



## HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: 7-4-25

PDSD Activity Number: \_\_\_\_\_

HPZ Case Number: \_\_\_\_\_

Property Development Name: Fox adu

Property Address: 710 N 2nd Ave

Pima County Assessor Parcel Number(s): 117-03-3640

HPZ: ☐ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☐ West University

Applicant Name: Alex ENoch ☐ Owner ☒ Architect/Designer ☐ Other

Applicant Address: 9281 E Northview ct

City/State/Zip: Tucson AZ 85749

Phone: 520-495-8907

Email: alex@cadmandesign.biz

Property Owner Name: William and Sara fox

Property Owner Phone: 919-306-3677

Property Owner Email: sarafox1187@gmail.com

Description of Use (if Resident Artisan): new detached adu

Signature of Owner: \_\_\_\_\_

Signature of Applicant (if not owner): \_\_\_\_\_

### PROPOSED NEW CONSTRUCTION or ALTERATION

new detached adu

By state law, we cannot initiate a discussion with you about your rights and options,  
but we are happy to answer any questions you might have.



## HISTORIC PRESERVATION REVIEW APPLICATION

### Site Plan and Elevations

- Plans must be dated.
- Include the proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape features, proposed landscape areas, walls and fences, off-street parking and loading areas.
- Indicate the location of property lines, public right-of-ways, property entrances and exits, direction of traffic flow in and out of the off-street parking and loading areas, location of each parking space, each loading berth, and areas for turning and maneuvering vehicles.
- Plans and elevations must be drawn or sketched to scale with relevant dimensions labeled.
- Include specifications as to type, color and texture of exterior of proposed structures.
- Interior floor plans are not required for historic design review unless they show features that will be visible from the exterior.

### Development Zone

- On aerial photograph, label subject parcel and all outline all parcels within development zone.

### Signs

- Include a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination.

All projects must **FIRST** be submitted for site review at the PDSD, 1<sup>st</sup> floor Zoning Review counter, 201 North Stone Avenue (791-5550). PDSD staff will review the application and identify all portions of the UDC with which compliance is required. The applicant will be provided with a written report identifying any additional requirements.

If historic design review is required, contact Lead Planner Michael Taku (520-837-4963) to initiate the process.

.....  
I HAVE RECEIVED ALL RELATED DOCUMENTATION TO THIS "HISTORIC PRESERVATION ZONE" APPLICATION, SEC 5.8 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE, TECHNICAL STANDARD 9-02 0.0 AND DESIGN REVIEW GUIDELINES FOR THE HPZ TO WHICH THIS APPLICATION APPLIES.

Applicant:       Alex Enach      

Date:       7-4-25

# Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Activity No. \_\_\_\_\_ Site Address: 710 N 2nd Ave

HPZ: ☐ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☐ West University

Historic Status: ☒ Contributing ☐ Non-Contributing ☐ Vacant

Applicant Name: Cadman Designs ☐ Owner ☒ Architect/Designer ☐ Other:

Owner (if different): William and Sara Fox.

Brief Description of Proposed Work:

Detached adu

Type of Review: ☒ Full ☐ Minor ☐ Rio Nuevo Area ☐ Infill Incentive District

Development Zone: ☐ Interior Lot ☒ Corner Lot ☐ Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? ☐ Yes ☒ No

HZAB Review Date(s): \_\_\_\_\_

PRS Review Date(s): \_\_\_\_\_

Minor/Full	Required Materials
<input type="checkbox"/>	Fee
<input checked="" type="checkbox"/>	Completed and signed Historic Design Review Application form
<input checked="" type="checkbox"/>	City of Tucson Permit Application
<input checked="" type="checkbox"/>	Final UDC Compliance Review Zoning comments as issued by PDSD staff
<input type="checkbox"/>	Description and photographs* of type, color and texture of proposed materials
<input checked="" type="checkbox"/>	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
<input checked="" type="checkbox"/>	Dated site plan and elevations at 11" x 17"
<input checked="" type="checkbox"/>	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
<input checked="" type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input checked="" type="checkbox"/>	Photographs* of the project site and surrounding area
<input checked="" type="checkbox"/>	Photographs* of building elevations (north, south, east, west) <input type="checkbox"/> Not applicable

*Incomplete or illegible applications will not be accepted.*

Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>

Permit Number: TC-RES-0425-01872

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

**Type:**  
Residential New Dwelling Permit

**Status:**  
Needs Resubmittal

**Project Name:**

**Applied Date:**  
04/09/2025

**Issue Date:**

**District:**  
Ward 6

**Assigned To:**

**Expire Date:**

**Square Feet:**  
800.00

**Valuation:**  
\$108,622.61

**Finalized Date:**

**Description:**  
ADU

[Summary](#) | [Locations](#) | [Fees](#) | [Reviews](#) | [Inspections](#) | [Attachments](#) | [Contacts](#) | [Sub-Records](#) | [More Info](#) | [Conditions](#)

Residential New Dwelling

**Submittal Status**  
Requires Resubmit

**Received Date**  
04/23/2025

**Due Date**  
05/21/2025

**Completed Date**  
05/29/2025

Site Zoning - Standard • Requires Resubmit • Cassidy Jeffrey • Completed : 05/23/2025

Historic - Standard • Requires Resubmit • Taku Michael • Completed : 05/28/2025

**Due Date**  
05/21/2025

**Completed Date**  
05/28/2025

**Comment**

Please access TDC and apply for the Historic sub-record on permit TC-RES-0425-01872. I have opened the css function to allow you to upload. Instructions for how to do this can be found on the City of Tucson Planning & Development Services webpage: <https://www.tucsonaz.gov/files/sharedassets/public/v/2/pdsd/documents/tdc-faq/new-pdfs/sub-records.pdf>

If you have any questions, contact [Michael.Taku@tucsonaz.gov](mailto:Michael.Taku@tucsonaz.gov)



**Addressing Validation • Requires Resubmit • Sirin Adem • Completed : 04/23/2025**

**Site Engineering - Standard • Not Required • Insalaco Ryan • Completed : 05/28/2025**

**Residential Building - Standard • Approved • Van Karsen Kenneth • Completed : 05/19/2025**

**PDSD Application Completeness Express • Review Completed • Sirin Adem • Completed : 04/23/2025**

**Bldg Permits - Post Review Express • Pending Assignment • Completed : 05/28/2025**



Alex Enoch  
10760 E Via Tranquilla. Tucson Az, 85749

## Narrative

Date: 7/4/25

**Permit #:** *TC-RES-1122-00552*

Location: 710 n 2nd ave

### Scope of Work with reference to UDC5.8.9 HPZ Design Guidelines

Scope of work: new detached adu

Proposed project is for single storey ADUs. 787 s.f. livable space

Pitch roof with ridge at 12'-9" AFF. Repairs to main home

1. Replace all windows with vinyl due to water damage/leaking (see page 31)
2. New stairs on the back patio (see page 31). To be replaced with metal and rot iron.
3. Stucco Repair (see page 31) to look like the surrounding stucco.
4. Repaint exterior using similar colors.

Note: All the features described below will be consistent and compatible with those found in the Development Zone and the greater West University historic neighborhood.

Building Height: Building height is 12'-8" which matches existing home ridge line

Setbacks: setbacks are per new adu rule of 5' on side yard (east) and 1' on north when against alley

Site Utilization: Proposed location is tucking in farthest visible corner of lot

Building Form: is box with pitch roof matches surrounding homes

Rhythm: Majority of the surrounding contributing properties in the development zone have main entry door centered. With covered porch tuck in or protruding out. We have tucked in to match surrounding homes

Color: New stucco will be painted light tone to match existing. The roof will be shingled with redish asphalt shingles to match existing.

Landscaping: The landscaping seen from Street will be unaltered.

Plantings: The landscaping seen from Street will be unaltered. The landscaping is consistent with Tucson's Sonoran Desert drought tolerant vegetation.

Enclosures: The existing property has an existing 2ft coner wall on southern portion will remain. Then 5' wd fence on se corner to remain. Then north portion has 3' picket fence to remain

Utilities: The property has code compliant utilities (water, electricity and waste) to remain unaltered.

Motor Vehicle and parking areas: The property has several on street parking spaces on 2nd and 4th Ave and an additional space on site on north end of lot for the existing driveway to remain.

Signs: not applicable

General: The proposed building will be compatible to existing in the area as we have maintained style and colors of surrounding building. Building conform to design standards of contributing properties within development zone

Proportion: Changes are consistent with proportions of existing structures and with prevailing proportions of contributing properties within development zone Multiple others have accessory building on lot

Roof Type: Roof to match existing roof

Surface Textures: Shall match existing stucco light paint color

Projections and Recessions: Rcession is tuck in covered porch to match similar homes in area.

Details: na



Planning & Development Services Department  
201 N. Stone Avenue  
PO Box 27210  
Tucson, AZ 85726  
(520) 791-5550

Letter of Agency/Authorization

*If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).*

Date:

9-23-25

To:

City of Tucson  
Planning & Development Services Department  
Zoning Administration Division  
PO Box 27210  
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Alex Enoch Phone: 520-495-8907

Applicant's Address 9281 E Northview ct

To submit a Design Development Option (DDO) application on my behalf.

The subject property located at:	710 n 2nd av
Assessor's Parcel Number:	117-03-3640
Printed Name of Owner of Record:	Sara Fox
Address of Owner of Record:	710 n 2nd av
Phone Number of Owner of Record:	
Signature of Owner of Record: (must be original signature)	

Activity Number: \_\_\_\_\_ DDO Case Number: DDO - \_\_\_\_\_ - \_\_\_\_\_





## Pima County Geographic Information Systems

# Parcel 117-03-3640

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
117-03-3640 FOX WILLIAM & SARA CP/RS 2252 W ALAMO SPRING LOOP TUCSON AZ 85742-7926	TUCSON W49.8' LOT 11 BLK 44

### Situs (property) address

([About situs addresses](#))

Street Address	Jurisdiction	Postal City	Zip Code
710 N 2ND AV	TUCSON	TUCSON	<a href="#">85705</a>
605 E 4TH ST	TUCSON	TUCSON	<a href="#">85705</a>

### Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **117033640** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurer's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Sequence Number 20250290602.
  - [Voter Precinct and Districts](#) - Using 710 N 2ND AVE
- [Subdivision Plat Map](#) for Book 2, Page 41
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- **Average Cross Slope** for Pima County Hillside Development zoning is not available because the parcel is not in unincorporated Pima County.
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services](#) [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.  
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
  - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
  - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#).

### 100+ parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).

<a href="#">Airports</a> <a href="#">Associations</a> <a href="#">Census</a> <a href="#">Comprehensive Plan-Pima Prospers</a> <a href="#">Development</a> <a href="#">Floodplain-Defined by Pima County RFCD</a>	<a href="#">Grids</a> <a href="#">Incentive Zones</a> <a href="#">Jurisdictions</a> <a href="#">Justice40 Initiative</a> <a href="#">Landscape Classifications</a> <a href="#">Miscellaneous</a>	<a href="#">Public Safety</a> <a href="#">Schools</a> <a href="#">Sonoran Desert Conservation Plan</a> <a href="#">Transportation</a> <a href="#">Utilities</a> <a href="#">Zoning</a>
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<a href="#">Floodplain-FEMA</a> <a href="#">Governmental Districts and Areas</a>	<a href="#">Other Regulatory Areas</a> <a href="#">PC Gov. Property Rights</a>	
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Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.230661 degrees latitude, -110.962347 degrees longitude.
Parcel area	<p><b>This is only an estimate from GIS data.</b></p> <p>The <a href="#">Subdivision Plat Map</a> may also specify parcel area. See <a href="#">Finding Parcel Areas</a>.</p> <hr/> <p>Approximately 0.15 acres or 6,620 square feet.</p>

Zoom to maps of the parcel's area

<div><div>PimaMaps</div><div><div><div><div></div></div><div><a href="#">PimaMaps - Main</a></div></div><div><div><div></div></div><div><a href="#">PimaMaps - Survey</a></div></div></div><div><div>City of Tucson</div><div><div><div></div></div><div><a href="#">MapTucson</a></div></div></div></div>	<div><div>Oblique Aerial Photos</div><div><div>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</div><div>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</div></div><div><div><div><div></div></div><div><div>PICTOMETRY</div><div>INTELLIGENT DATA</div></div><div><a href="#">Pictometry Photos</a></div></div></div></div>	<div><div><div><div>Google</div><div><a href="#">Area Map</a></div></div><div><div>bing</div><div><a href="#">Area Map</a></div></div></div></div>
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Custom ADU For:

# Fox Residence

## City of Tucson Inclusive Home Design

301.1 Scope. The provisions of this chapter shall apply where required by the scoping provisions adopted by the administrative authority or by Chapters 4 through 10.

303.1 General. Changes in level in floor or ground surfaces shall comply with Section 303.2 and 303.3.

303.2 Vertical. Changes in level of 1/4 inch (6 mm) high maximum shall be permitted to be vertical.

303.3 Beveled. Changes in level between 1/4 inch (6 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramped. Changes in level greater than ½ inch (13mm) shall be ramped.

308.1 General. Reach ranges shall comply with Section 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor or ground.

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor or ground.

EXCEPTION: Existing elements shall be permitted at 54 inches (1370 mm) maximum above the floor or ground.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.2.1 and 308.3.1.

electrical reachable range of 15" minimum and 48" maximum above finished floor

EXCEPTIONS:

1. Where the use of special equipment dictates otherwise.

2. Where electrical and communications systems receptacles are not normally intended for use by building occupants.

401.1 Scope. Accessible routes required by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of this chapter.

402.1 General. Accessible routes shall comply with Section 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: Walking surfaces with a slope not steeper than 1:20, doorways, ramps, curb ramps, elevators, and wheelchair (platform) lifts. All components of an accessible route shall comply with the applicable portions of this standard adopted by the Mayor and Council and as amended by these local amendments.

403.5 Clear Width. Clear width of an accessible route shall comply with Table 403.5.

Consecutive segments of 32 inches (815 mm) wide must be separated by a route segment 48 inches (1220 mm) long minimum and 36 inches (915mm) wide minimum.

404.1 General. Doors and doorways that are part of an accessible route shall comply with Sections 404.2.5 and 404.2.7.

404.2.5 Thresholds at Doorways. Thresholds, if provided, at doorways shall be 1/2 inch (13 mm) high maximum.

Raised thresholds and changes in level at doorways shall comply with Sections 303.1, 303.2 and 303.3 only.

404.2.7 Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. *This requirement shall not apply to pocket doors.*

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location.

604.5 Grab Bars. Grab bars for water closets shall comply with Section 609. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet. *All grab bar requirements apply to blocking only for future installation in accordance with section 1003.11.2.*

607.4 Grab Bars. Grab bars shall comply with Sections 607.4 and 609.

607.4.1.1 Bathtubs with Permanent Seats: Back Wall. Two grab bars shall be provided on the back wall, one complying with Section 609.4 and the other 9 inches above the rim of the bathtub. Each grab bar shall be 15 inches (380mm) maximum from the head end wall and 12 inches (305mm) maximum from the foot end wall.

607.4.2.1 Bathtubs without Permanent Seats: Back Wall. Two grab bars shall be provided on the back wall, one complying with Section 609.4 and the other 9 inches (230mm) above the rim of the bathtub. Each grab bar shall be 24 inches (610mm) long minimum and shall be 24 inches (610mm) maximum from the head end wall and 12 inches (305mm) maximum from the foot end wall.

609.4 Position of Grab Bars. Grab bars shall be mounted in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the floor.

EXCEPTION: Height of grab bars on the back wall of a bathtub shall comply with Sections 607.4.1.1 and 607.4.1.2.

610.4 Structural Strength. Allowable stresses in bending, shear, and tension shall not be exceeded for materials used where a vertical or horizontal force of 250 pound (1112 N) is applied at any point on the seat, fastener mounting device, or supporting structure.

1001.1 Scoping. Dwelling units required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of this chapter.

1003.1 General. Dwelling units shall comply with Sections 1003.2, 1003.3, 1003.5, 1003.9 and 1003.11, as amended by these local amendments.

1003.2 Accessible Entrance. There shall be at least one accessible entrance on an accessible route from public and common areas, including, but not limited to, a driveway or public street or sidewalk. This entrance shall not be to a bedroom. *This entrance may be through a garage using the garage overhead door for ingress. Please note that if the accessible entrance is to be on an exterior or under porch slab, that all weep screed clearances for stud wall construction need to be respected. Compliance shall require either:*

- A recessed channel in the exterior slab a minimum of 2 inches deep under the weep screed at the most shallow point, sloped to drain, and with a horizontal width projecting a minimum of one inch beyond the edge of the finished wall.
- Raising the stud wall on a minimum 2" concrete or masonry stem wall.
- Any other listed or designed method.

1003.3 Accessible Route. Accessible routes within dwelling units shall comply with Sections 1003.3.1 and 1003.3.2.

EXCEPTION: The following are not required to be on an accessible route:

1. A raised floor area in a portion of a living, dining, or sleeping room
2. A sunken floor area in a portion of a living, dining, or sleeping room
3. A mezzanine that does not have plumbing fixtures or an enclosed habitable space
4. Rooms located on a floor other than that served by the accessible entrance

1003.3.1 Location. At least one accessible route shall connect all spaces and elements which are a part of the dwelling unit. Where only one accessible route is provided, it shall not pass through restrooms, closets, or similar spaces.

1003.3.2 Components. Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doorways, ramps, elevators, and wheelchair (platform) lifts.

1003.4 Walking Surfaces. Walking surfaces that are part of an accessible route shall comply with Sections 1003.4.1 and 1003.4.2.

1003.4.1 Width. Clear width of an accessible route shall comply with Section 403.5.

1003.4.2 Changes in Level. Changes in level shall comply with Section 303 except Section 303.4.

EXCEPTION: Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches (100 mm) maximum below the finished floor level of the adjacent interior spaces of the dwelling unit.

1003.5 Doors and Doorways. Doors and doorways shall comply with Sections 1003.5.1 and 1003.5.2 as amended by these local amendments.

1003.5.1 Accessible Entrance Door. The accessible entrance door to the dwelling unit shall comply with Section 404.2.5 and 404.2.7, as amended by these local amendments.

EXCEPTION: Maneuvering clearances required by Section 404.2.4 shall not be required on the dwelling unit side of the primary entrance door.

1003.5.2 User Passage Doorways. Doorways on an accessible route intended for user passage shall comply with Sections 404.2.7 and 1003.5.2.1 through 1003.5.2.3.

1003.5.2.1 Clear Width. Doorways shall have a clear opening of 30 inches (765 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

1003.5.2.2 Thresholds. Thresholds shall comply with Section 303.1, 303.2, and 303.3.

EXCEPTION: Thresholds at exterior sliding doors shall be permitted to be 3/4 inch (19 mm) high maximum provided they are beveled with a slope not steeper than 1:2.

1003.5.2.4 Double Leaf Doorways. Where an inactive leaf with operable parts more than 48 inches (1220 mm) above the floor or ground is provided, the active leaf shall provide the clearance required by Section 1003.5.2.1.

1003.9 Operable Parts. Lighting controls, electrical receptacles, environmental controls, and user controls for security or intercom systems shall comply with Section 309.3.

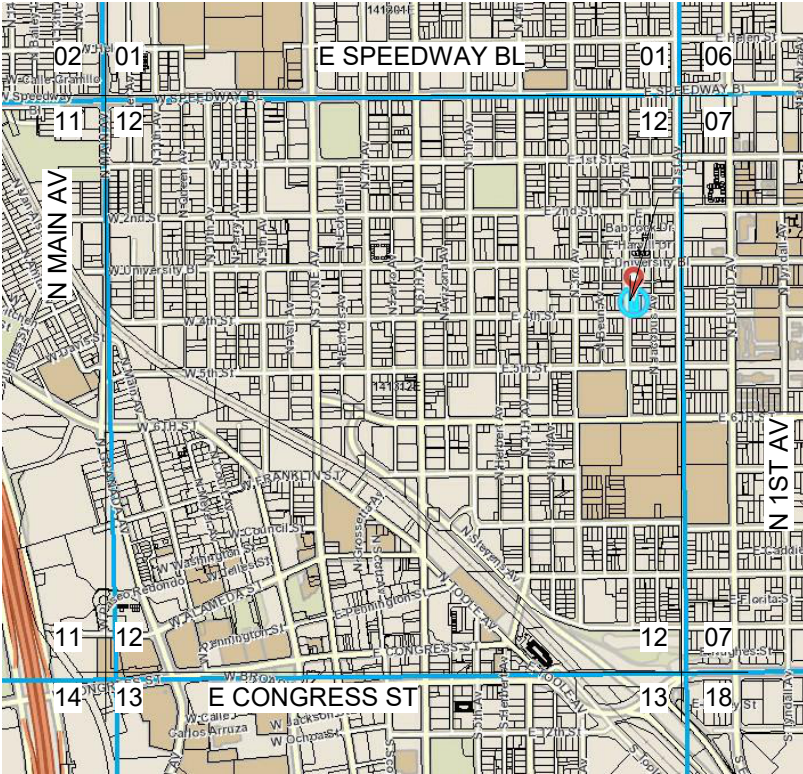
EXCEPTIONS:

1. Electrical receptacles serving a dedicated use.
2. Appliance mounted controls or switches.
3. A single outlet where all of the following conditions are met: (a) the outlet is above a length of countertop that is uninterrupted by a sink or appliance; and (b) at least one receptacle complying with Section 1003.9 is provided for that length of countertop; and
4. Floor electrical receptacles.
5. Plumbing fixture controls.
6. HVAC diffusers.
7. Ceiling fan mounted controls.

1003.11.2 Grab Bar Reinforcement. In bathrooms on the accessible route, reinforcement shall be provided for future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments so as to permit installation of grab bars and seats complying with Section 604.5, 607.4, or 610. Reinforcement shall be provided for future installation of grab bars meeting those requirements.

EXCEPTION: Reinforcement is not required in a room containing only a lavatory and a water closet, provided that the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit. Blocking need not be installed behind a fiberglass shower surround. Nothing in this ordinance shall be construed as requiring the installation of grab bars or shower seats referred to in Sections 604.5, 607.4 and 610.

All SFR and Duplex plans submitted after March 1, 2009 require a solar water system, or future installation preparation City of Tucson Ordinance #10549 with one of the following provisions: ½" control conduit and two ½" copper piping for water with rooftop termination; straight 3" capped sleeve; or an accessible attic (clear path 30" wide x 30" high) over the water heater



PROJECT LOCATION

## Location Map

3" = 1 MILE

## Project Data

OWNERS:	FOX WILLIAM & SARA CP/RS		
ADDRESS:	710 N 2nd Ave		
PARCEL:	117-03-3640		
LEGAL DESCRIPTION:	TUCSON W49.8' LOT 11 BLK 44		
LOT SIZE:	0.15    acres or	6,474 square feet.	
SITE ZONING:	HR-2		
SQUARE FOOTAGE:	(E) LIVING	=	1,446 S.F.
	(E) DRIVE	=	668 S.F.
	NEW LIVING	=	787 S.F.
LOT COVERAGE	2901 / 6,474	=	45%

## Code Review

APPLICABLE CODES:    2018 IRC  
NUMBER OF STORIES:    one  
HEIGHT TO TOP OF RIDGE:    12' - 8" A.F.G.  
FIRE PROTECTION:    none required

Drawing List	
Sheet Number	Sheet Name
GENERAL	
T1.0	Title Sheet
ARCHITECTURAL	
A1.0	Site Plan
ARCHITECTURAL	
A2.0	Dimensioned Floor Plan
A3.0	Building Elevations
A5.0	Reflected Ceiling Plan
A6.0	Roof Plan
A7.0	Architectural Details
A8.0	Specifications
A8.1	Specifications Cont.
STRUCTURAL	
S1.0	Foundation Plan
S2.0	Framing Plan
MECHANICAL	
M1.0	Mechanical Plan
PLUMBING	
P1.0	Plumbing Plan

7/4/2025 9:48:02 AM  
DRAWN BY:            JV

CHECKED BY:        AE

PROJECT  
NUMBER:                25008

PROPRIETARY AND CONFIDENTIAL  
THE INFORMATION CONTAINED IN  
THIS DRAWING IS THE SOLE  
PROPERTY OF **CADMAN DESIGNS**  
LLC. ANY REPRODUCTION IN  
PART OR AS A WHOLE WITHOUT  
THE WRITTEN PERMISSION OF  
**CADMAN DESIGNS LLC IS  
PROHIBITED**

**Cadman**  
Designs

9281 E Northview Ct., Tucson Az 85749  
Phone: (520) 495-8907  
E-Mail: alex@cadmandesigns.biz

Custom ADU For:

Fox Residence

710 N 2nd Av

Tucson, Arizona 85705

Title Sheet

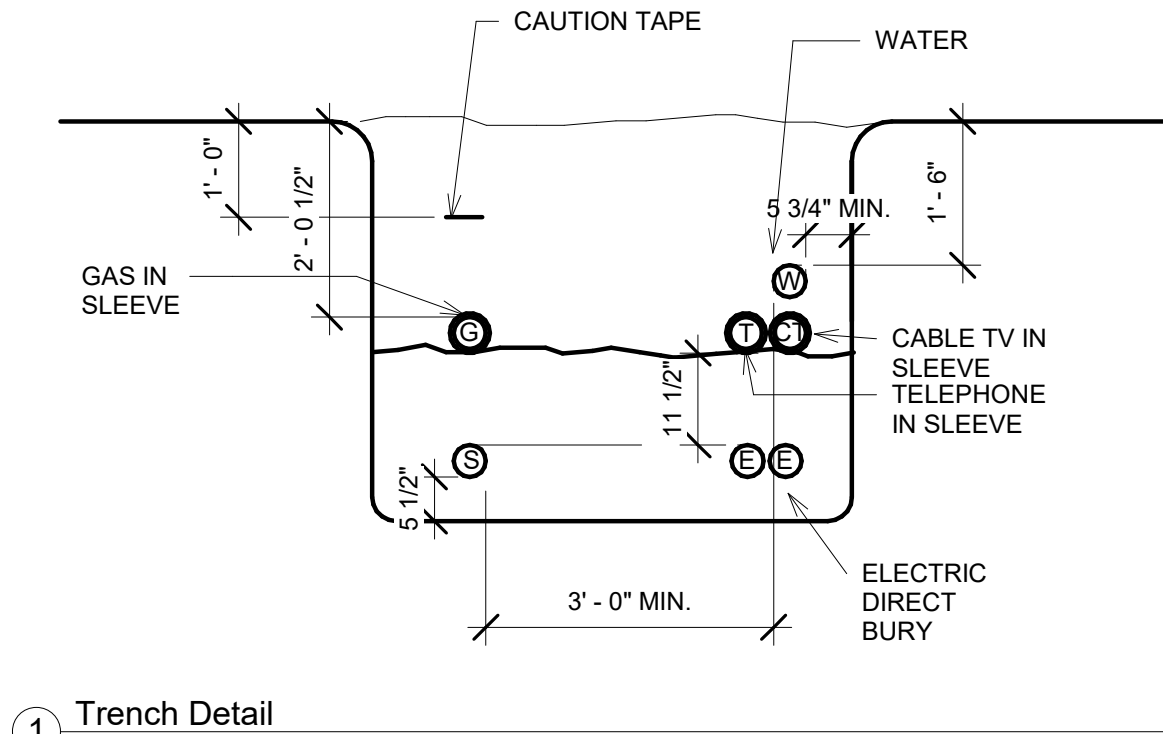
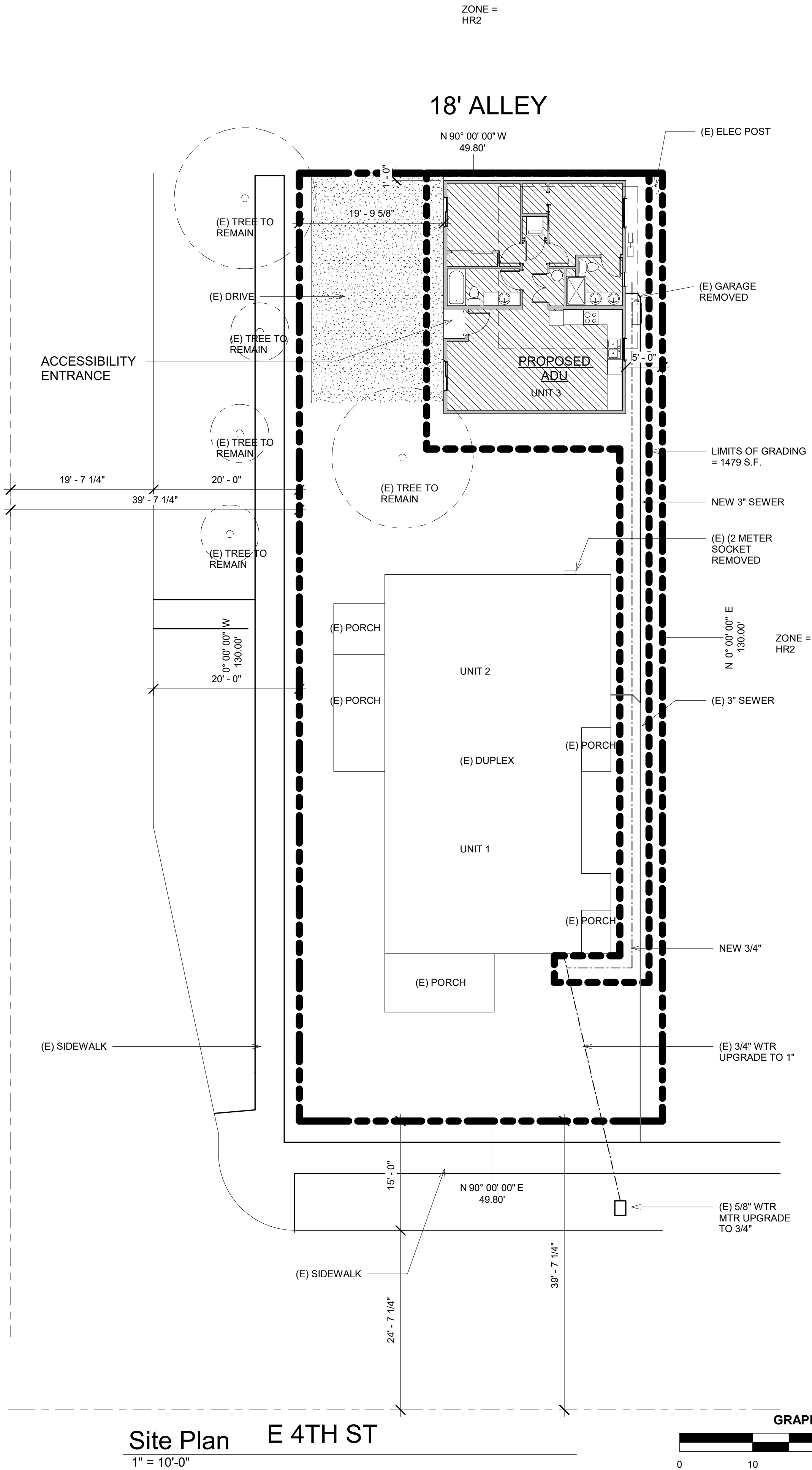
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OF





Site Notes

1. SITE INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM TOPOGRAPHIC INFORMATION FROM PIMA COUNTY DEVELOPMENT SERVICES.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITY STUBS PRIOR TO CONSTRUCTION, TO ASSURE AVAILABILITY OF UTILITY SERVICES. CALL BLUE STAKE PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL VERIFY EXACT LOCATION OF RESIDENCE AT SITE WITH OWNER AND ARCHITECT.
4. UNIMPROVED DISTURBED AREAS RESULTING FROM OPERATIONS ON THIS LOT SHALL BE LANDSCAPED WITH DROUGHT RESISTANT NATIVE PLANTING MATERIALS.
5. MAJOR VEGETATION AND SAGUAROS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION OR SHALL BE REMOVED OR RELOCATED.
6. EXCESS SOIL GENERATED FROM THE EARTHWORK OPERATIONS SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF OR OTHERWISE PLACED SO AS TO BECOME AN INTEGRAL PART OF THE SITE DEVELOPMENT.
7. EXISTING FFE WILL BE LOCAL BENCHMARK
8. PROVIDE CONC. SPLASH BLOCK AT ALL SCUPPER LOCATIONS

Grading Notes

1. SITE SHALL BE GRADED AS SHOWN ON SITE PLAN.
2. ALL EXPOSED EXTERIOR WALLS OF DWELLING UNIT AND RETAINING WALL SHALL BE PAINTED TO MATCH RESIDENCE.
3. ALL EXPOSED EXTERIOR WALLS, AND ACCESSORY STRUCTURES SHALL BE EARTHTONE IN COLOR AND SHALL BLEND IN WITH THE NATURAL SETTING.
4. ALL UTILITY TRENCHES AND/OR LEACH FIELDS ARE TO BE RESTORED AND REVEGETATED.

Grading Calc.

TOTAL SITE AREA	= 6474 S.F.
LIMITS OF GRADING AREA	= 1479 S.F.
CUT	= 0 (YRDS)
FILL	= 0 (YRDS)

Site Legend

- SANITARY SEWER LINE
- WATER LINE
- UGE UNDERGROUND ELECTRICAL SERVICE
- PROPERTY LINE
- LINE OF GRADING EASEMENT
- LINE OF EHSB
- EASEMENT
- SETBACK
- NEW CONTOURS
- EXISTING CONTOURS
- EXISTING CONTOURS TO BE REMOVED
- P.P. POWER POLE
- F.F.E. FINISH FLOOR ELEVATION
- FLOW DRAINAGE FLOW DIRECTION
- SILT FENCE
- GROUTED RIP RAP
- (E) PALO VERDE
- (E) MESQUITE
- (E) OCOTILLO

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DRAWN BY: JV

CHECKED BY: AE

PROJECT NUMBER: 25008

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710 N 2nd Av  
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Site Plan

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Window Schedule									
Type Mark	Rough Opening		Type	Material	Finish	Head Height	Sill Height	Count	Comments
	Width	Height							
A	4' - 0"	4' - 0"	Sliding	DBL PANE LOW E	CLEAR	7' - 0"	3' - 0"	3	
B	3' - 0"	3' - 0"	Sliding	DBL PANE LOW E	CLEAR	7' - 0"	4' - 0"	1	
C	2' - 0"	1' - 0"	Sliding	DBL PANE LOW E	CLEAR	7' - 0"	6' - 0"	1	

SEE PLAN FOR (T) - TEMPERED DESIGNATION

AT LEAST ONE WINDOW IN EACH BEDROOM TO BE AND EMERGENCY ESCAPE AND RESCUE OPENING WITH MAX. 44" SILL HEIGHT, MIN. 5.7 S.F. OPENING, MIN. 24" OPENING HEIGHT AND MIN. 20" OPENING WIDTH PER R310.

Door Schedule							
Door Number	Door Type	Door Size	Door	Door			Comments
				Finish	Frame		
1	DECORATIVE ENTRY	36" x 80"	SC WD	FACT	STAIN WD		
3	PANEL	32" x 84"	HC WD	FACT	PTD WD		
4	(2) PANEL	48" x 80"	HC WD	FACT	PTD WD		
5	PANEL	32" x 84"	HC WD	FACT	PTD WD		
6a	PANEL	32" x 84"	HC WD	FACT	PTD WD		
6b	CLOSET SLIDER	68" x 84"	HC WD	FACT	PTD WD		
7	PANEL	32" x 84"	HC WD	FACT	PTD WD		
8	POCEKET	32" X 84"	HC WD	FACT	PTD WD		
9	PANEL	32" x 84"	HC WD	FACT	PTD WD		

### DOOR AND FRAME GENERAL NOTES

- PRIOR TO ORDERING, THE GENERAL CONTRACTOR (GC) AND EACH TRADE AND/OR SUPPLIER SHALL INSPECT ROUGH FRAMING AND EXAMINE ALL DRAWINGS AND SPECIFICATIONS, INCLUDING THE INSTALLATION OF ALL HARDWARE, EQUIPMENT, FIXTURES, MATERIALS, ETC. PERTAINING TO THEIR PART OF THE WORK AS NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION.
- THE INSTALLATION OF ALL DOORS, FRAMES, HARDWARE, AND OTHER MATERIALS SHALL CONFORM TO THE RESPECTIVE MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS, UNLESS NOTED OTHERWISE.
- SCHEDULES HEREIN ARE FOR THE CONVENIENCE OF THE CONTRACTOR (S) TO ASSIST IN UNDERSTANDING AND CONSTRUCTING THE PROJECT. VERIFY THAT ALL ITEMS IN THE SCHEDULE (S) REFLECT THE DRAWINGS, SPECIFICATIONS, DETAILS, AND CHOICES THAT ARE NECESSARY BY THE OWNER.
- OMISSIONS OR DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR PRIOR TO WORK OR THE ORDERING OF DOORS, WINDOWS AND RELATED HARDWARE.
- EXTERIOR ENTRY DOOR FRAMES SHALL BE 1-3/4" THICK SOLID WOOD AND PRIMED FOR PAINT.
- INTERIOR DOORS SHALL BE UNDERCUT 3/4" MAXIMUM ABOVE FLOOR FINISH (COORD. WITH FLOOR FINISH), UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR INFORMATION REGARDING MATERIAL

### Energy Conservation Info:

(TABLE N1102.1 2018 IRC)(NEW CONSTRUCTION ONLY)

GLAZING = .40 OR LOWER U FACTOR  
DOOR = .40 OR LOWER U FACTOR  
SHGC = .25 OR LOWER  
SKYLIGHTS = .65 OR LOWER  
WALL INSULATION = R19 MIN. R-21 PROVIDED  
CEILING INSULATION = R38 MIN.

GENERAL NOTE:  
BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IRC 2018 SECTIONS N1102.4.1.1 AND N1102.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION  
- MUST BE IMPERMEABLE TO AIR FLOW  
- MUST BE CONT. OVER THE ENTIRE BUILDING ENVELOPE  
- MUST BE DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING  
- ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MFGR. SPECIFICATIONS.

ALL MECHANICAL PIPING CAPABLE OF CARRYING FLUID ABOVE 105° F OR BELOW 55° F SHALL BE INSULATED TO MIN. OF R-2

ALL SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-6

ALL DUCTS AIR HANDLERS, FILTER BOXES, AND BUILDING, CAVITIES (NOT FOR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS OF DUCT SYSTEMS SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS

ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL BE PROVIDED WITH DAMPERS (AUTOMATIC OR GRAVITY) TO EFFECTIVELY CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING

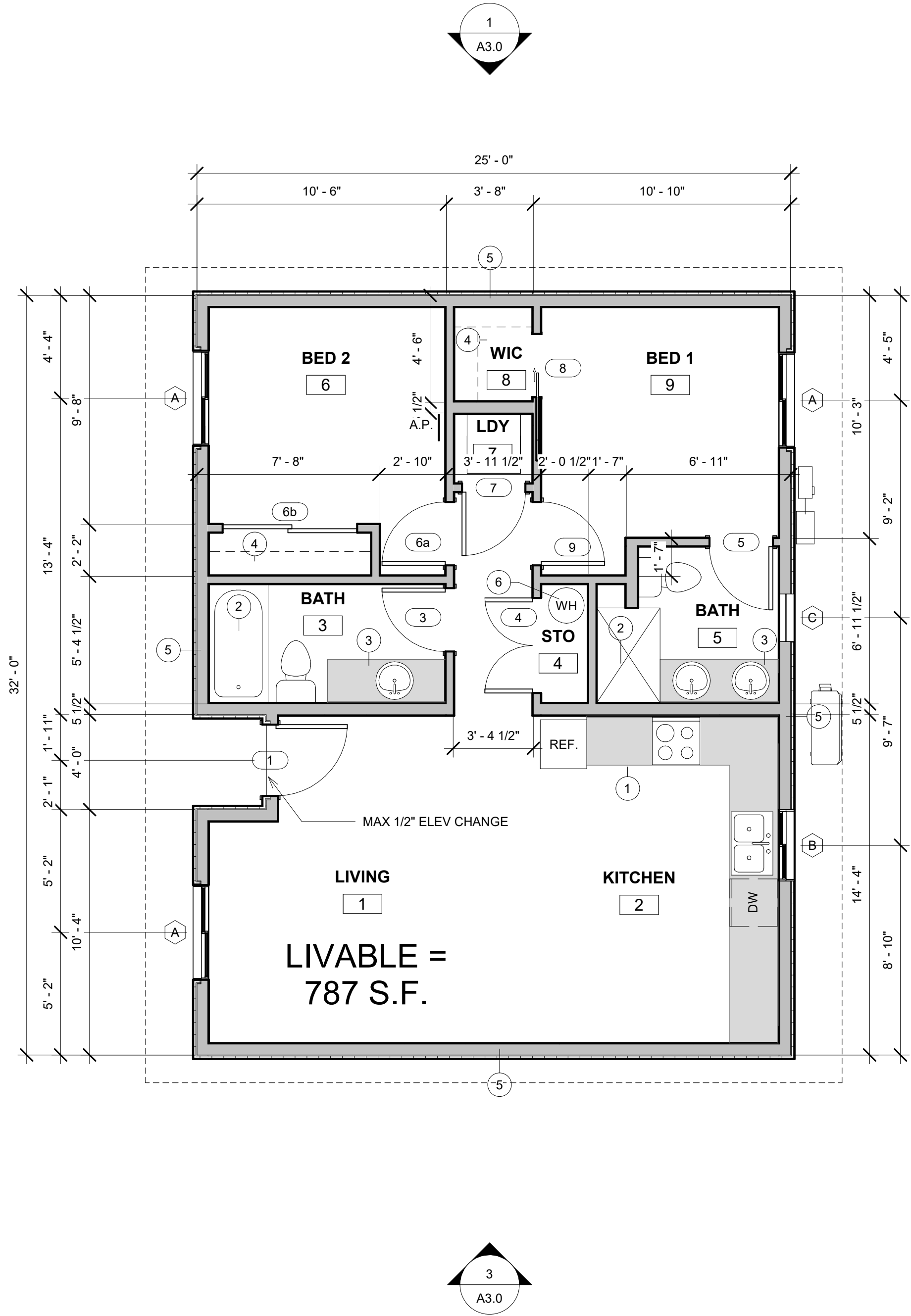
THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE N1102.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE N1102.4.1.1. AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE BUILDING OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

N1102.4.1.2 (R402.4.1.2) TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED BY THE BUILDING OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DURING TESTING:  
1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES;  
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES;  
3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN;  
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED;  
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF;  
6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN

Energy Certificate: (Mandatory) place near the indoor furnace or in utility room, N1101.14.

windows to be vinyl with wood clad



### General Floor Plan Notes:

- ALL EXTERIOR WALLS TO BE 1-COAT STUCCO SYSTEM OVER EXT. SHTG. OVER 2x6 WD STUDS @ 16" O.C. W/ 1/2" GWB INT SIDE (M.R. AT WET LOCATIONS) CAVITY FILLED W/ R21 BATT INSUL. (MIN. R13. R21 IS RECOMMENDED) U.N.O
- ALL INT. WALLS TO 2x4 WD. STUDS @ 16" O.C. W/ 1/2" GWB BOTH SIDES (M.R. AT WET LOCATIONS) (U.N.O.)
- ALL FLOOR AND BASE FINISHES TO BE COORD. W/ OWNER
- ALL DOORS TO HAVE ADA COMPLIANT LEVER HANDLES
- FIRE BLOCKS FOR CONCEALED SPACES IN WALLS, PARTITIONS, FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT INTERVALS OF TEN FEET ALONG THE WALLS. SECTION R602.8& R302.11 IRC.
- ACCESS DOORS FROM CONDITION SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IRC SECTION N1102.2.4

### Floor Plan Keynotes:

- | Key Value | Keynote Text  |
|-----------|---|
| 1         | COUNTERTOP WITH BASE CABINETS SELECTED BY OWNER, CONTR. INSTALL   |
| 2         | 1/2" BACKERBOARD WITH CERAMIC TILE SHOWER/TUB ENCLOSURE UP TO 72" A.F.F. (TO COMPLY W/ 2018 IRC R702.3 & R702.4 & MANUFACTURERS INSTALLATIONS SPECS.        |
| 3         | VANITY COUNTERTOP, SELECTED BY OWNER CONTR. INSTALL   |
| 4         | CLOSET SHELF AND ROD  |
| 5         | 1-COAT STUCCO SYSTEM OVER 1" RIGID FOAM OVER MOISTURE BARRIER OVER EXT. SHEATHING OVER 2x6 WD. STUDS @ 16" O.C. FILLED W/ R-21 BATT INSUL. W/ 1/2" GWB INT. |
| 6         | WATER HEATER, REFER TO MECHANICAL PLANS   |

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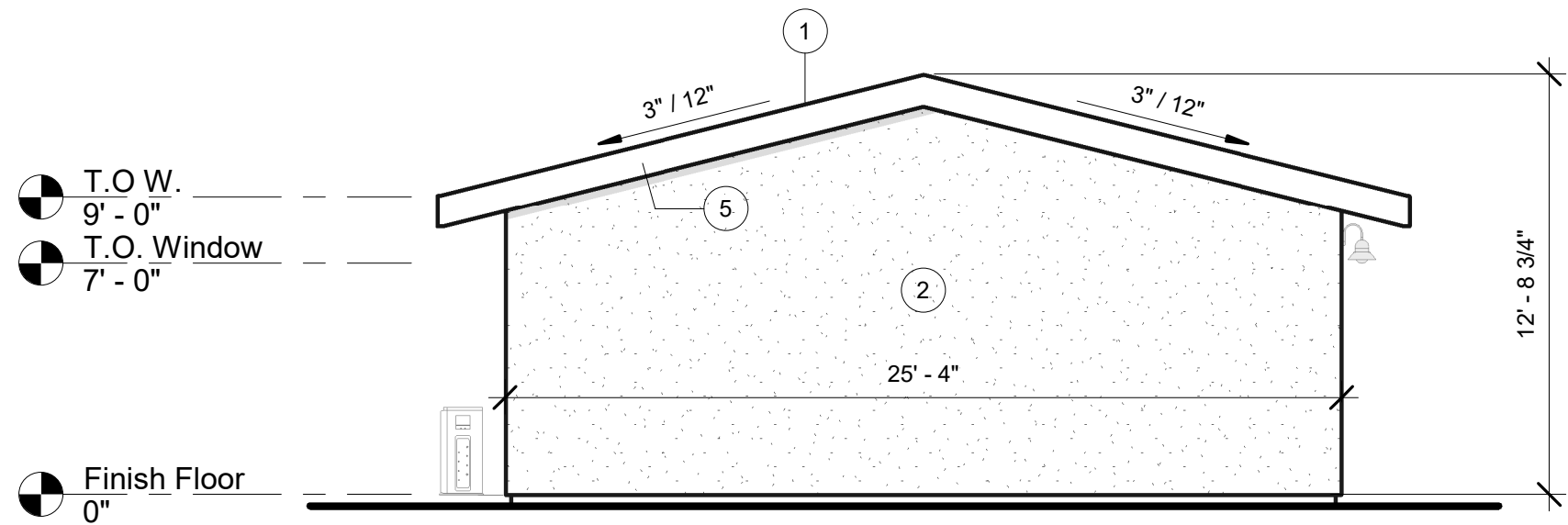
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710 N 2nd Av  
Tucson, Arizona 85705  
Dimensioned Floor Plan

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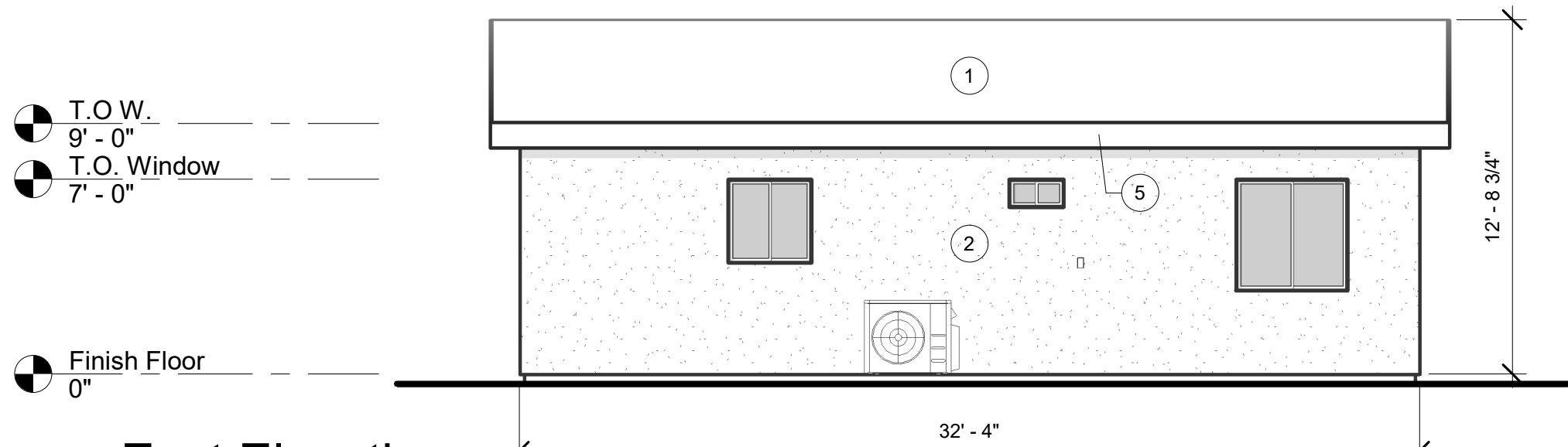


Elevation Keynotes:

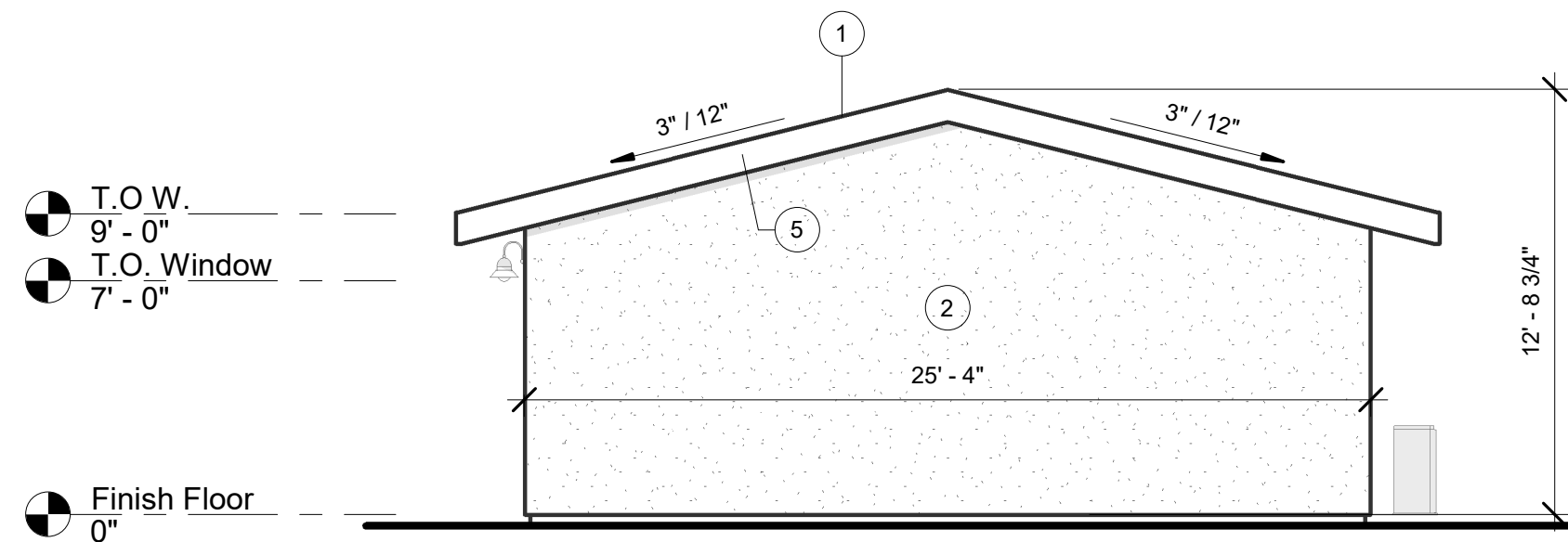
Key Value	Keynote Text
1	COOL ROOF FINISH (GREATER THAN 60 SRI)
2	NEW ASPHALT SHINGLE ROOF
3	1- COAT STUCCO SYSTEM OVER 1" RIGID FOAM OVER MOISTURE BARRIER OVER EXT. SHEATHING OVER 2X6 WD. STUDS @ 16" O.C. FILLED W/ R-21 BATT INSUL. W/ 1/2" GWB INT.
4	5/8" GWB OR 1/2" SAG RESISTANT (MOISTURE RESISTANT WET LOCATIONS)
5	PRE-FAB ROOF TRUSS SEE STRUC
6	2X FASCIA W/ MTL. DRIP EDGE
7	R-38 BATT
8	4" CONC. SLAB ON 4" ABC. REFER TO FOUNDATION PLAN



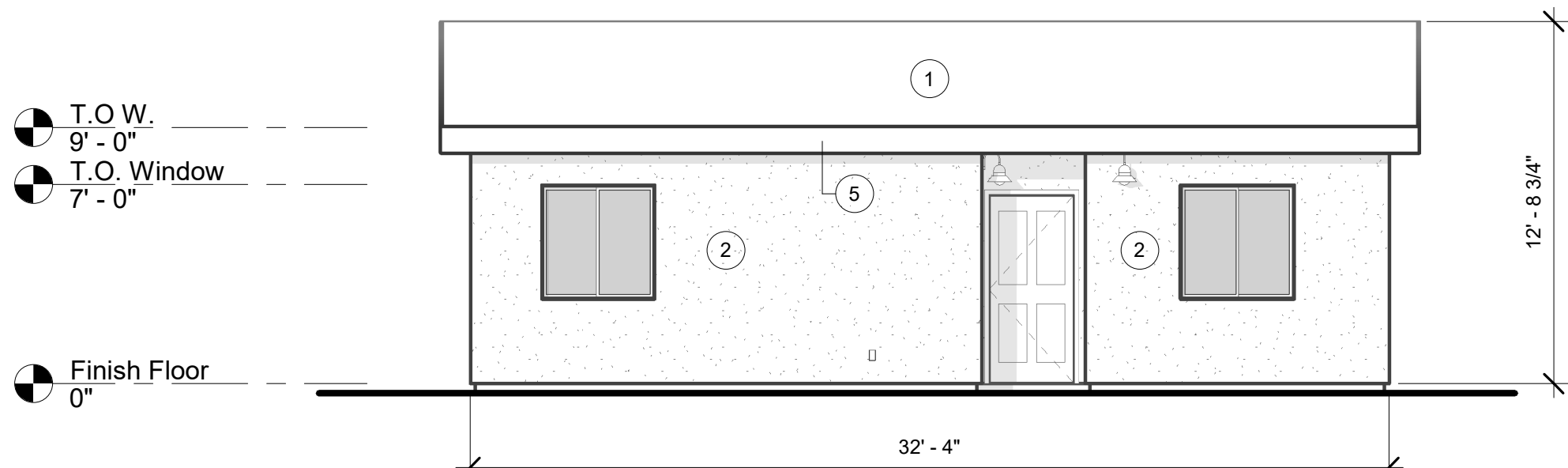
1 North Elevation  
3/16" = 1'-0"



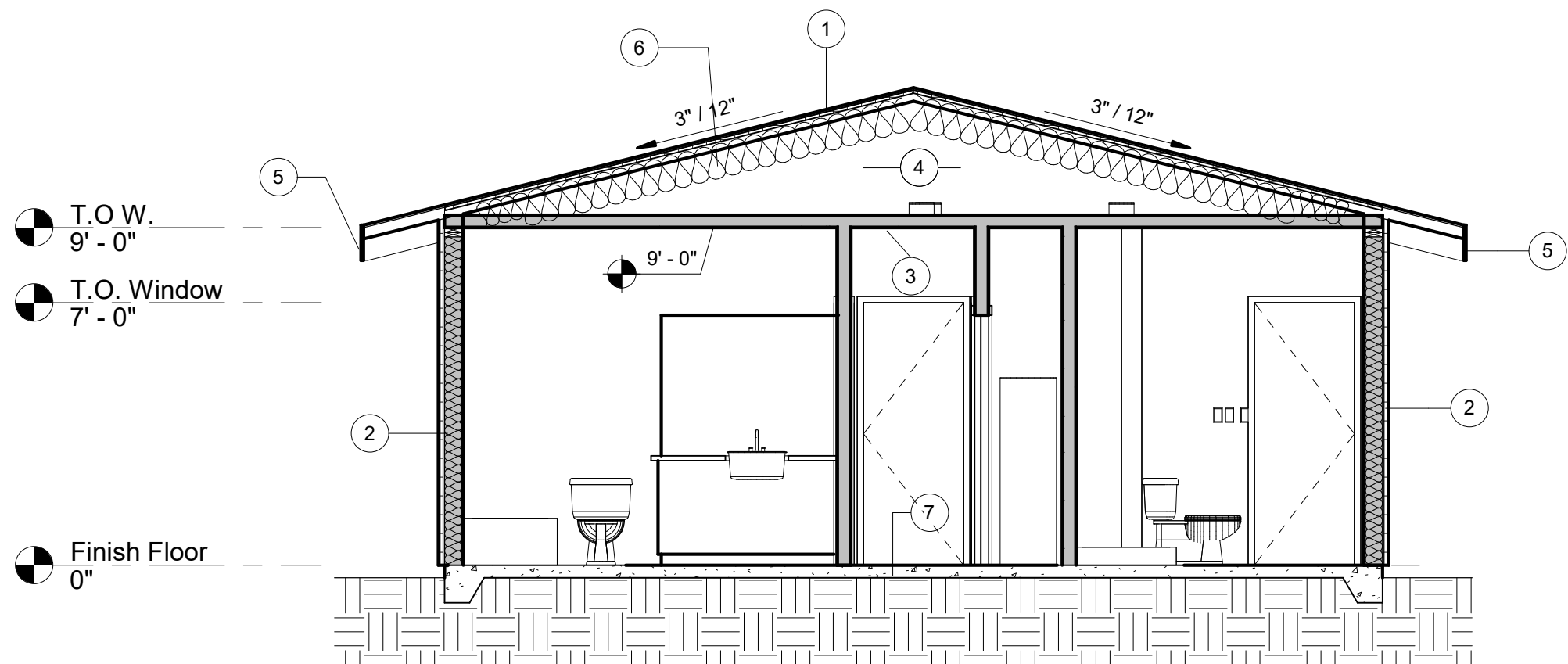
2 East Elevation  
3/16" = 1'-0"



3 South Elevation  
3/16" = 1'-0"



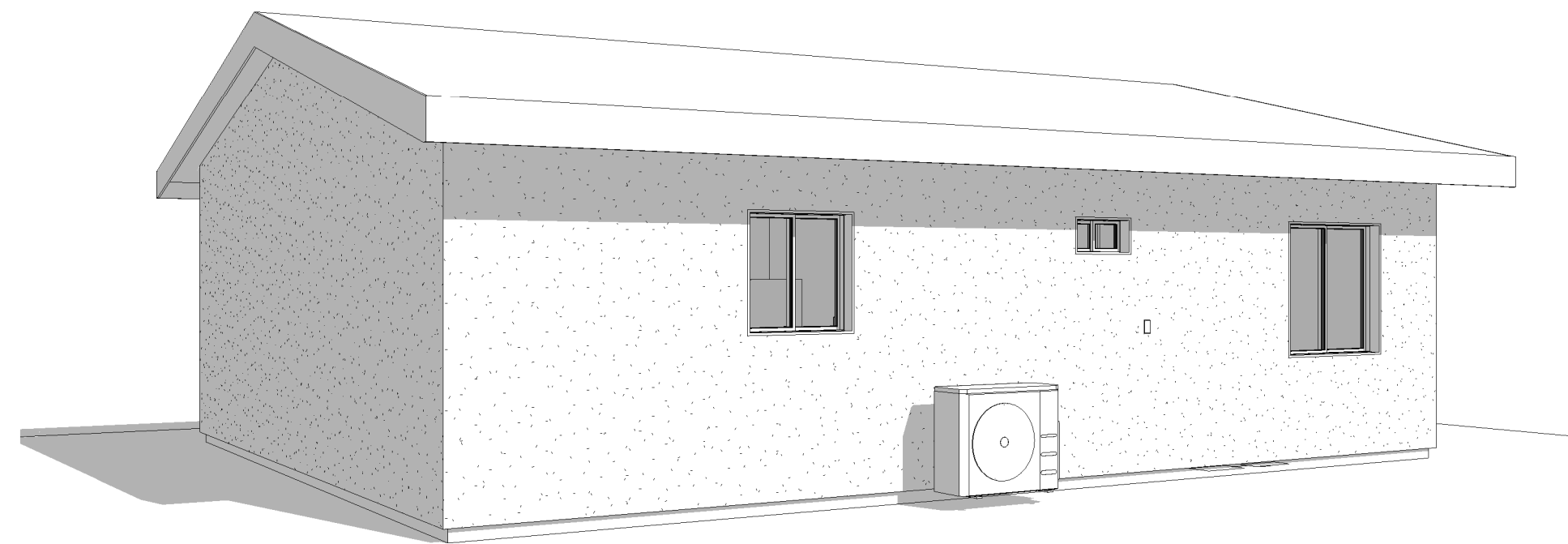
4 West Elevation  
3/16" = 1'-0"



6 Building Section  
1/4" = 1'-0"



7 3D View 1



8 3D View 2

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Reflected Ceiling Plan

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R.C.P. Legend

- SUPPLY AIR GRILLES
- RETURN AIR GRILLES
- EXHAUST FAN
- RECESSED LIGHT FIXTURE
- CHAIN LIGHT
- CHANDELIER
- SURFACE MOUNTED LIGHT FIXTURE
- CEILING FAN
- PENDANT FIXTURE

Ceiling Types:

1.

5/8" GWB OR 1/2" SAG RESISTANT - PAINT
2.

5/8" M.R. 1/2" SAG RESISTANT GWB - PAINT

TYPICAL CEILING JOIST SCHEDULE

NOTES:  
1. CEILING JOISTS AT 24" O.C. MAXIMUM.  
2. CONTINUOUS 2x4 BRIDGING W/ 1-16d PER JOIST SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 8'-0" (R002.8.1).  
3. JOISTS DESIGNED FOR 5 P.S.F. DEAD LOAD AND 10 P.S.F. (TABLE R002.4(1)), LIVE LOAD. IF LOADS ENCOUNTERED ARE GREATER, NOTIFY THE ARCHITECT.

JOIST SIZE	MAXIMUM SPAN	LEDGER AT STUD WALL
2x4	9'-10"	2x4 WITH 2-16d NAILS PER STUD.
2x6	14'-10"	2x6 WITH 2-16d NAILS PER STUD.
2x8	18'-9"	2x8 WITH 3-16d NAILS PER STUD.

ROOF JOISTS W/ STIFFENERS AND ATTACHMENT PER MFR. DIMENSIONAL ROOF JOISTS

ALT. CON. 2

2-16d TYP.

ALT. CON.

FUR-DOWN CLG. JOISTS

24" O.C. MAX.

3" MIN. OVERLAP

2x4 OR LARGER

SPAN

SPAN

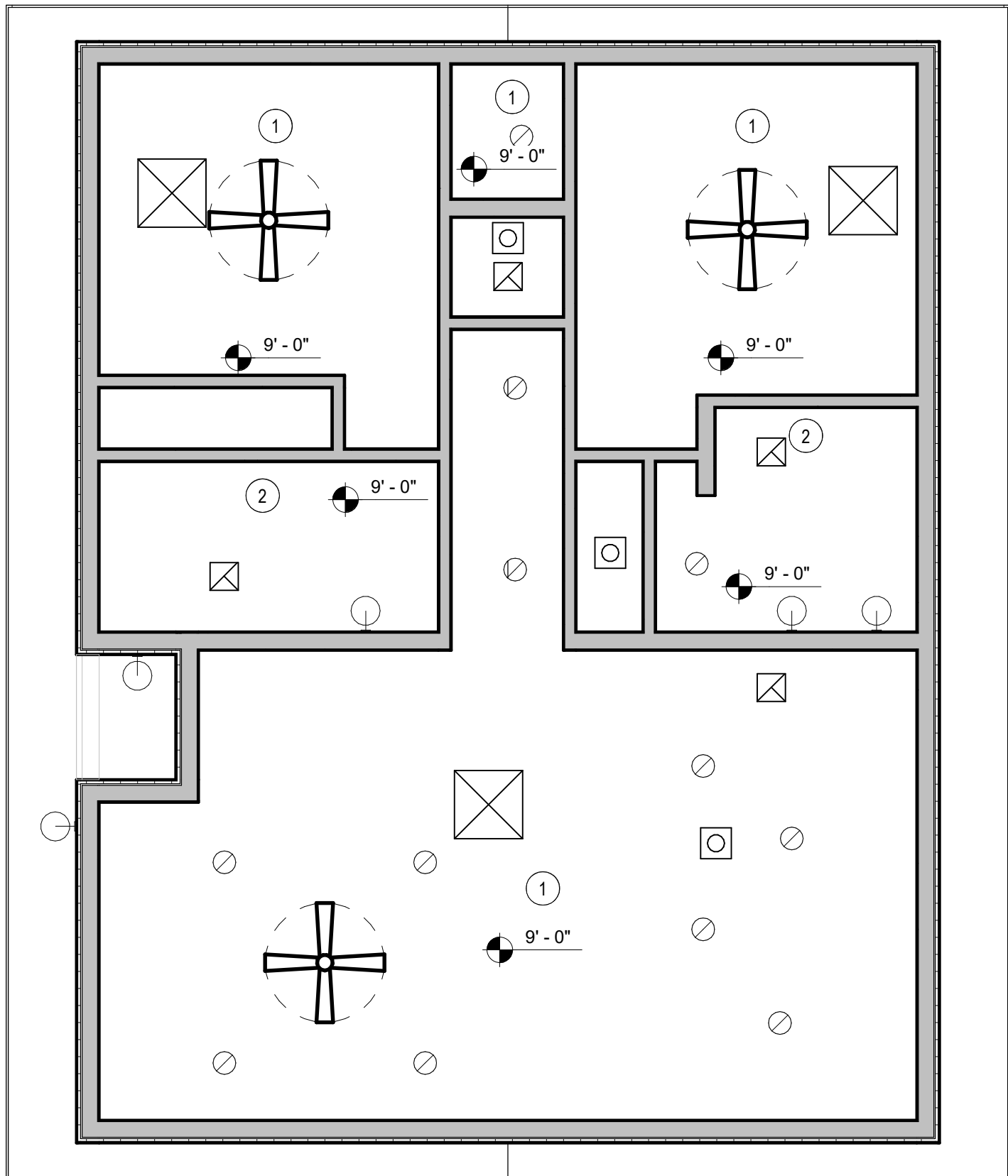
TOE NAILS TO TOP FL.

STUD WALL

BRIDGING PER SCHED.

LEDGER CONNECTION

4 Ceiling Detail  
3/4" = 1'-0"



Reflected Ceiling Plan

1/4" = 1'-0"

General Roof Notes:

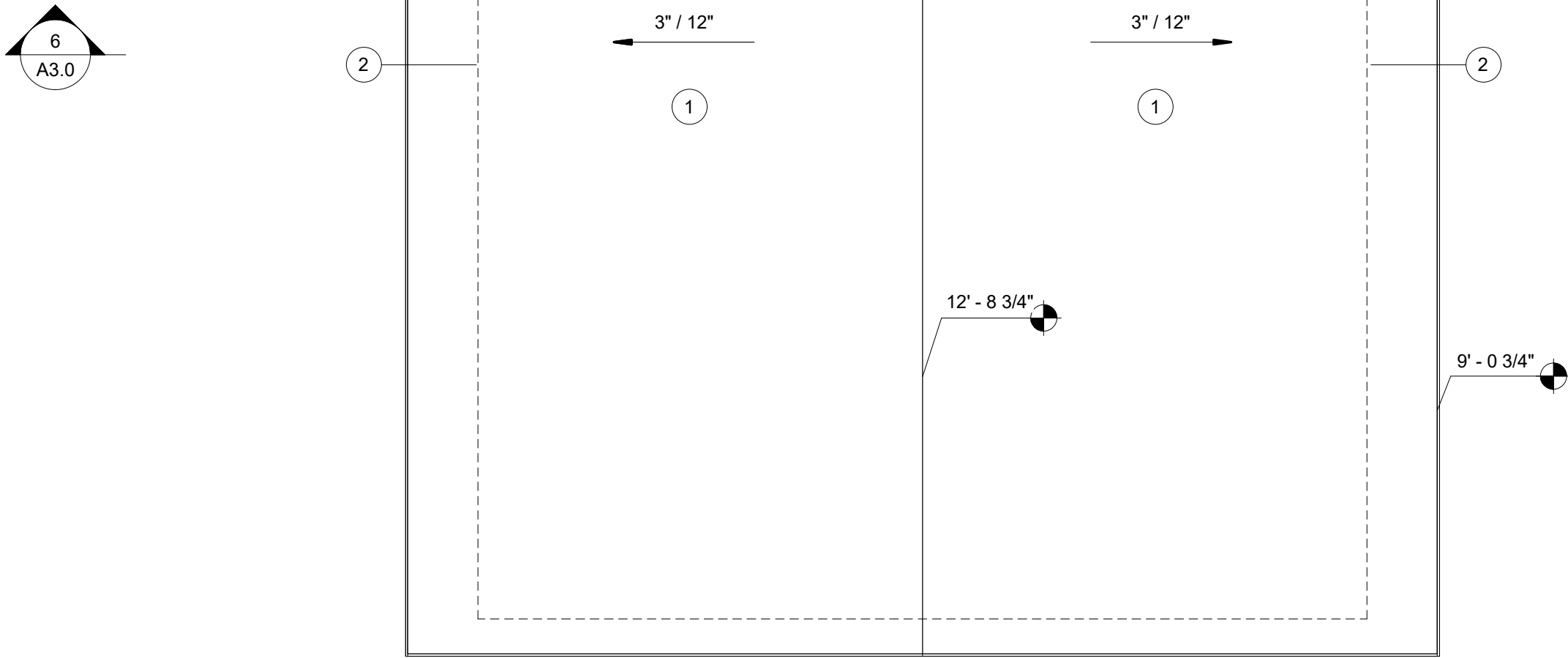
1.
- ALL JACKS SHOULD EXTEND A MIN. OF 8" ABV. THE ROOF DECK WITH RAIN COLLARS AND SEALANT TO BE PROVIDED BETWEEN THE TOP OF THE JACK AND THE PIPE, AND ALL PLUMBING VENTS SHOULD RECEIVE 4LB LEAD FLANGED FLASHING.
2.
- MECHANICAL UNITS MUST BE SET ON FACTORY CURBS AND NOT ON ANGLE IRON CURBS
3.
- ALL ROOF PENETRATIONS MUST BE A MINIMUM OF 18" APART AND A MIN. 18" FROM ANY WALL, PARAPET OR DRAINAGE VALLEY LINE
4.
- PROVIDE CRICKETS AT THE UPSLOPE SIDE OF ALL A.C. , AND OTHER ROOFTOP EQUIPMENT CURBS LONGER THEN 5'. CRICKETS SHOULD NOT BE PROVIDED AT CURBS 5' OR LESS IN LENGTH

Attic Ventilation:

VENTLESS

Roof Plan Keynotes:

Key Value	Keynote Text
1	NEW ASPHALT SHINGLE ROOF
2	LINE OF EXT. WALL BELOW



Roof Plan

1/4" = 1'-0"

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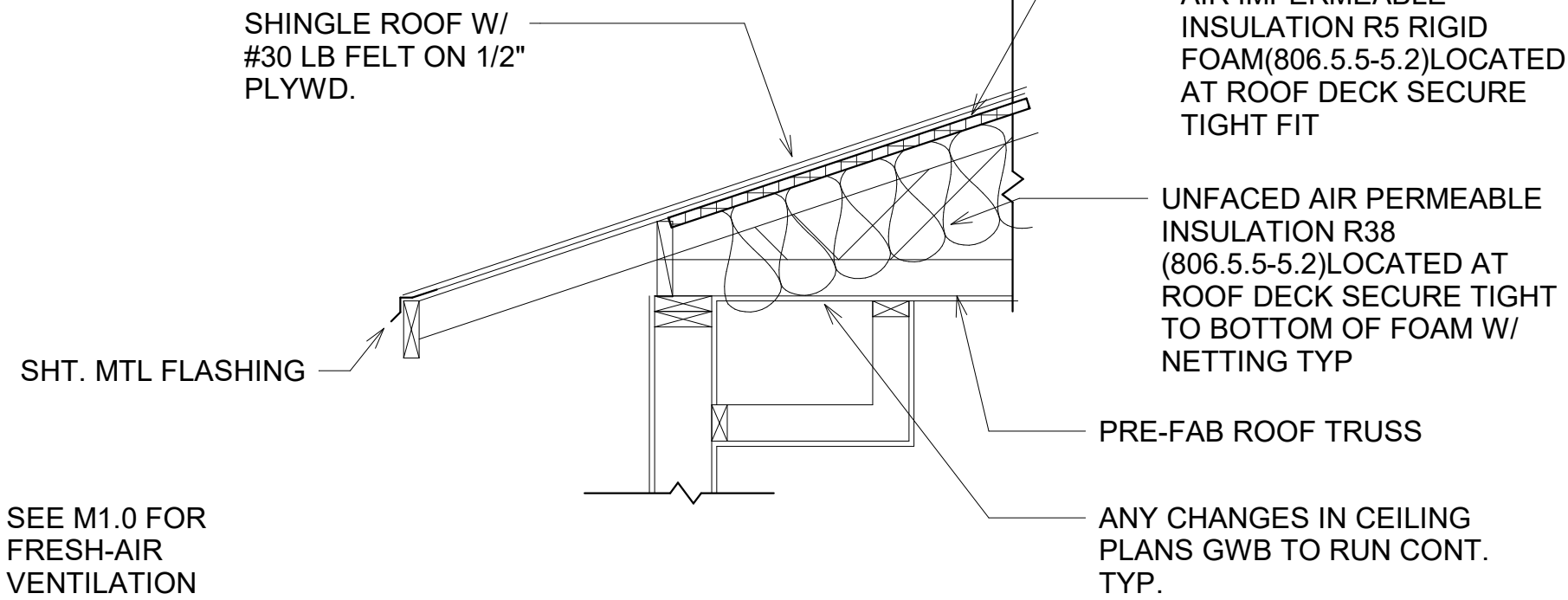
Roof Plan

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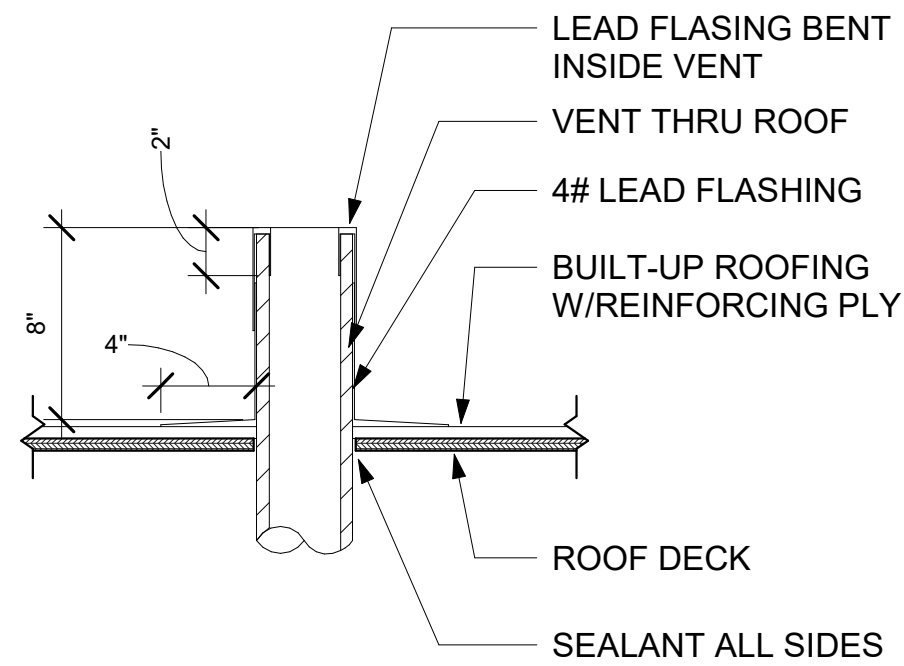
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SHTOF

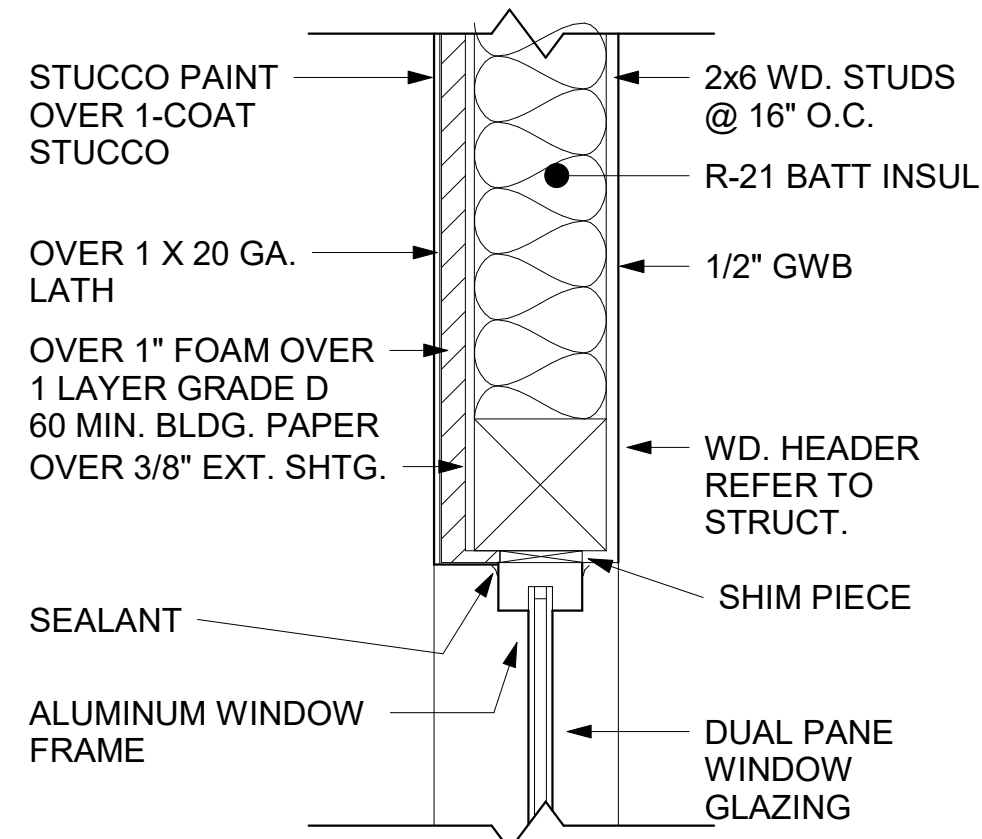
UNVENTED ATTIC AS PER  
CODE IRC SECTION R806.5  
SHALL BE PERMITTED AS  
LONG AS FOLLOWING  
CONDITIONS ARE MET  
1. THE UNVENTED ATTIC  
SPACE IS COMPLETELY  
CONTAINED WITHIN THE  
BUILDING THERMAL  
ENVELOPE  
2. NO INTERIOR CLASS 1  
VAPOR RETARDERS ARE  
INSTALLED ON THE  
CEILING SIDE (ATTIC  
FLOOR) OF THE UNVENTED  
ENCLOSED RATER  
ASSEMBLY



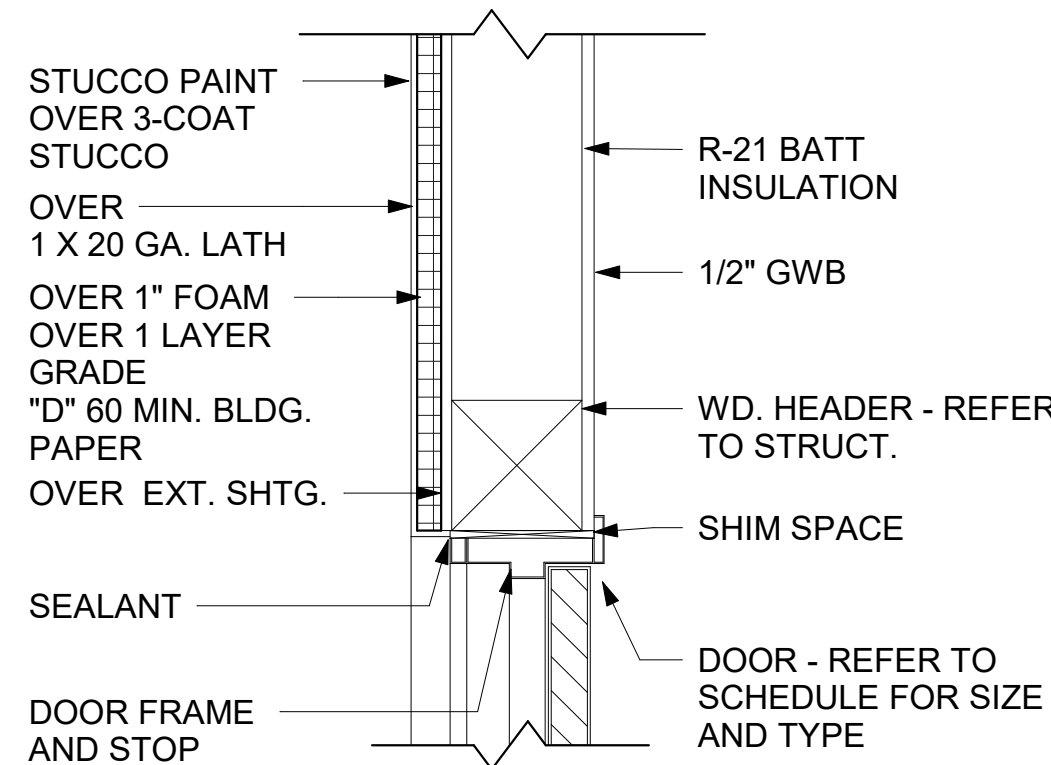
4 Non-Ventilation Detail  
3/4" = 1'-0"



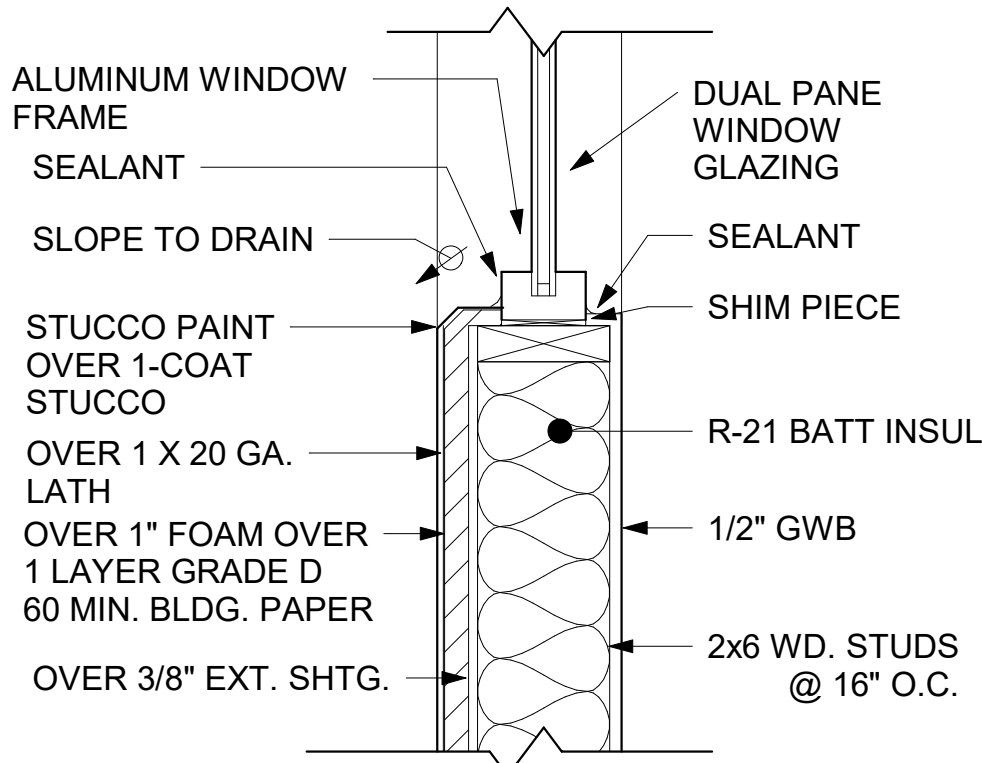
7 Roofing Vent  
1 1/2" = 1'-0"



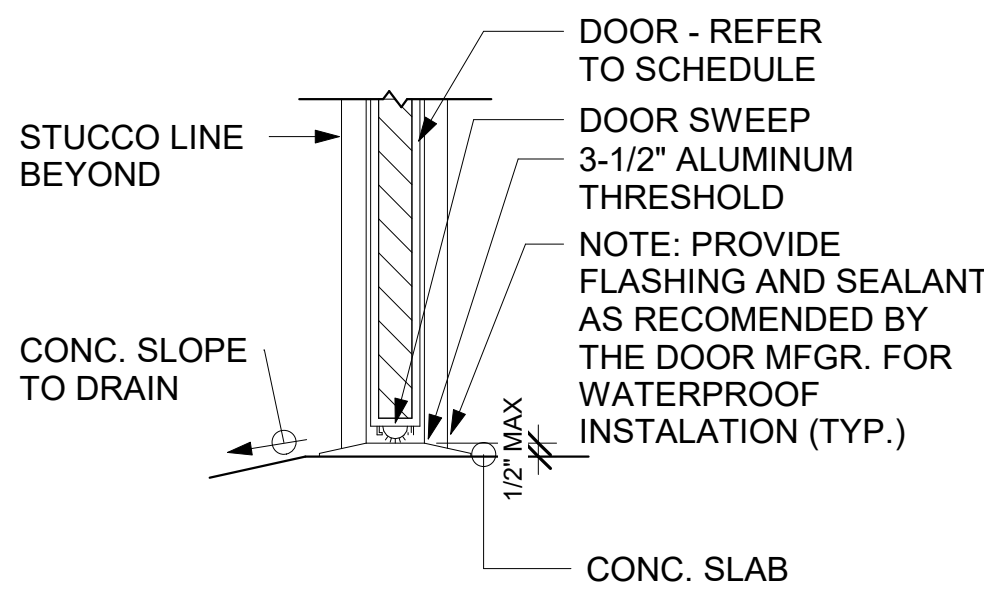
3 Window (Jamb/Head) Detail  
1 1/2" = 1'-0"



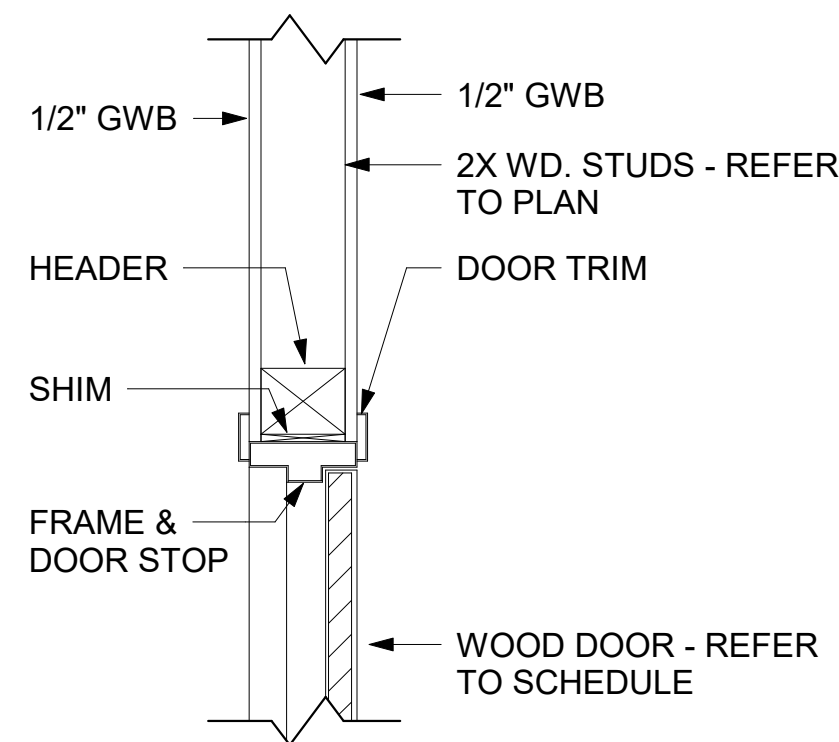
6 Exterior Door Detail  
1 1/2" = 1'-0"



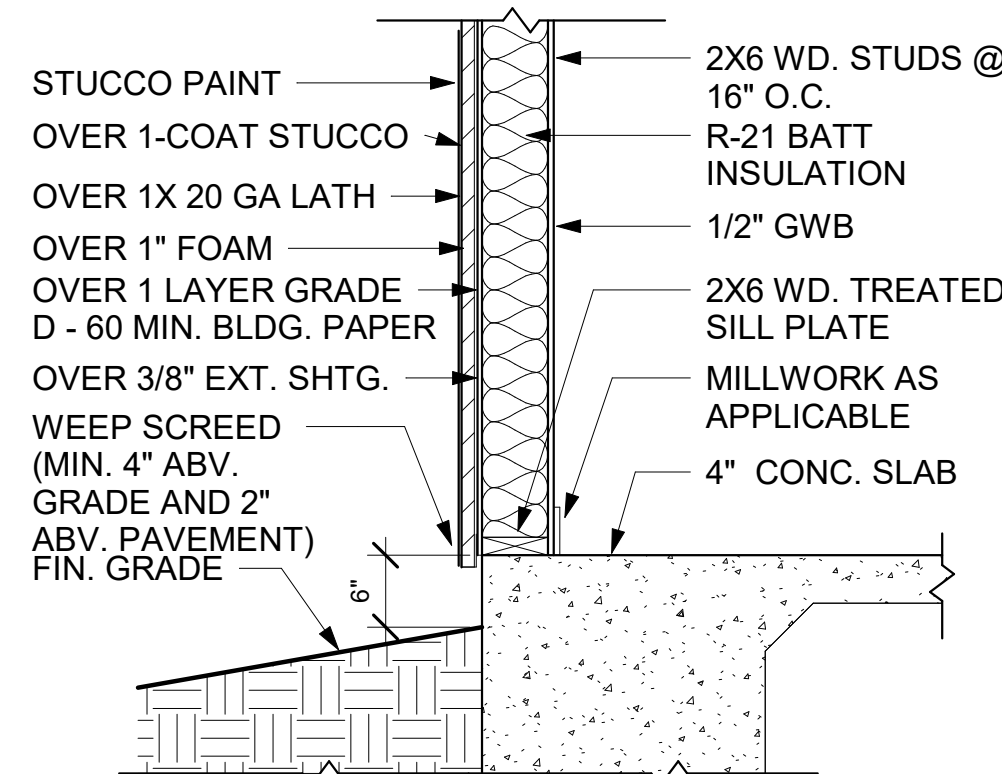
2 Window Sill Detail  
1 1/2" = 1'-0"



8 Exterior Door Threshold  
1/2" = 1'-0"



5 Interior Door Detail  
1 1/2" = 1'-0"



1 Stud Wall Detail  
3/4" = 1'-0"



Div. 1. GENERAL PROJECT REQUIREMENT

1. SPECIFICATIONS: THESE SPECIFICATIONS ARE OF THE ABBREVIATED OR "STREAMLINED" TYPE, AND INCLUDE INCOMPLETE SENTENCES. OMISSION OF WORDS OR PHRASES SUCH AS "THE CONTRACTOR SHALL", "IN CONFORMITY THERewith", "SHALL BE", "AS NOTED ON THE DRAWINGS", "ACCORDING TO THE PLANS", "A", "AN", "THE", AND "ALL" ARE INTENTIONAL. OMITTED WORDS OR PHRASES SHALL BE SUPPLIED BY INFERENCE IN THE SAME MANNER AS THEY ARE WHEN A "NOTE" OCCURS ON THE DRAWINGS.

2. SCOPE OF WORK: THE CONTRACTOR PROVIDES ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND/OR HEREIN, INCLUDING LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY AND REQUIRED FOR THEIR COMPLETION.

3. CODES: WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL AND NATIONAL APPLICABLE CODES AND AUTHORITIES.

4. CONSTRUCTION DOCUMENT DISCREPANCIES: OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

5. DIMENSIONS: DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

6. DETAIL APPLICABILITY: DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT APPROPRIATE LOCATIONS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.

7. VERIFICATION: CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WITH THE WORK.

8. ARCHITECTURAL AND ENGINEERING SERVICES: IT IS UNDERSTOOD THAT NORMAL ARCHITECTURAL AND ENGINEERING LIAISON FOR THE PURPOSE OF INTERPRETATION OF THE CONTRACT DOCUMENTS IS PROVIDED FOR BY THE OWNER. SHOULD ANY SERVICES OF THE ARCHITECT BE REQUIRED TO ASSIST IN THE CORRECTIONS OF ERRORS OR OMISSIONS IN CONSTRUCTION BY THE CONTRACTOR, OR SERVICES OF THE ARCHITECT BE REQUIRED BECAUSE OF CHANGES IN STRUCTURE OR EQUIPMENT WHERE THE CONTRACTOR HAS REQUESTED APPROVAL OF SUBSTITUTE METHODS OR MATERIALS, THESE SERVICES WILL BE PROVIDED BY THE ARCHITECT AT HIS STANDARD HOURLY RATES, AND SHALL BE PAID FOR BY THE CONTRACTOR.

9. SPECIAL INSPECTION SERVICES: WHEN REQUIRED BY THE GOVERNING AUTHORITY, SPECIAL INSPECTIONS WILL BE DONE AND SHALL BE PAID FOR BY THE CONTRACTOR. INSPECTIONS NORMALLY PERFORMED BY MUNICIPAL AUTHORITIES WILL NOT BE PERFORMED BY ARCHITECT.

10. EXTRA WORK: IN ACCORDANCE WITH THE GENERAL CONDITIONS AND WHEN AUTHORIZED IN WRITING BY THE ARCHITECT, EXTRA WORK MAY BE ORDERED. CLAIMS FOR ADDITIONAL COMPENSATION, ON ACCOUNT OF EXTRA WORK DONE, WILL NOT BE RECOGNIZED UNLESS SUCH EXTRA WORK HAS BEEN AUTHORIZED IN ADVANCE AND IN WRITING BY THE ARCHITECT AND OWNER.

11. PROTECTION OF WORK: WORK SHALL BE ADEQUATELY PROTECTED THROUGHOUT DURATION OF THE CONTRACT. REPAIR AND/OR REPLACE ANY WORK OR MATERIALS THAT ARE BROKEN, CHIPPED, CRACKED, ABRADED OR DAMAGED IN ANY OTHER WAY, INCLUDING NATURAL CAUSES AND VANDALISM, AT NO LOSS TO THE OWNER.

12. AS BUILT DRAWINGS: ANY PHASES OF CONSTRUCTION THAT DIFFER FROM THE ORIGINAL APPROVED CONSTRUCTION DOCUMENTS SHALL BE RECORDED IN DETAIL IN RED ON A SPECIAL SET OF CONSTRUCTION DOCUMENTS SPECIFICALLY SET ASIDE FOR THIS USE AND SHALL BE HELD BY GENERAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR PERFORMING THE WORK TO CAREFULLY AND ACCURATELY LOG CHANGES DAILY.

A) PRIOR TO AND AS A CONDITION OF FINAL PAYMENT, PLUMBING, MECHANICAL AND ELECTRICAL AS BUILT'S WITH ACCURATELY DRAWN CHANGES MUST BE COMPLETED AND SUBMITTED TO ARCHITECT AS AN INTEGRAL PART OF JOB RECORDS.

13. SHOP DRAWINGS AND SAMPLES: CONTRACTOR FURNISH ONE (1) SET OF BLUELINE PRINTS AND ONE (1) SET OF SEPIAS OF ORIGINAL DRAWINGS FOR CHECKING. SAMPLES SUBMITTED WHEN REQUIRED BY ARCHITECT OR OWNER.

A) REVIEW TIME: SUBMIT SHOP DRAWINGS, MATERIAL LISTS, MANUFACTURER'S LITERATURE, SAMPLES, AND OTHER REQUIRED INFORMATION IN SUFFICIENT TIME TO PERMIT PROPER CONSIDERATION AND ACTION ON SAME BEFORE ANY MATERIALS OR ITEMS, WHICH SUCH SHOP DRAWINGS, INFORMATION AND SAMPLES REPRESENT, ARE ORDERED. ALLOW SUFFICIENT TIME SO THAT NO DELAY OCCURS DUE TO REQUIRED LEAD TIME IN ORDERING OR DELIVERY TO THE JOB SITE.

B) APPROVAL: SHOP DRAWING REVIEW WILL BE GENERAL. IT SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ACCURACY OF SUCH SHOP DRAWINGS, NOR PROPER FITTING, CONSTRUCTION OF WORK, FURNISHING OF MATERIALS, OR WORK REQUIRED BY CONTRACT DOCUMENTS AND NOT INDICATED ON SHOP DRAWINGS. SHOP DRAWING APPROVAL SHALL NOT BE CONSTRUED AS APPROVING DEPARTURES FROM CONTRACT DOCUMENTS.

14. SITE CLEAN UP: DURING COURSE OF PROJECT, KEEP AREAS OF PROJECT FREE FROM ACCUMULATION OF WASTE AND RUBBISH. AREAS OF WORK KEPT CLEAN AS SUITED TO REQUIREMENTS OF ITEMS BEING INSTALLED OR ITEMS BUILT WITHIN WORK. KEEP OFF-SITE PROPERTY, PUBLIC AND PRIVATE, AND ON-SITE PROPERTY BEYOND LIMITS OF WORK CLEAN OF CONSTRUCTION DROPPINGS AND DEBRIS. WASTE OR RUBBISH INTENDED FOR DISPOSAL SUITABLE STORED TO PREVENT WIND DISPERSAL. TOOLS, SHEDS OR OTHER ITEMS NO LONGER IN USE, REMOVED. EXISTING CONDITIONS RESTORED, WHERE AFFECTED, TO ORIGINAL CONDITION PRIOR TO CONSTRUCTION.

A) FINAL CLEANING: FINISH SURFACES AND AREAS CLEAN AND FIT FOR OCCUPANCY. INTERIORS AND GROUNDS, FREE FROM DEBRIS, TEMPORARY OR CONSTRUCTION ITEMS AND OTHER UNSIGHTLY MATERIALS.

15. WORKMANSHIP: WHERE NOT MORE SPECIFICALLY DESCRIBED IN ANY OF THE VARIOUS SECTIONS OF THESE SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO THE METHODS AND OPERATIONS OF BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADE OF TRADES INVOLVED, AND SHALL INCLUDE ITEMS OF FABRICATION, CONSTRUCTION OR INSTALLATION REGULARLY FURNISHED OR REQUIRED FOR COMPLETION INCLUDING ANY FINISH, OF A SUCCESSFUL FIRST CLASS OPERATION AS INTENDED.

16. WATERTIGHT - WEATHERTIGHT: ANYTHING IN THE CONTRACT DOCUMENTS NOT WITHSTANDING, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY OF CONSTRUCTING A WATERTIGHT, WEATHER TIGHT PROJECT.

17. ESTABLISH AND VERIFY THE SIZE AND LOCATION OF BLOCKOUTS, INSERTS OPENINGS, CURBS, BASES AND PADS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

18. METHOD OF CONSTRUCTION: THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. OBSERVATION VISITS, UNLESS SPECIFICALLY REQUESTED, SHALL NOT INCLUDE THE INSPECTION OF ABOVE ITEMS.

19. SUPPLEMENTARY ENGINEERING DESIGNS: ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A STRUCTURAL ENGINEER REGISTERED IN ARIZONA.

20. CONSTRUCTION LIVE LOADS: CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMING FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

Div. 2. SITE WORK

A. GENERAL

1. SITE CONDITIONS: visit site and become aware of conditions under which work is to be performed and obstacles which may be encountered concerning work to be performed. Accept site as found at time of proposal.

2. UTILITIES: Coordinate utility work with appropriate trades. See site plan for information

3. NOTIFY "BLUE STAKES" 2 working days prior to any excavations, (phone # 1-800-782-5348).

4. Treat soil under slabs for protection against termites. Provide 5 year written guarantee against infestation.

5. Confine new work to contract areas.

B. DEMOLITION

1. Remove any existing foundations, paving, concrete, walls or other objects or materials, specified or not, as required for execution of site work this contract.

C. SITE PREPARATION

1. A soil engineering report has not been prepared

D. STRUCTURE EXCAVATION AND BACKFILLING

1. Footings shall bear 12" minimum into native undisturbed soil or on engineer controlled fill to depths of footing width.

2. Footings shall be carried a minimum of 12 beyond the end of non continuous walls.

3. A soils testing laboratory shall be retained to make necessary tests of native materials to certify that they are satisfactory to support the design bearing pressure. The soils laboratory shall furnish in writing this certification of adequacy of bearing.

4. Shape footing trenches as closely as practicable to exact size of concrete.

5. Excavate bottom of footings and other pits and trenches level and true.

6. Owner shall retain the services of a geotechnical engineer for the observation and testing of the earth work and foundation preparation.

7. If a soils report has not been provided a 95% compaction is required.

E. DRAINAGE

1. Good site drainage shall be provided during construction. Infiltration of surface runoff into foundation excavations must be prevented during construction. Backfill against footings and in utility line trenches shall be compacted as recommended.

F. LANDSCAPING:

1. Verification: verify existing conditions within landscape areas with drawings prior to submittal of bid and inform Architect of discrepancies.

2. Landscape design: Contractor to submit landscape design to Architect prior to commencing with work.

a. Plants shall be guarantees for healthy growth for a period of 6 months from substantial completion.

b. Plants shall be of low water use, arid climate variety.

c. Landscape Contractor shall install drip irrigation system sufficient to supply proposed landscape design.

d. Landscape design shall be in accordance with the Pima County specifications.

e. Landscape Contractor to evaluate topsoil condition and import sufficient amount and quality of topsoil as required.

Div. 3. CONCRETE

A. Refer to structural notes on structural drawings.

Div. 4. MASONRY

A. Refer to structural notes on structural drawings.

Div. 5. METALS

A. Refer to structural notes on structural drawings.

Div. 6. WOOD

A. ROUGH CARPENTRY  
Refer to structural notes on structural drawings.

B. MISCELLANEOUS ROUGH CARPENTRY

1. NAILERS, BLOCKING, FURRING

a. Verify the size and location of blockouts, inserts, openings, curbs, bases and pads for architectural, mechanical, plumbing and electrical with appropriate trade drawings and subcontractor prior to construction.

2. CLOSET SHELIVING

a. 12" wide x ¾" thick laminated shelving - White coord. w/ owner

3. CLOSET ROD

a. 1-1/2" f wood closet pole

4. BASE BOARD

One piece, molded wood, 3-1/2" height - Coordinate final selection with owner.

5. DOOR OPENING

One piece, molded wood - Coordinate final selection with owner.

C. FINISH CARPENTRY

1. GENERAL

a. Cabinets and countertops as selected by owner.

b. Verify all cabinet dimensions in the field prior to fabrication.

c. Cabinets "custom grade" flush construction in accordance with the standards of the "Woodwork Institute of America.

d. Provide backing as required for all cabinets and equipment.

e. Provide metal drawer guides for all drawers.

f. All pulls and decorative hardware as approved by owner.

Div. 7. THERMAL/MOISTURE PROTECTION

A. ROOFING

1. GENERAL

a. Roofing weather and water tight. Guaranteed in writing against leaks due to defects in material and workmanship for a period of four years.

2. PRODUCT

A. ASPHALT SHINGLE: Fiberglass base mineral granule-surface type, 2-ply laminated must conform to ARMA. Underlayment - Non-perforated asphalt - saturated organic felts (or per mfg.) Submit 2 samples of ea. shingle color and texture to owner for selection

3. EXECUTION

a. Roofing installation in strict accordance with manufacturers recommendations.

b. Provide and install all required flashing for a complete job.

c. Provide for proper flashing and drainage at all curbs, mechanical equipment and other projections.

d. Paint all metal vents, flashings, projections etc. To match adjacent surfaces.

B. INSULATION

1. GENERAL

a. Deliver materials to the job site in original unopened packages, clearly marked with product brand name and manufacturer's labels. Store under cover and protect from weather and construction activities.

2. PRODUCT

a. Glass fiber insulation as manufactured by Owens-Corning fiberglass corporation.

b. Thermal Insulation (Batts and blankets)

1. Light Density Thermal Insulation

2. Flame Spread 25 Insulation

3. Sound control

1. Sonobatts Insulation

2. Noise Barrier Batt Insulation,

e. Insulation thickness as follows:

1. Walls: R-21

2. Ceilings: R-38

f. Extruded polystyrene insulation 1" foamular R-5

3. EXECUTION

a. Thermal and Acoustical Batts and Blankets

1. Install insulation in strict conformance with manufacturers printed instructions.

2. Fit insulation between framing members behind electrical receptacles, piping, and shim spaces to form a completely insulated area.

3. Insulation with stapling tabs shall be stapled to the wood stud framing at 8 inch to 12 inch centers.

4. Insulations faced with kraft, standard foil, or (FRK) foil reinforced kraft vapor barriers shall be installed with facing to the warm-in-winter side.

5. Do not install fiberglass insulation on top of or within 3 inches of recessed light fixtures.

C. SHEET METAL

1. GENERAL

a. Sheet metal installed where shown or required to perform appropriate functions.

b. Conform to the quality, procedures and methods recommended by the National Association of Sheetmetal Contractors.

2. PRODUCT

a. Metal flashings, and edgings: 26 gauge galvanized.

3. EXECUTION

a. Install in manner to make watertight.

b. Check watertightness with hose water.

c. Anchor with non corrosive nails or other appropriate devices to hold securely against wind damage or accidental removal

D. SEALANTS

1. GENERAL

a. Provide an effectively sealed joint at all locations that require caulking.

2. PRODUCT

a. Exterior: elastomeric latex sealant, Dap Dynaflex 230, including inside surface of exterior joints.

b. Interior: Latex, white, at gypsum board to be painted, Dap "Alex" or equal.

c. Back-up materials and preformed joint fillers: Non-staining, compatible with sealant and primer, and of a resilient nature, such as closed cell polyethylene rod, closed cell urethane, Neoprene rod, elastomeric tubing or rod (Neoprene, butyl, or EPDM). Materials impregnated with oil, bitumen or similar materials shall not be used. Size and shape shall be as indicated by joint details on drawings and shall be as recommended by sealant manufacturer in writing.

3. EXECUTION

a. Surfaces: Smooth, dry, firm and free from all loose materials, oils or other foreign matter.

b. Joints or cracks to be caulked larger than 1/8" filled with rope or other filler to provide solid base of caulk.

c. Provide caulking at the following locations: (This schedule is not to be construed to be complete. Provide caulking at other areas as required for a weather tight project)

1. Caulk around all door and window frames

2. Perimeter of aluminum sections, interior and exterior. Top edge of all reglet/counterflashing assemblies.

3. At joints between dissimilar materials.

4. Thresholds

d. Apply all sealants in strict accordance with manufacturer's written directions.

Div. 8. DOORS AND WINDOWS

A. DOORS

1. GENERAL

a. Provide dry, clean area for storage of doors off any contact with concrete floor.

b. See door schedule on drawings for types and sizes of doors.

c. Field measure all openings to verify dimension prior to purchase.

2. PRODUCT

a. All doors by one manufacturer. Acceptable manufacturers are: Masonite, Jeld-Wen, Therma-tru, Stanley.

b. Front Door: Jeld-wen or equal .

c. Exterior Door: Jeld-wen or equal coord. w/ owner

d. Interior Doors: Jeld-wen, hollow core .

e. Closet Doors: Jeld-wen, hollow core

3. EXECUTION

a. Hang all doors plumb and true with clearance of approximately 1/8" at top and sides and 1/4" above final floor finish.

b. Re-examine all doors when contract completed and adjust hardware to function smoothly

c. Provide weather stripping and thresholds at all exteriors doors.

B. WINDOWS & PATIO DOORS

1. GENERAL

a. Fixed windows, operating windows and patio doors the product of one manufacturer. Acceptable manufacturers are Better Bilt, Jeld-wen & Atrium.

b. See window schedule for size and types.

c. Field measure all openings to verify dimensions prior to fabrication.

2. PRODUCT

a. Operating windows: Atrium, or equal, dual pane, low E, horizontal sliding, thermally broken, extruded aluminum with bronze anodized finish.

b. Fixed windows: Atrium or equal, dual pane, low E, thermally broken, extruded aluminum with bronze anodized finish.

d. Install safety glass in hazardous locations per I.R.C. 2018.

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CHECKED BY: AE

PROJECT NUMBER: 25008

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710 N 2nd Av  
Tucson, Arizona 85705

Specifications

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3. EXECUTION
- a. Work erected plumb, level, square, in proper alignment securely anchored.
- b. Surfaces protected from construction operations.
- c. After installation, check glazing and adjust items of operational hardware
- d. At completion of project remove protective materials and clean all surfaces as recommended by manufacturer.

- C. GLASS AND GLAZING
1. GENERAL
- a. Refer to plans, and details for glazed areas.
- b. Glazing to comply with Arizona Safety Glazing law current edition.
2. PRODUCT
- a. Operating windows, fixed windows, transoms: Low "E", Dual pane, insulating glass.
- b. Glass tint: None
- c. Mirrors: ¼" plate.

- F. SKYLIGHTS
1. GENERAL
- a. All skylights the product of one manufacturer. Acceptable manufacturers are: Bristolite, Vellox or equal.
- c. Skylight by Bristolite, double dome, curbed mounted.
2. PRODUCTS
3. EXECUTION
- a. Install per manufacturer's recommendations.

- G. FINISH HARDWARE
1. GENERAL
- a. See drawings for hardware selected.
2. PRODUCT
- a. Butts/Hinge: Exterior out swinging doors shall have 3 hinges with removable pin. Hinges shall have ball bearings. Size of hinges shall be as instructed by manufacturer for specified door.
- b. Locks:
- (a) Front Door: Schlage satin chrome . entry lock and dead bolt
- (b) Exterior doors: Schlage satin chrome entry lock and dead bolt.
- (c) Interior doors: Schlage Satin chrome passage lock.
- (d) Bathroom Doors: Schlage satin chrome privacy lock
- c. Keys and keying:
- (a) Master key sets and individual keying of locks will be determined by the Owner.
3. EXECUTION
- a. Install all hardware in strict accordance with manufacturers instructions.

DIV. 9 FINISHES

- A. STUCCO
1. GENERAL
- a. Stucco system shall be fiber reinforced over 1" polystyrene insulation board. Acceptable systems include powerwall, western one coat, masterwall and diamond wall 3 coat stucco system.
- b. Submit 2'-0" square sample of specified texture for finish coat.
- c. Plaster work in accordance with ASA standard specifications for plastering and manufacturers current printed instructions.
2. PRODUCT
- a. Weather resistive barrier - Minimum garde D 60 min. kraft building paper.
- b. Insulation - 1" polystyrene Owen Corning "formular" or equal.
- c. Metal lath: 1" x 20ga woven wire mesh.
- d. Base coat: Fiber reinforced modified Portland cement exterior plaster.
- e. Stucco finish coat: Elastec "extreme" elastomeric stucco coating.
- f. Stucco stops: install j metal stucco stops where stucco terminates against dissimilar materials, i.e. Door casings, window openings, horizontal surfaces etc. Use perforated j metal at base of exterior walls where required.
3. EXECUTION
- a. Basecoat on lath: 3 coat, 3/8" thick, over paper backed metal lath over building paper.
- b. Texture: River Sand finish
- c. Curing: Stucco shall be cured as follows:
1. Damp curing period: Moistening of stucco to commence as soon as stucco has hardened sufficiently not to be damaged, apply water in a fine spray. Avoid soaking wall, apply only as much water as will be readily absorbed. Each coat kept damp continuously for at least 24 hours.
- .

d. Stucco contractor shall install control joints in stucco to control cracking. See Construction Documents for specific locations of Control Joints. If no joints are shown, contractor shall install control joints as required to control cracking as recommended by manufacturer of stucco type being installed. Consult Architect before installation.

- B. GYPSUM WALL BOARD GENERAL
1. GENERAL
- a. Protect stored materials from damage and exposure to elements.
- b. Submit 2'-0" square sample of specified texture for finish coat.
2. PRODUCTS
- a. Gypsum board: ½" thick, regular, 48" wide x 12' long, with tapered edge. 5/8" type "X" Gypsum board at 1 hour locations.
- b. 5/8" or ½" anti-sag at ceilings.
- c. Moisture resistant (green board) at wet areas.
- d. Reinforcing: Corner bead reinforcing and metal edge reinforcement.
- e. Out corners: Round
- f. Nails: 1/2" drywall - 1 1/4" cement coated cooler nails; 5/8" drywall -1 1/2" cement coated cooler nails.
- g. Screws: Self tapping, bugle head, 1 1/2" for use with power driven tool.
- h. Joint treatment: joint tape shall be perforated, type II. Joint compound shall be ready-mixed as recommended by drywall manufacturer.
3. EXECUTION
- a. Install in strict accordance with Gypsum Association Specifications and Gypsum Drywall Manual.
- b. Attach panels with nails at 7" o.c. (max.) for ceilings and 8" o.c. for walls unless otherwise noted on drawings.
- c. Apply wall board with long dimensions at right angles to framing or furring members with all abutting ends occurring over studs. Neatly fit and stagger end joints. Arrange joints on opposite sides of partitions so as to occur on different studs.
- d. Install metal corner bead or reinforcing at all outside edges.
- e. Fill nail holes and tape joints with compound, sand and re-coat as required for smooth finish.
- f. Wherever wall board terminates against dissimilar materials or where edges wall board are exposed, install metal edge reinforcement.
- g. Apply textured finish - full coverage of gypsum board.
- h. Texture: Skip & Trowel - coord. w/ owner
- i. Ceiling texture to match walls.

- C. TILE
1. GENERAL
- a. See Div. 1, General supplementary Instruction.
- b. Materials used on job stored in a single place. Keep storage place clean.
- c. Before starting work inspect all surfaces and report all defects. Commencing of work by this contractor indicates his acceptance of surfaces.
- d. Colors and samples. contractor to coord. w/ owner.
2. PRODUCTS
- a. Glazed ceramic floor tile as manufactured by Dal-Tile or equal. Sel. by owner
- b. Glazed ceramic wall tile as manufactured by Dal-Tile or equal. Sel. by owner.
- c. Mortars and grouts as manufactured by Dap Inc. or equal.
3. EXECUTION

- a. Extend tile work into recesses and under or behind equipment and fixtures to form a complete covering.
- b. Unless otherwise shown, lay tile in grid pattern, layout tile work and center fields in both directions.
- c. Leave finished installation clean and free of cracked, chipped, broken, unbounded and otherwise defective tile work.

- D. CARPET
1. GENERAL
- a. Carpet sel. by owner.

- E. PAINTING
1. GENERAL
- a. Work shall be in accordance with manufacturers recommendations and applicable provisions of "Painting Specifications Manual".
- b. Materials used on job stored in a single place. Keep storage place clean. Remove all oily rags, waste, etc., from building every night and take every precaution to avoid danger of fire.
- c. Before starting work inspect all surfaces and report all defects. Commencing of work by this contractor indicates his acceptance of surfaces.
- d. Colors and samples: Contractor will paint color patches (10 s.f. Per color) on building, in locations requested by ownert. Contractor will supply 3 color samples (max) per specified color if required by Architect.
- e. Supply Owner with touch up paint remaining from this work. Color clearly marked.
2. PRODUCT
- a. Paint, enamel, varnish, and stains equal to those manufactured by Glidden, Dunn-Edwards, Behr and Southwest Paint Company. Basic painting materials such as linseed oil, shellac, turpentine, thinners, driers, etc., shall be of highest quality and have identifying labels on containers.
- b. Deliver paint to site in manufacturer's sealed containers. Give manufacturer's name, brand, type of paint, color of paint, and instructions for reducing.
- c. Exterior stucco: 2 coats Glidden spred-dura satin, or other approved.
- d. Exterior trim: 2 coats Glidden evermore 100% acrylic latex, semi-gloss, or other approved.
- e. Gypsum walls to receive wall coverings: Verify with Owner locations of walls to receive vinyl wall coverings - prepare walls as directed by wall coverings mfr.
- f. Interior gypsum board surfaces~ 2 coats latex. Glidden "evermore" interior latex, eggshell - prime wall as recommended.
- g. Interior trim: 2 coats Glidden "evermore" interior latex enamel, high gloss.
- h. Metal doors, handrails, etc.: one (1) coat Glidden prime coat exterior latex. 2nd coat Glidden evermore, exterior latex enamel, high gloss.
- .

3. EXECUTION
- a. Manufacturer's current printed instructions followed implicitly.
- b. Preparation of surfaces:
- (1) Spaces broom clean. Surfaces to painted - dry.
- (2) Remove extraneous matter, which could affect work.
- (3) Doors and frames sanded between coats.
- c. Protection:
- (1) Provide and use drop cloths. Protect work of other trades. Cover aluminum frames, doors, etc., with polyethylene and seal joints with tape. Maintain protection while painting work in progress. Remove protection when need for its use has passed. Clean, repair or replace at own expense any damaged or splattered surfaces.
- (2) Remove electric plates before painting; protect and reinstall when painting completed.
- (3) Remove hardware before painting and reinstall when painting completed.
- d. Work allowed to dry 48 hours before application of next coat.
- e. Finished work uniform and of approved color. It shall completely cover, be smooth and free from runs, sags, cloggings or excessive flooding. Make edges of paint adjoining other materials or colors sharp and clean without overlapping. Final coat to show full coverage regardless of number of coats required. Finish top and bottom edges of all doors with two (2) coats of paint or varnish used for finished coat.

Div. 10.SPECIALTIES

- A. No work

Div. 11.EQUIPMENT

- A. No work

Div. 12.FURNISHINGS

- A. KITCHEN CASEWORK
1. GENERAL
- a. Cabinets and countertops as selected by owner.
- b. Verify all cabinet dimensions in the field prior to fabrication.
- c. Cabinets "custom grade" flush construction in accordance with the standards of the "Woodwork Institute of America.
- d. Provide backing as required for all cabinets and equipment.
- e. Provide metal drawer guides for all drawers.
- f. All pulls and decorative hardware as approved by Architect.
2. PRODUCT
- a. Kitchen cabinets sel. by owner. Acceptable manufacturers: IKEA, Mills Pride, American Woodmark or equal.
- b. Countertops to be sel. by owner
3. EXECUTION
- a. Install per manufacturer's recommendations

Div. 13.SPECIAL CONSTRUCTION

- A. No work

Div. 14.CONVEYING

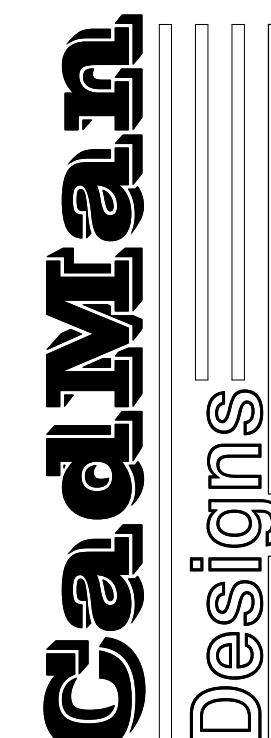
- A. No work

Div. 15. MECHANICAL

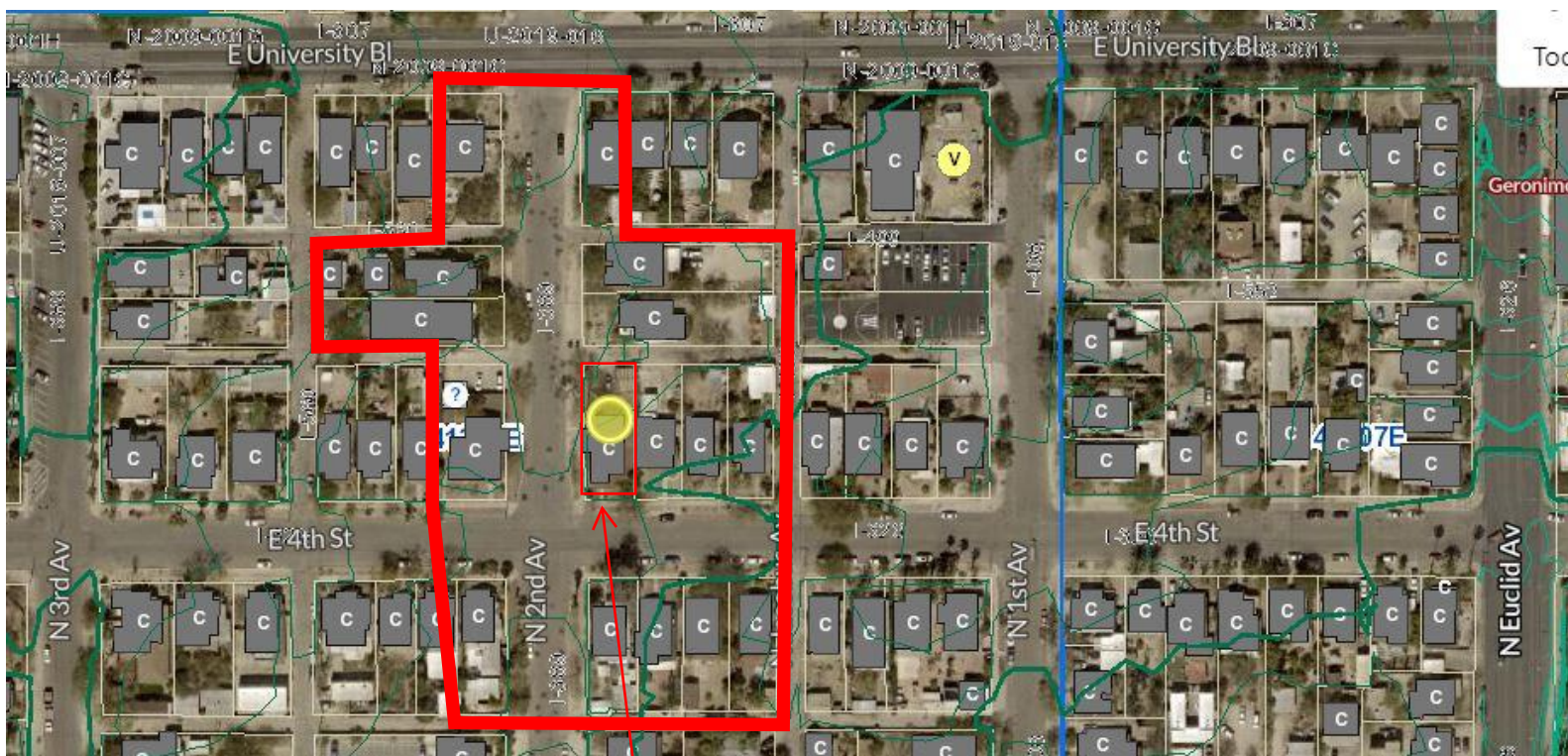
See plumbing and mechanical drawing.

Div. 16. ELECTRICAL

See electrical drawing.

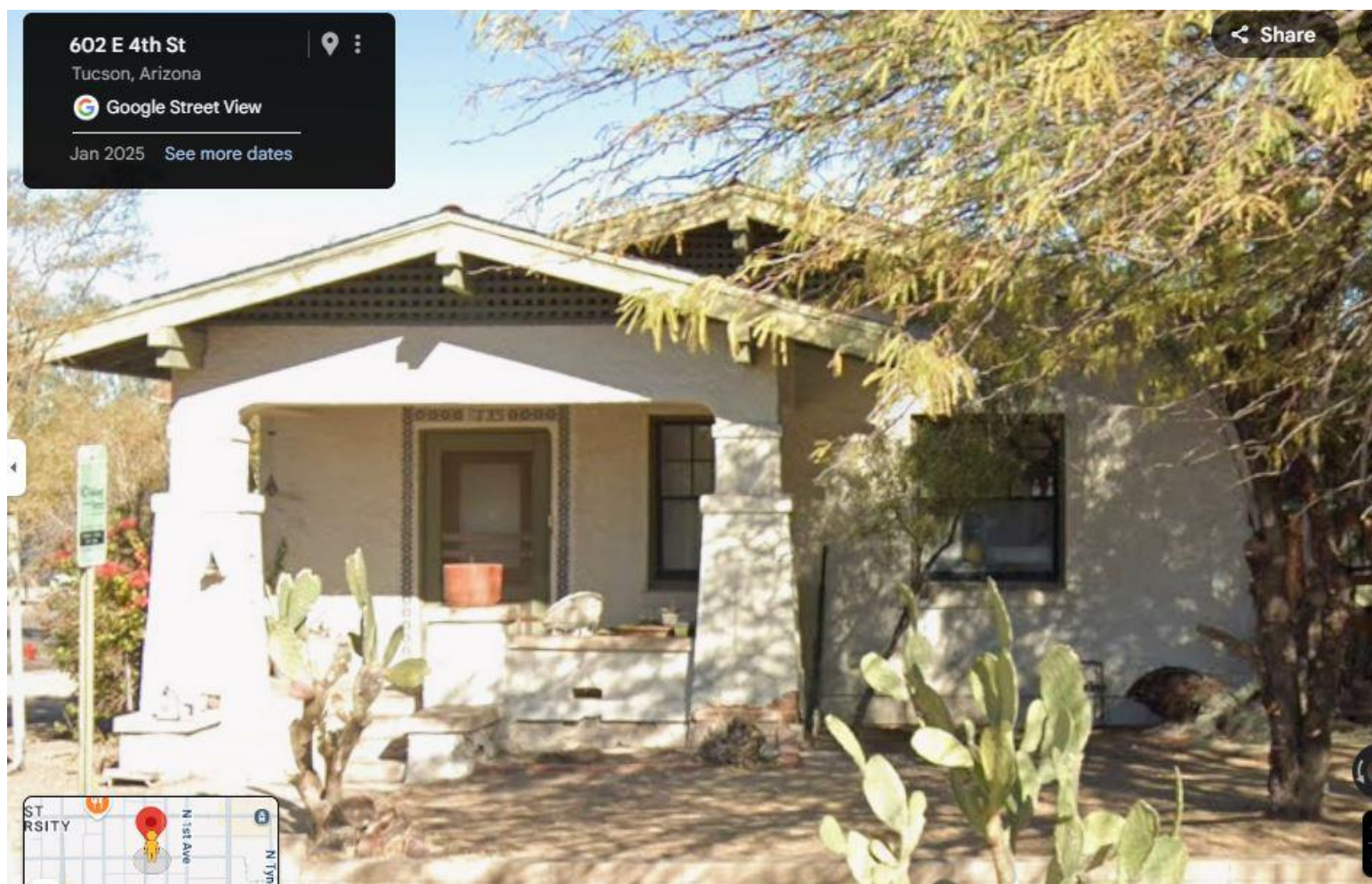
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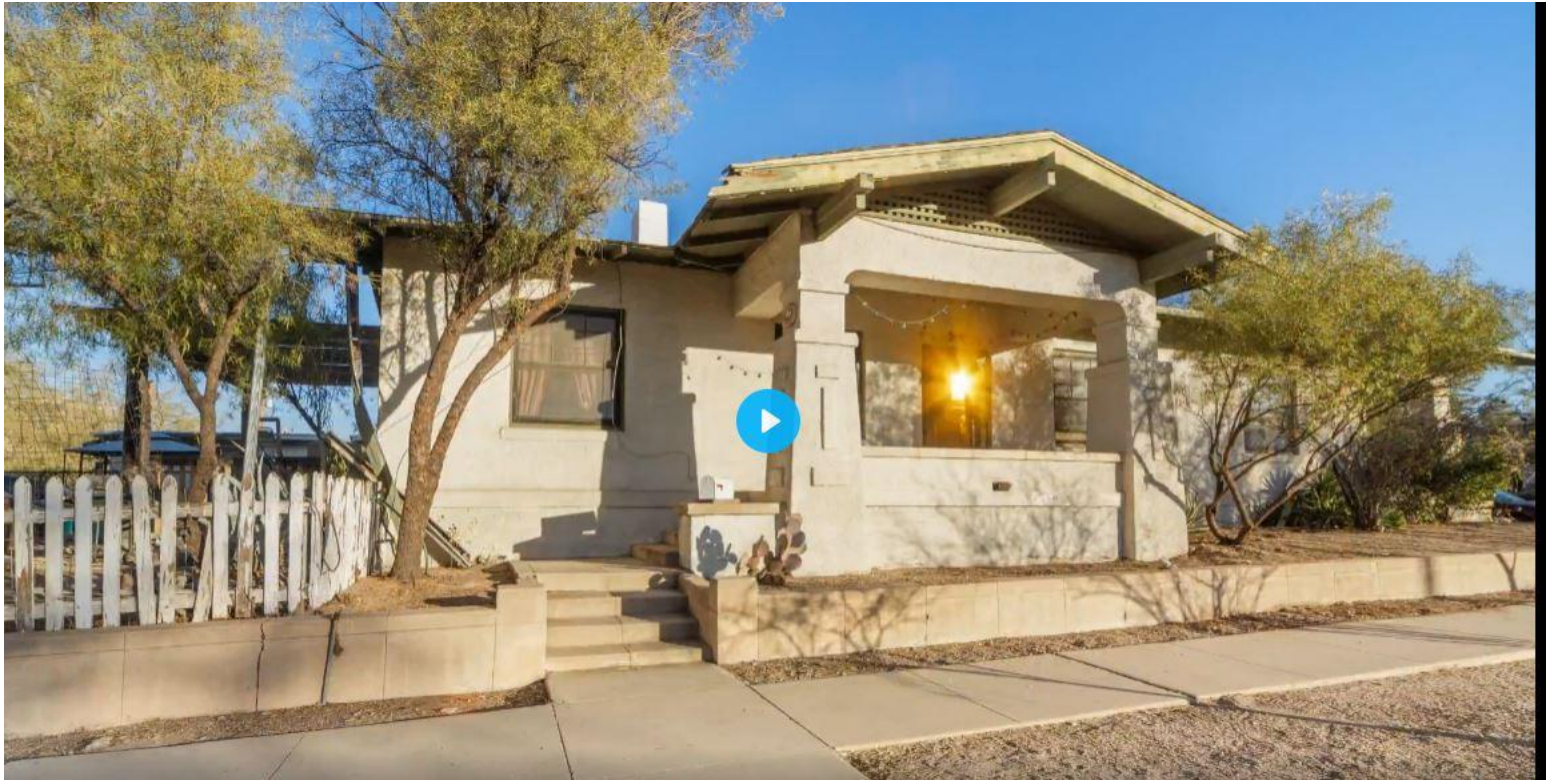
PROJECT LOCATION

development  
zone



SOUTH ELEVATION





WEST ELEVATION



NORTH ELEVATION





EAST ELEVATION

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME	
LOCATION 704 N. 2nd Ave. & 605 E. 4th St.	
CITY/TOWN/VICINITY Tucson, AZ	COUNTY Pima
OWNER Billy D. Collins	
OWNER'S ADDRESS % Santa Rita Plaza Apts. 4900 E. Mission Hills Dr. Tucson, AZ 85718	
FORM COMPLETED BY John R. Oswalt	
ADDRESS 5240 Calle la Cima Tucson, AZ 85718	
PHOTO BY Maria Schuchardt	DATE 7-79
VIEW Front	
PRESENT USE Duplex residence	ACREAGE
STYLE OR CULTURAL PERIOD Bungalow w/ S.S. influence	
SIGNIFICANT DATES 1918	

Block 44

581  
Lot 11



## PHYSICAL DESCRIPTION

One story, brick walls, white stucco surface, brown trim, stone foundation, ~~hip~~ and gable roof, brown asphalt shingles, 4 chimneys, good condition, little changed.

*? where are they?*

## STATEMENT OF SIGNIFICANCE

Contributing to the character of the historic district.

One of a collection of bungalows in the area.

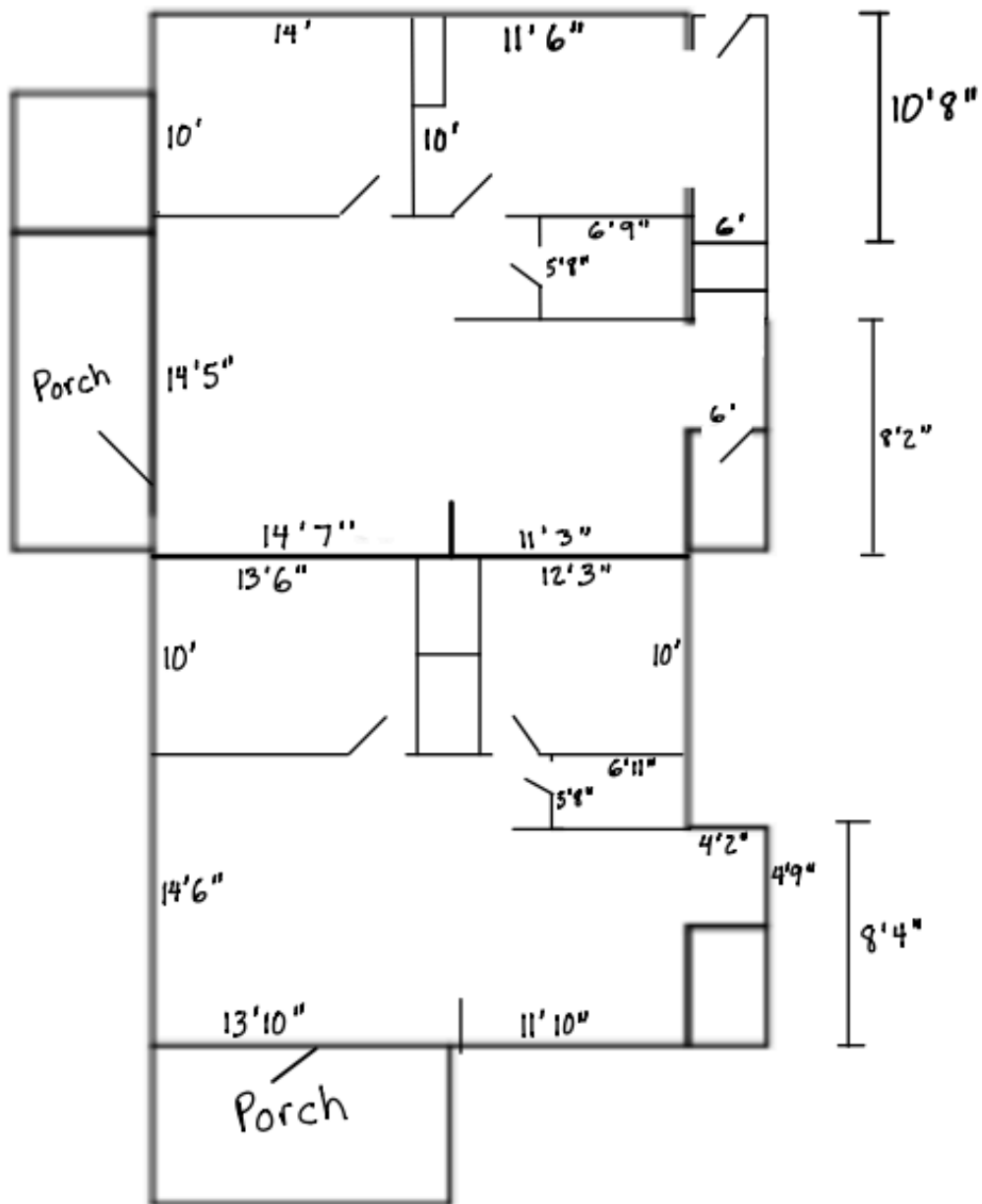
## VERBAL BOUNDARY DESCRIPTION

W 49.8' of Lot 11, Block 44

117-03-364-0

WV-C-914

Duplex layout:

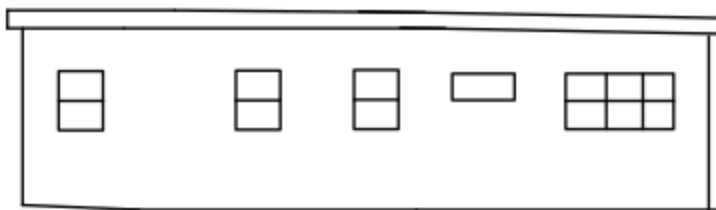


existing home floorplan

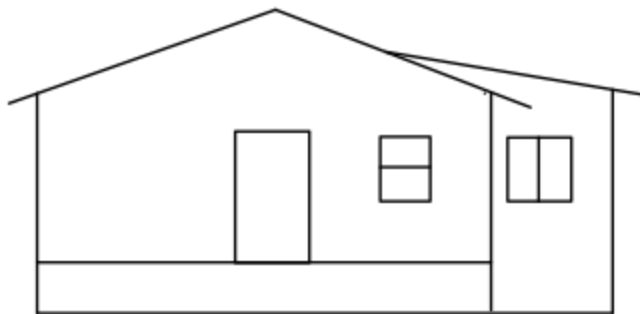
605 E 4th St.  
Tucson, AZ 85705



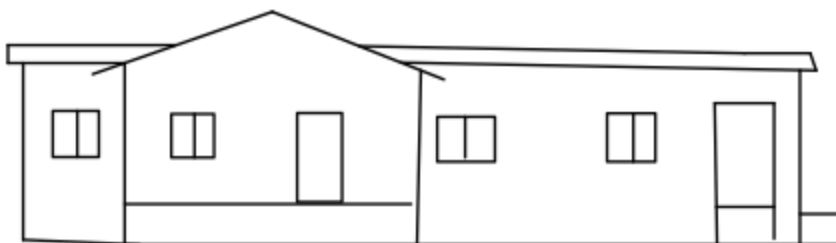
North Elevation



East Elevation



South Elevation



West Elevation

existing home elevations

605 E 4th St.  
Tucson, AZ 85705





home west of lot  
across street



home north of lot





home east of lot



home south of  
lot across street

Current stairs on back patio:



Needed stucco repair:



605 E 4th St.  
Tucson, AZ 85705