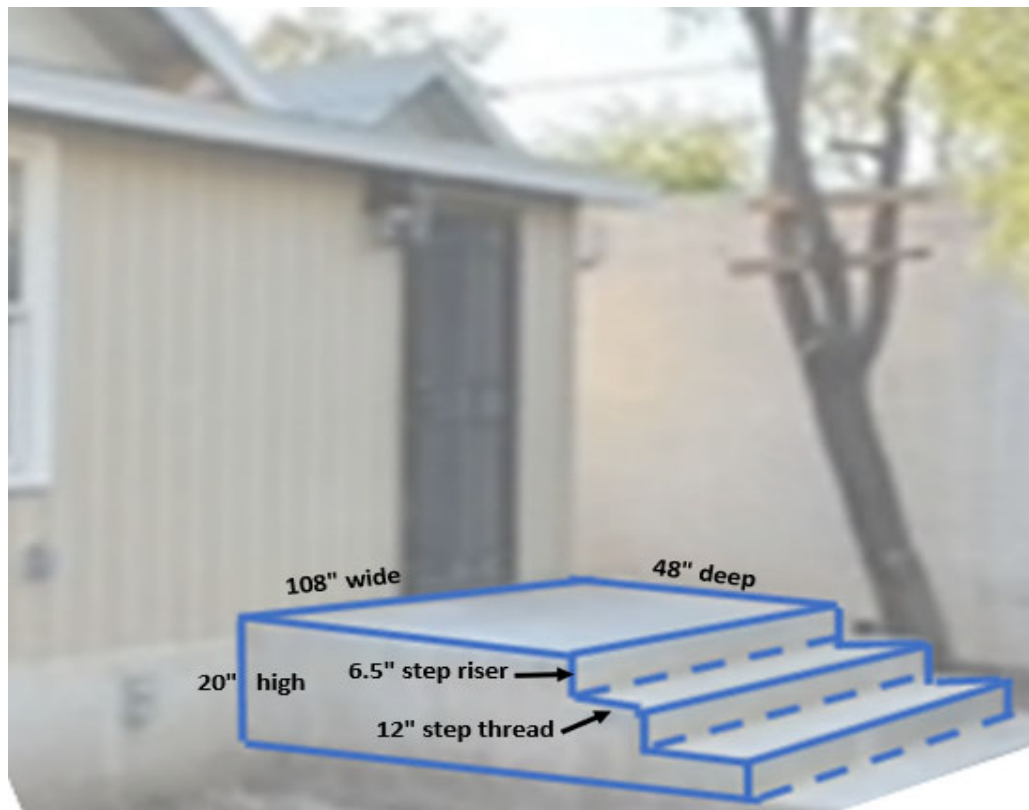




Note the stairs slope away from home.

REAR STAIRS, and PAD





Arizona Historic Property Inventory Form

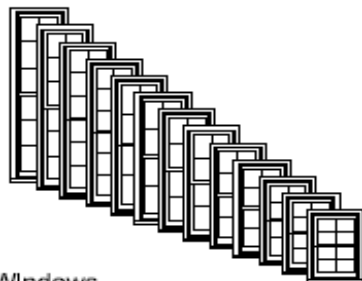
ARIZONA STATE HISTORIC PROPERTY INVENTORY	
PROPERTY NAME	
LOCATION 707 E. 1st St.	block 30 lot 18
CITY/TOWN/VICINITY Tucson, A.	COUNTY Pima
OWNER Clague and Sally Van Slyke	
OWNER'S ADDRESS 9th floor VNB Bldg. Tucson, Az.	
FORM COMPLETED BY Isabel W. Fathauer	
ADDRESS 1915 E. Camino Miraval Tucson, AZ.	
PHOTO BY Bob Earl	DATE 7-79
VIEW front	
PRESENT USE residence	ACREAGE
STYLE OR CULTURAL PERIOD American Victorian with bungalow influence	
SIGNIFICANT DATES 1913	
PHYSICAL DESCRIPTION One story stone foundation, red brick walls, green trim, 1/2 front porch, hip roof, gray roofing roll, two chimneys, fair cond., little change.	
STATEMENT OF SIGNIFICANCE Contributing to the character of the historic district.	
VERBAL BOUNDARY DESCRIPTION Tucson, lot 18 blk 30	
115-04-541-0	
WU-C-424	



JELD-WEN
WINDOWS & DOORS

W-2500 WOOD
WOOD WINDOW
DOUBLE-HUNG

GENERAL INFORMATION



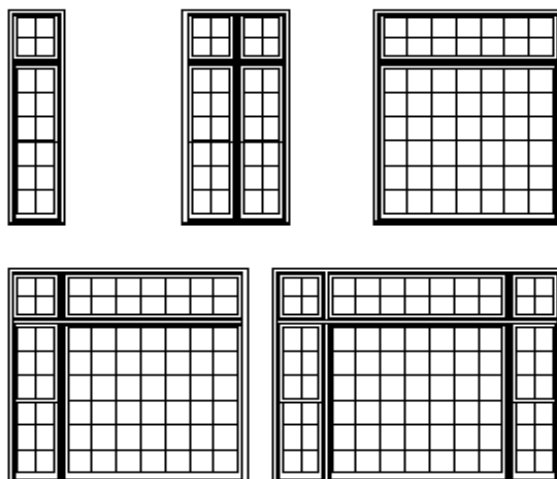
Dimensional Windows

W-2500 Wood Double-Hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height in 1/8" increments from standard.

W-2500 Wood Double-Hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with compression spring extension systems hidden in weatherable PVC jamb liners. Operating units are supplied with cam-type sash locks installed. There are several hardware finish options. Refer to the Specifications for available finish options.

Multiple Assemblies

W-2500 Wood Double-Hung windows may be milled beside other wood double-hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs. Factory assembled mulls are limited in height (100"), width (114"), and a total area (75 square feet).

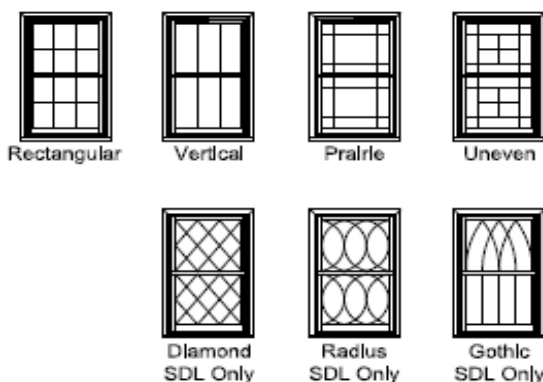


LITE CUT INFORMATION

W-2500 Wood Double-Hung windows are available with removable grilles in 7/8", 1-1/8" and 1-3/8" widths, grilles between glass (GBG), and Simulated Divided Lites. Standard lite cuts are rectangular, and conform to the layouts noted in the charts on the next page. To use the chart, refer to the appropriate table by the type of window and type of bars or grilles the section drawings illustrate. Then simply cross reference the frame Height and Width to determine the standard lite cut.

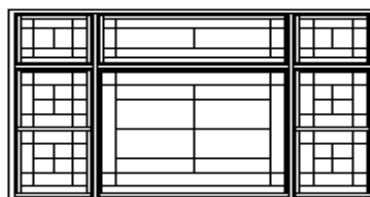
Lite Cut Options

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size Wood Double-Hung windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.

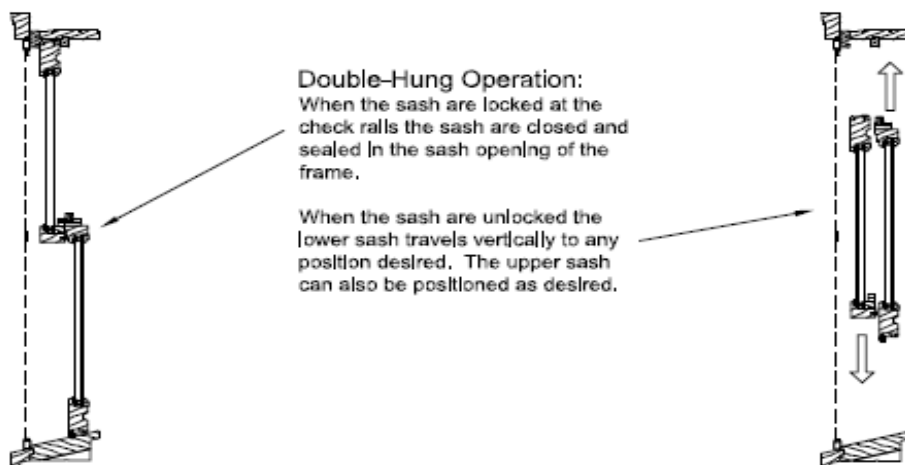


Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG's, and Simulated Divided Lites may be specified with muntin bars aligned.

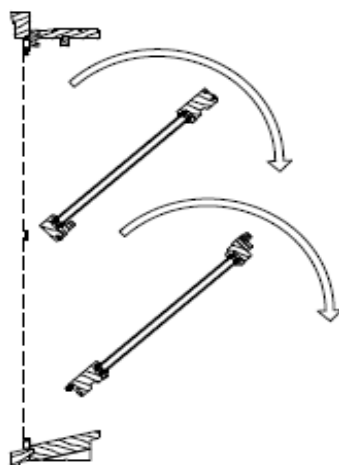


OPERATION & SASH TILTING

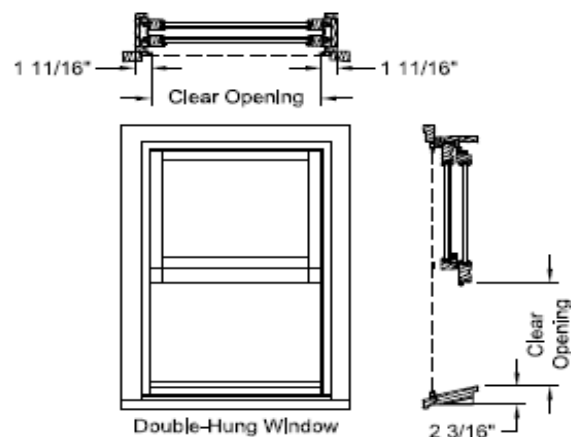


Sash Tilting for Washing

The Tradition Plus Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



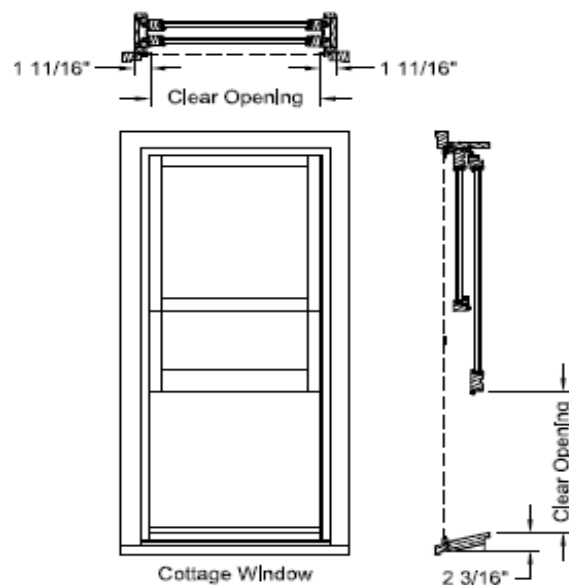
CLEAR OPENING LAYOUT



Double-Hung
Clear Opening Formula

Interior Glazed Sash
Vertical
(Frame Height / 2) - 4 13/16" = Clear Opening

Horizontal
Frame - 3 9/32" = Clear Opening



Cottage & Reverse Cottage

Consult the Design Data Tables for clear opening information. For dimensional units, contact Jeld-Wen - Bend Window Division Technical Services Department for Clear Opening Information.

UNIT SIZING & MASONRY OPENINGS

General Notes:

Unit size is always the maximum size of the window with or without trim.

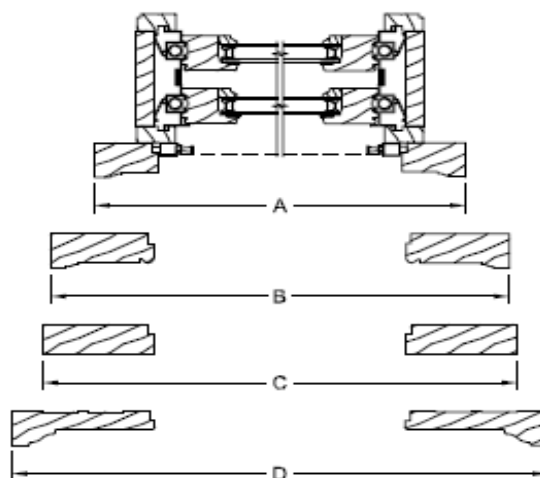
Masonry Opening:

Masonry opening is 1/2" over (height and width) the unit size or the outside of the trim of the window.

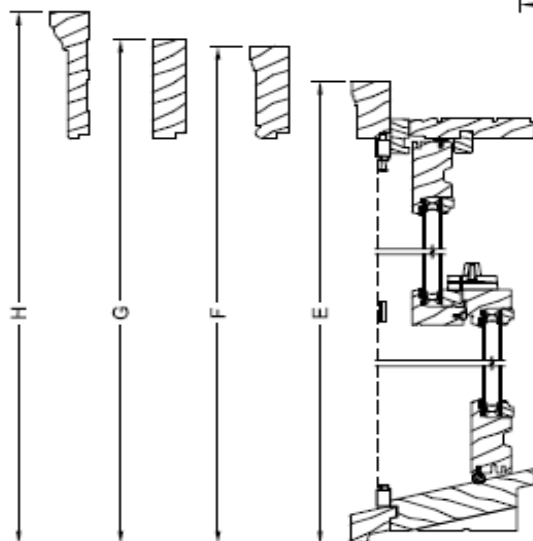
Rough Opening:

Rough opening is always 3/4" over frame size of the window.

Horizontal exterior trim offerings below are the same with or without sill nose.



Horizontal Sections		
Trim Option	Dimension	Frame +
Brickmould (BM)	A	2 5/8"
Williamsburg (W)	B	5 1/8"
3 1/2" Flat Casing (FC)	C	5 5/8"
1 X 4 Backband (BB)	D	7 5/8"



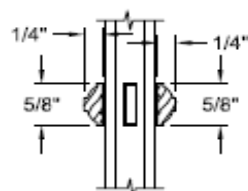
Vertical exterior trim offerings with standard sill nosing. Trim on 3 sides.

Vertical Sections (w/ Sill Nose)		
Trim Option	Dimension	Frame +
Brickmould (BM)	E	1 25/32"
Williamsburg (W)	F	3 1/32"
3 1/2" Flat Casing (FC)	G	3 9/32"
1 X 4 Backband (BB)	H	4 9/32"

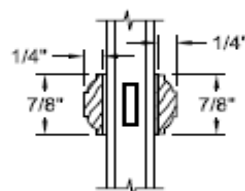
SDL & GBG OPTIONS

Exterior ← → Interior

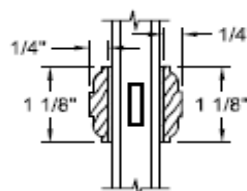
SDL Options



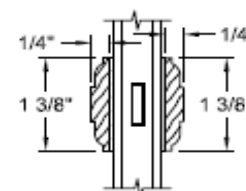
5/8" Bead SDL



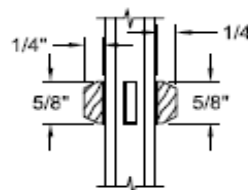
7/8" Bead SDL



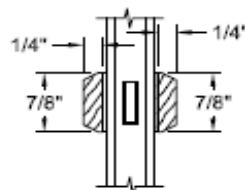
1 1/8" Bead SDL



1 3/8" Bead SDL



5/8" Putty SDL

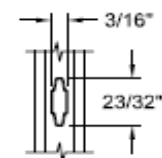


7/8" Putty SDL

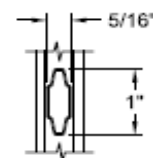
GBG Options



5/8" Grille



23/32" Grille

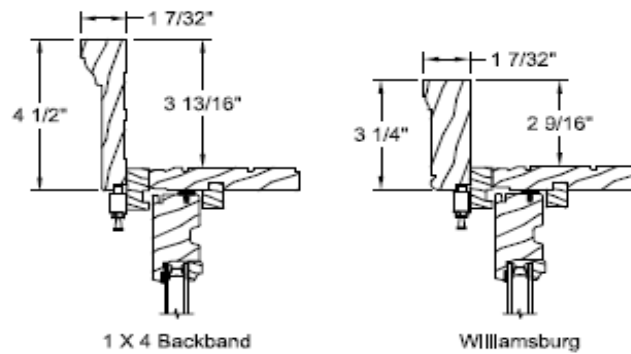
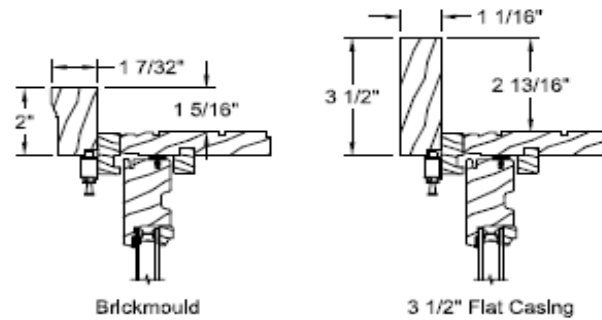


1" Grille

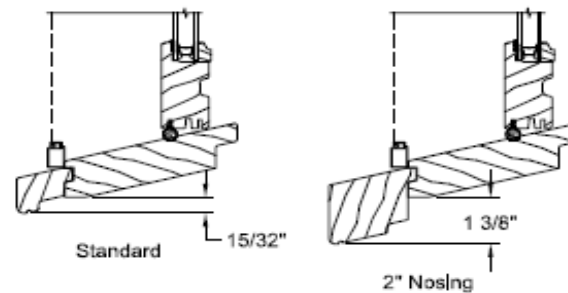
Note: Various Combinations of the SDL Bars Shown are Available

TRIM OPTIONS

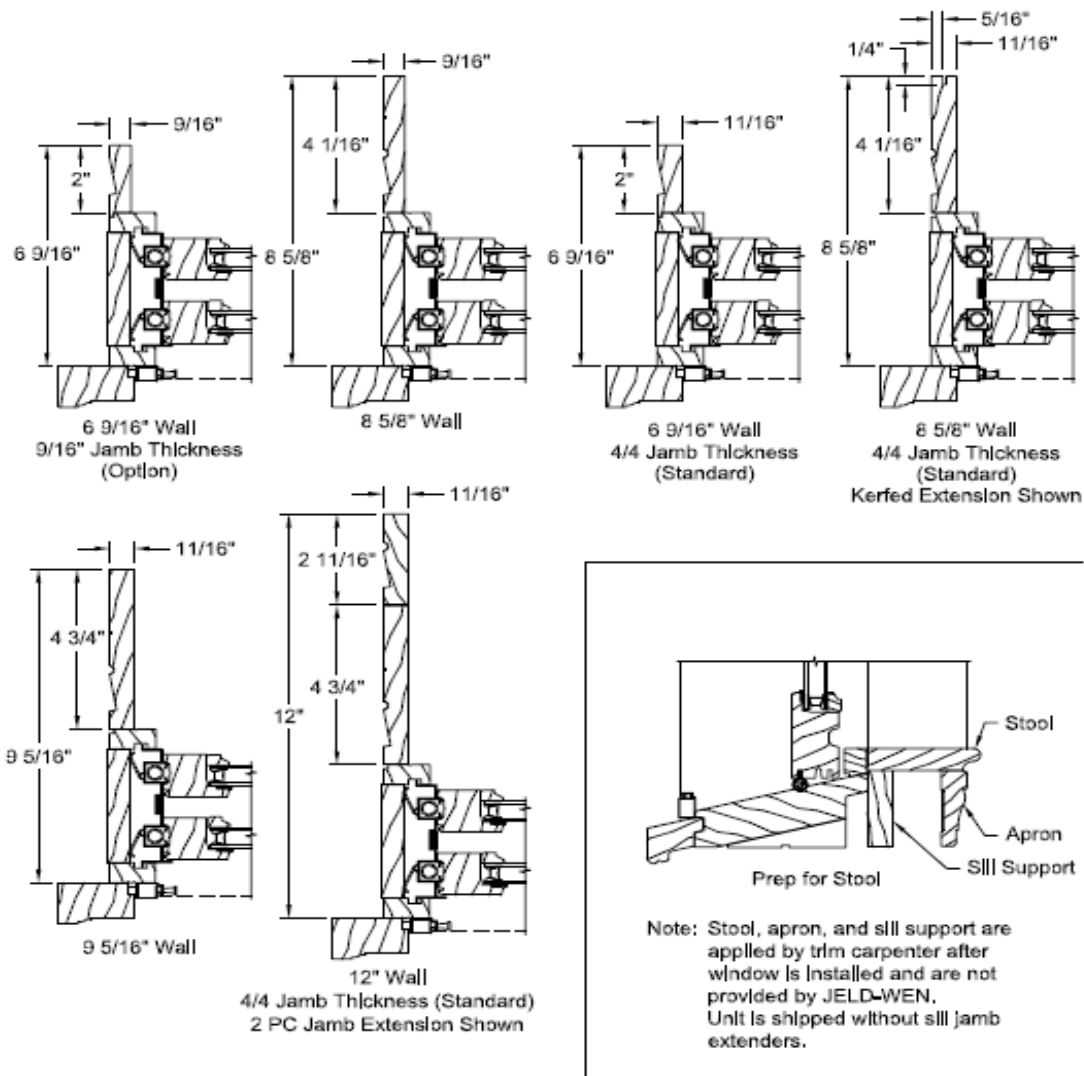
Exterior Trim



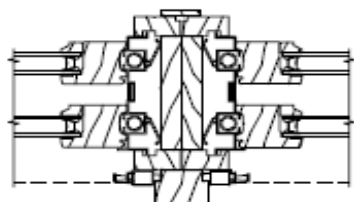
Sill Options



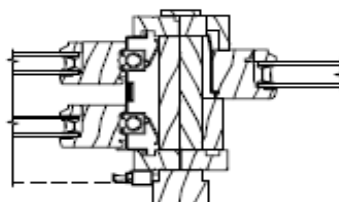
JAMB EXTENDER & PREP FOR STOOL OPTIONS



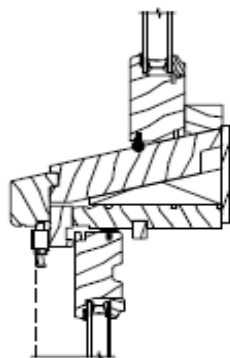
MULLION OPTIONS



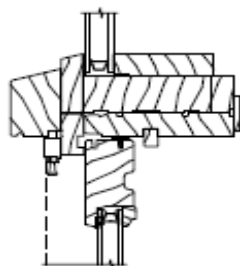
Twin Operating Double-Hung



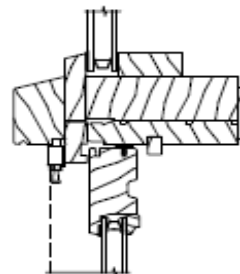
Double-Hung with
Double-Hung Picture



Double-Hung Transom
Over Double-Hung



Direct Set Geometric
Over Double-Hung



Direct Set Radius
Over Double-Hung