



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, 1st 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

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 windows designated window with new al. clad window see 31-45
2. New stairs on the back patio (see page 46). To be replaced with W.i. STAIRS and WROUGHT IRON RAIL. (WORK NOT COMPLETED)
3. Stucco Repair (see page 29) 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'-9" which IS SLIGHTLY BELOW 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 conc.wall on southern portion will remain. Then 5' wd fence on se corner to remain. Then north portion has 3' picket fence to remain.existing picket fence on west side replaced with new 45" (h) w.i.

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: <i>(must be original signature)</i>	

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	85705
605 E 4TH ST	TUCSON	TUCSON	85705

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](#).

Airports Associations Census Comprehensive Plan-Pima Prospers Development Floodplain-Defined by Pima County RFCD	Grids Incentive Zones Jurisdictions Justice40 Initiative Landscape Classifications Miscellaneous	Public Safety Schools Sonoran Desert Conservation Plan Transportation Utilities Zoning
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[Floodplain-FEMA Governmental Districts and Areas](#)




[Other Regulatory Areas PC Gov. Property Rights](#)

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>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> Approximately 0.15 acres or 6,620 square feet.

Zoom to maps of the parcel's area

<p>PimaMaps</p> <ul style="list-style-type: none"> PimaMaps - Main PimaMaps - Survey <p>City of Tucson</p> <ul style="list-style-type: none"> MapTucson 	<p>Oblique Aerial Photos</p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo. If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/>  <p>Pictometry Photos</p>	<p> Area Map</p> <p> Area Map</p>
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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 1/2 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.

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.

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.

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.

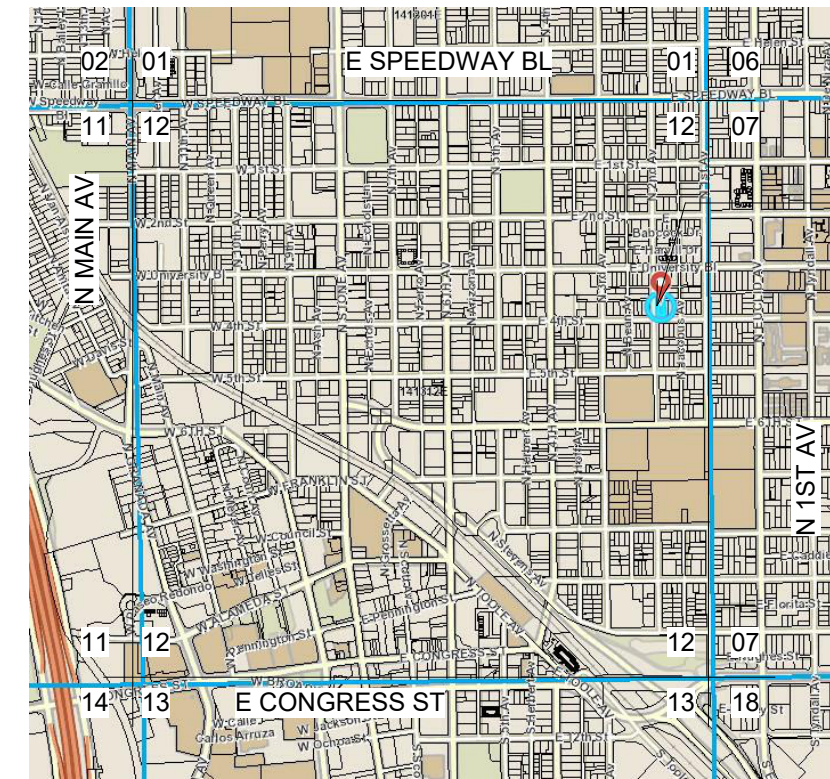
EXCEPTIONS:

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 (c) all other receptacles provided for that length of countertop comply with Section 1003.9.
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: 1/2" control conduit and two 3/4" 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%

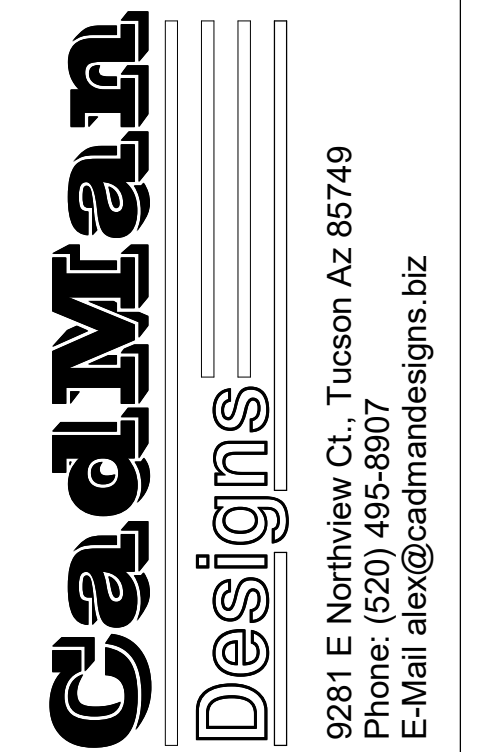
Code Review

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
A2.2	Main Home
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

4/1/2026 7:38:20 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



Custom ADU For:
 Fox Residence
 710 N 2nd Av
 Tucson, Arizona 85705
 Title Sheet

REVISION:	MARK:	DATE:	REMARK:

PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN
 THIS DRAWING IS THE SOLE
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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
 Site Plan

REVISION:	REMARK:
MARK:	DATE:

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

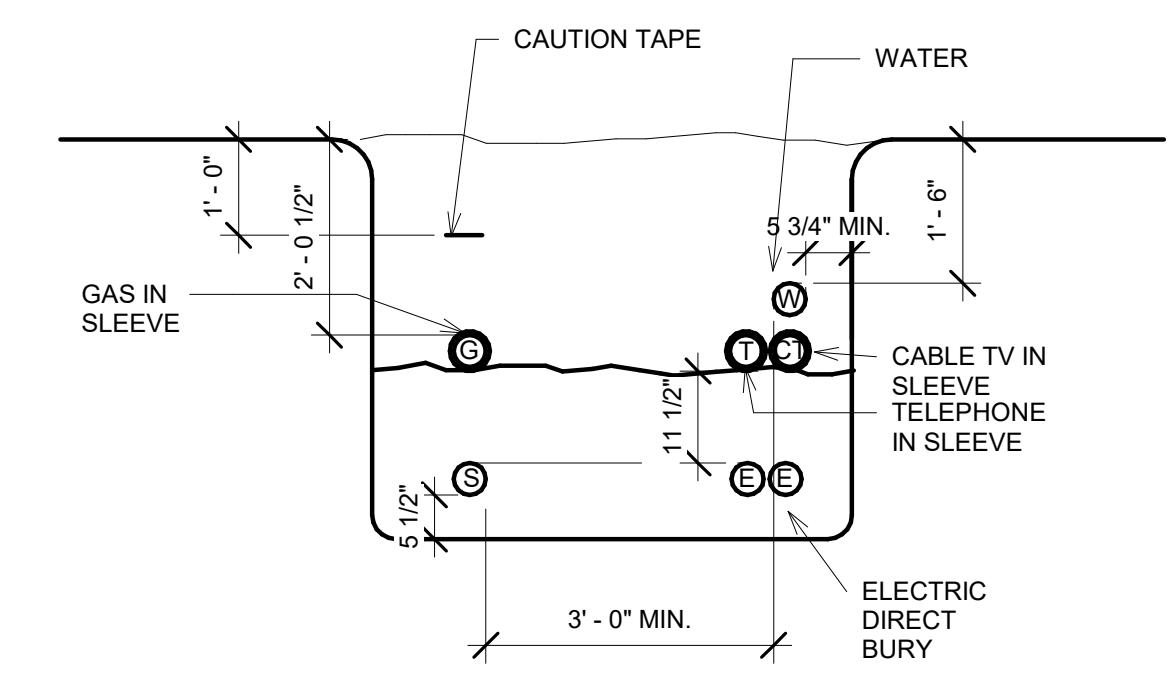
1. SITE SHALL BE GRADED AS SHOWN ON SITE PLAN.
2. ALL EXPOSED EXTERIOR WALLS OF DWELLING UNIT AND RETAINING WALL SHALL BE PAINTED TO MATCH RESIDENCE.
3. ALL EXPOSED EXTERIOR WALLS, AND ACCESSORY STRUCTURES SHALL BE EARTHTONE IN COLOR AND SHALL BLEND IN WITH THE NATURAL SETTING.
4. ALL UTILITY TRENCHES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

Grading Calc.

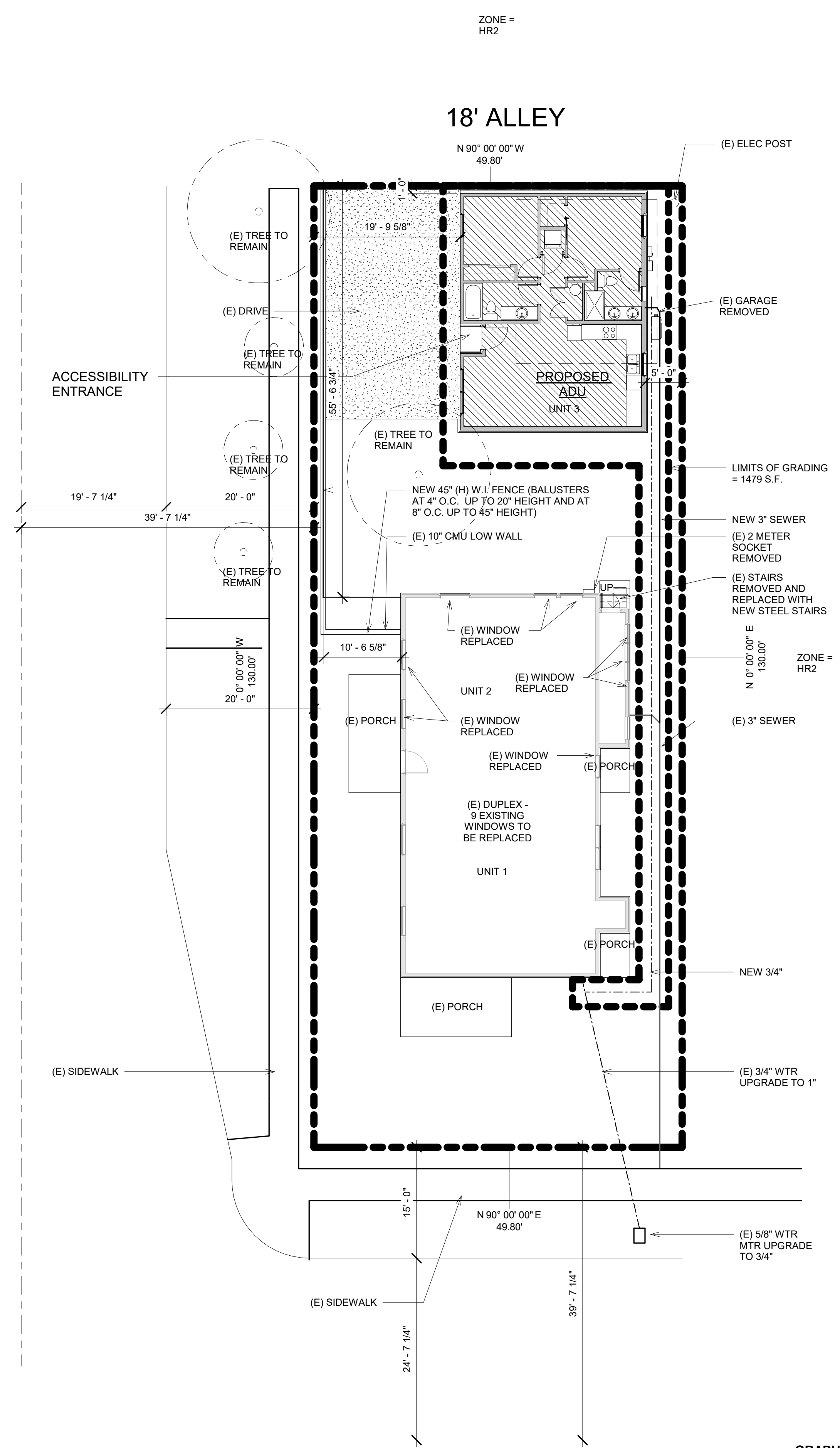
TOTAL SITE AREA	= 6474 S.F.
LIMITS OF GRADING AREA	= 1479 S.F.
CUT	= 0 (YRDS)
FILL	= 0 (YRDS)

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
- SILTY FENCE
- GROUDED RIP RAP
- (E) PALO VERDE
- (E) MESQUITE
- (E) OCOTILLO



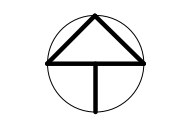
1 Trench Detail
 1/2" = 1'-0"



My Name is MARK EVERS and I am the owner of the property located at 724 N 2ND AV. I have reviewed the site plan and I have no objection to structure being located or constructed 12" from the property line as depicted on the site plan.

Signature: _____
 Date: _____

Site Plan E 4TH ST
 1" = 10'-0"



Window Schedule									
Type Mark	Rough Opening		Type	Material	Finish	Head Height	Sill Height	Count	Comments
	Width	Height							
E	2' - 0"	1' - 0"	Picture	DBL PANE LOW E	CLEAR	7' - 0"	6' - 0"	1	
X	3' - 0"	4' - 0"	Single Hung	DBL PANE LOW E	CLEAR	7' - 0"	3' - 0"	5	

ALL WINDOWS TO BE PELLE LIFESTYLE SERIES WOOD WINDOWS
 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	POCKET	32" X 84"	HC WD	FACT	PTD WD				
9	PANEL	32" x 84"	HC WD	FACT	PTD WD				

FRONT DOOR - Trimlite 36" W x 80" H Clear 6-Lite 2-Panel Contemporary Left-Hand Inswing Exterior Prehung Entry Door with Oil Rubbed Bronze Hinges

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 MFG. 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

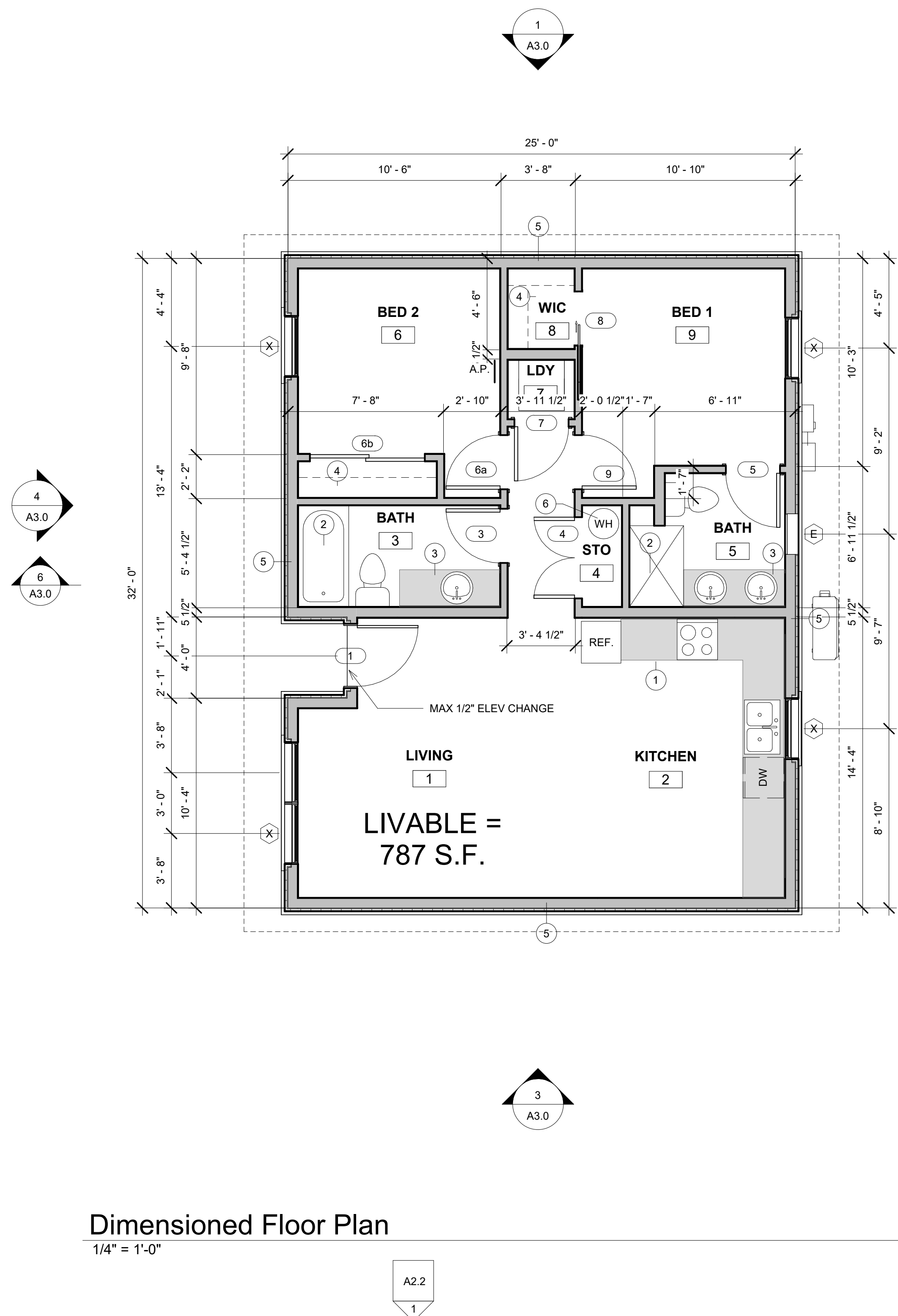
THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE N1102.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE N1102.4.1.1. AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE BUILDING OFFICIAL, AN APPROVED THIRD PARTY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

- EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES;
- DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES;
- INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN;
- EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED;
- HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF;
- 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.



Dimensioned Floor Plan

1/4" = 1'-0"

General Floor Plan Notes:

- ALL EXTERIOR WALLS TO BE 1-COAT STUCCO SYSTEM SAND FINISH TAN 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 |

4/1/2026 7:38:22 AM

DRAWN BY: JV

CHECKED BY: AE

PROJECT NUMBER: 25008

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Custom ADU For:
 Fox Residence
 710 N 2nd Av
 Tucson, Arizona 85705
 Dimensioned Floor Plan

REVISION:	MARK:	DATE:	REMARK:

A2.0

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Custom ADU For:
 Fox Residence
 710 N 2nd Av
 Tucson, Arizona 85705
 Building Elevations

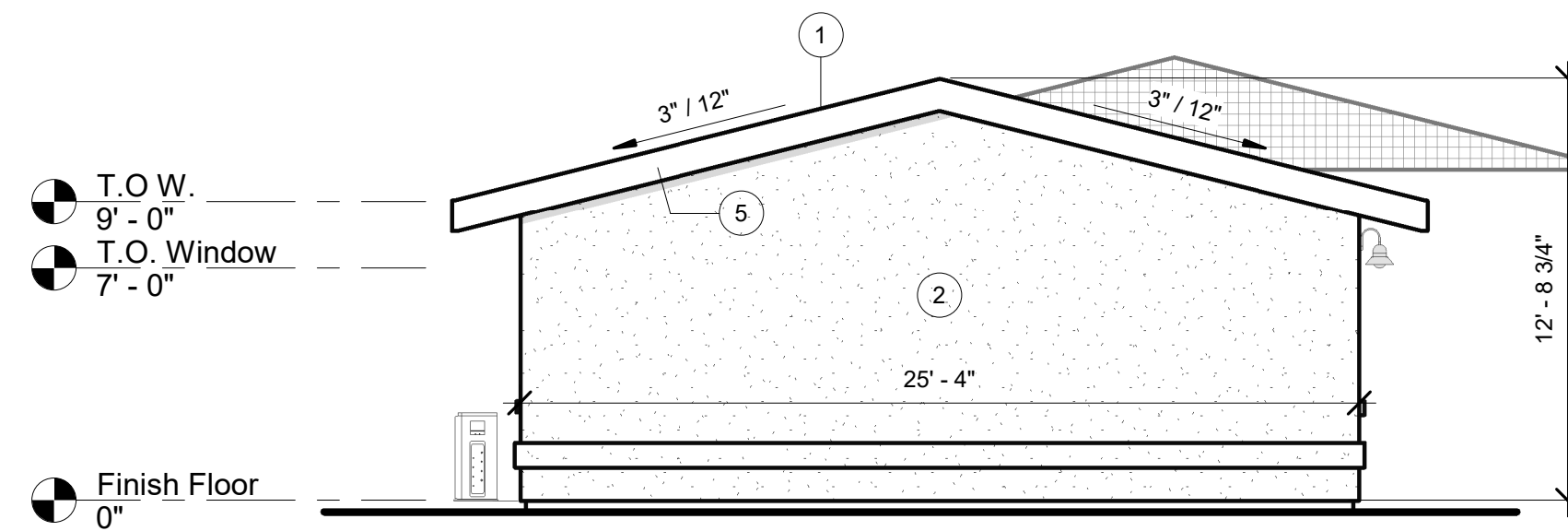
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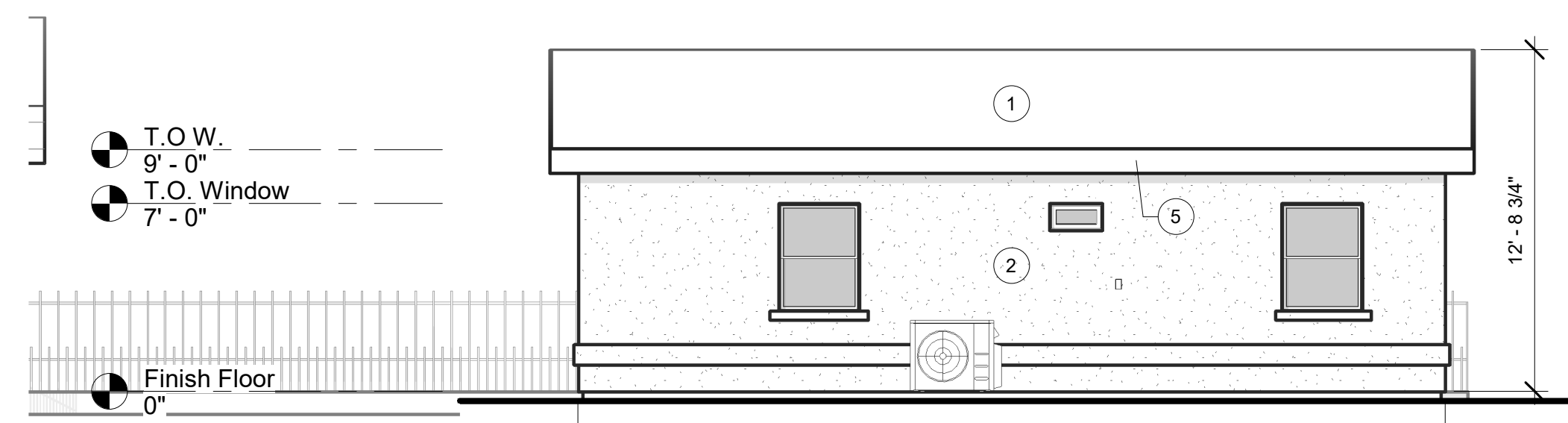
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Elevation Keynotes:

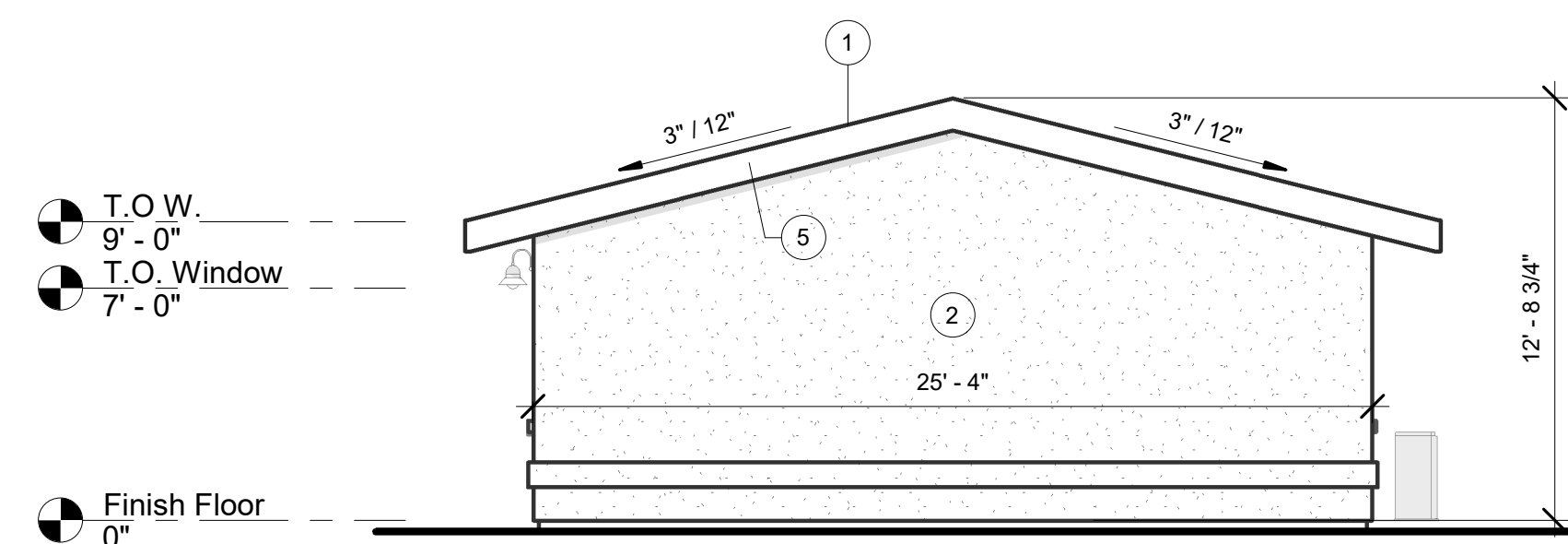
Key Value	Keynote Text
1	COOL ROOF FINISH (GREATER THAN 60 SRI) NEW ASPHALT SHINGLE ROOF RED
2	1-COAT STUCCO SYSTEM OVER 1" RIGID FOAM OVER MOISTURE BARRIER OVER EXT. SHEATHING OVER 2X6 WD. STUDS @ 16" O.C. FILLED W/ R-21 BATT INSUL. W/ 1/2" GWB INT. SAND FINISH TAN
3	5/8" GWB OR 1/2" SAG RESISTANT (MOISTURE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



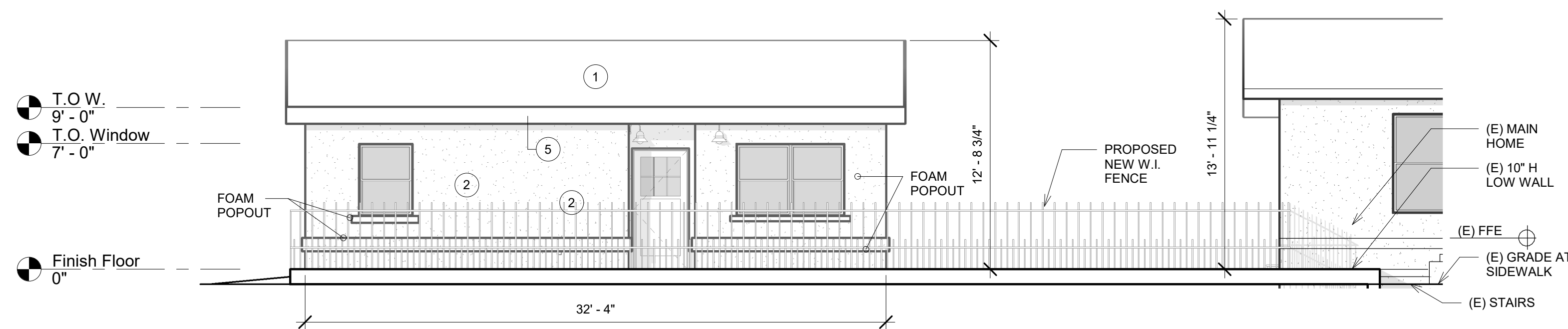
1 North Elevation
 3/16" = 1'-0"



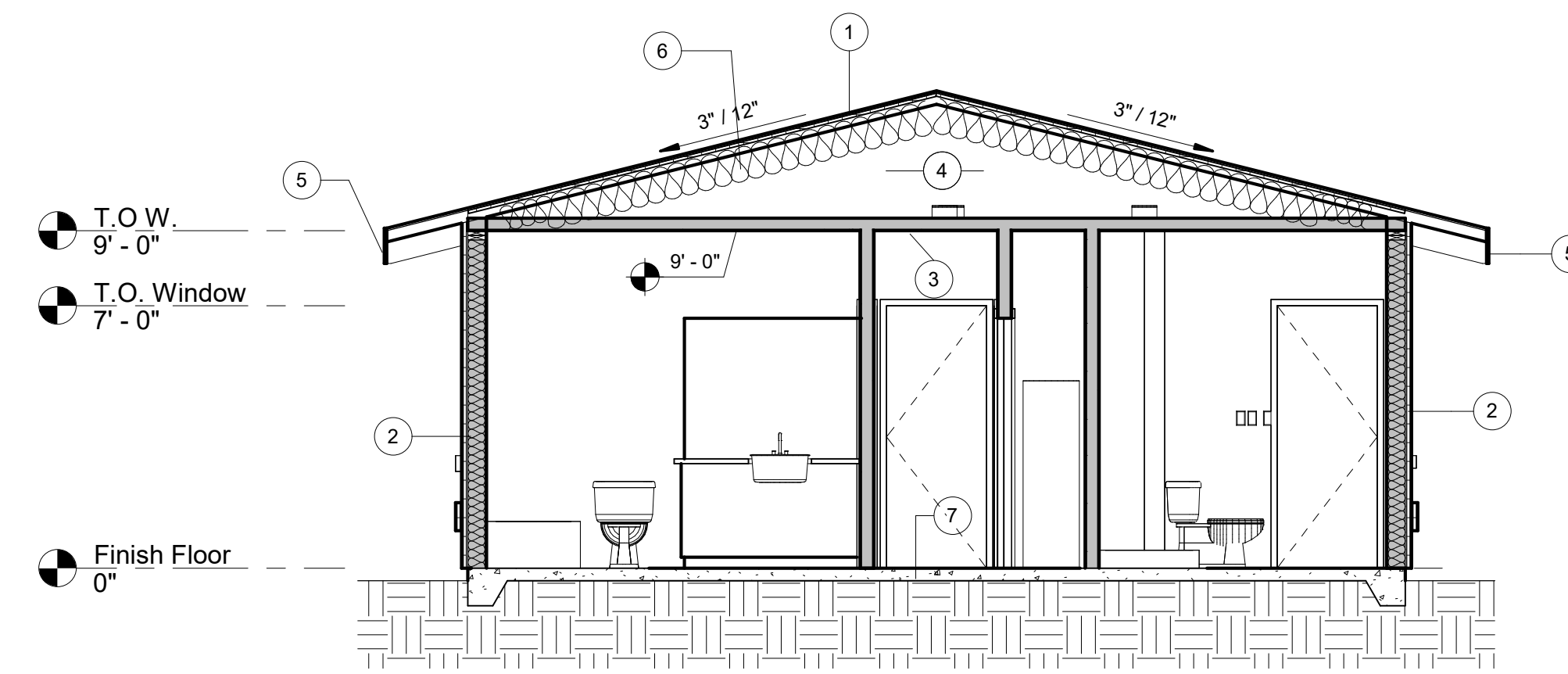
2 East Elevation
 3/16" = 1'-0"



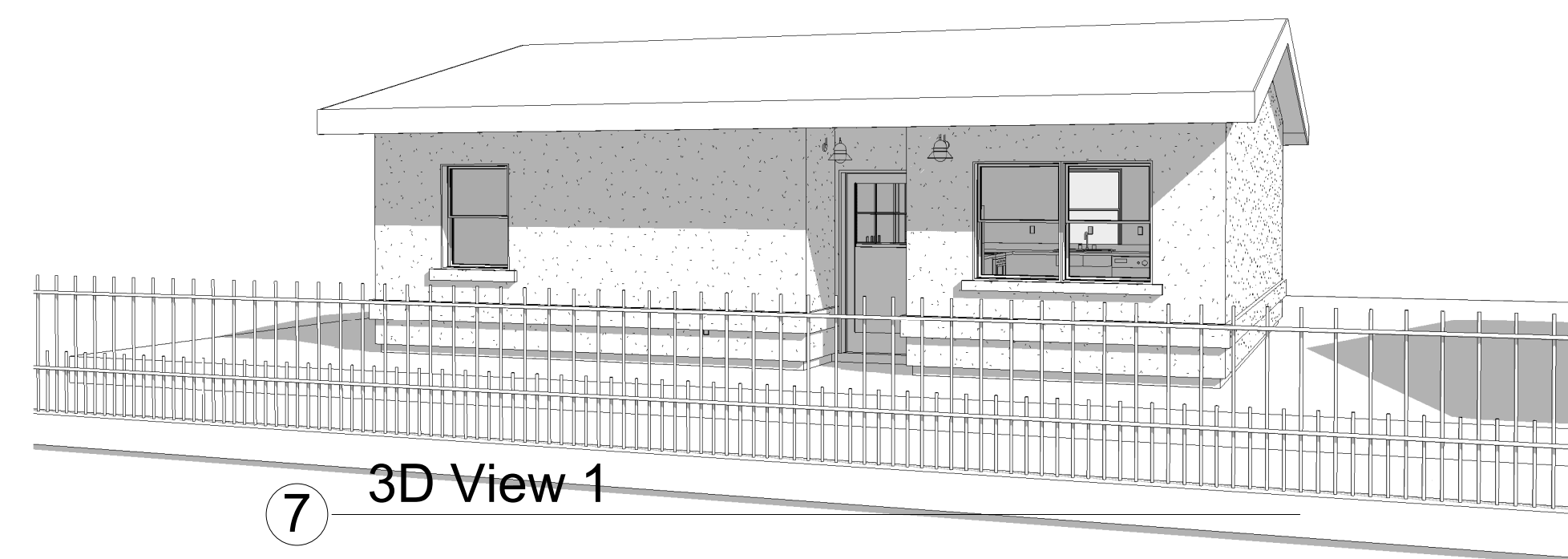
3 South Elevation
 3/16" = 1'-0"



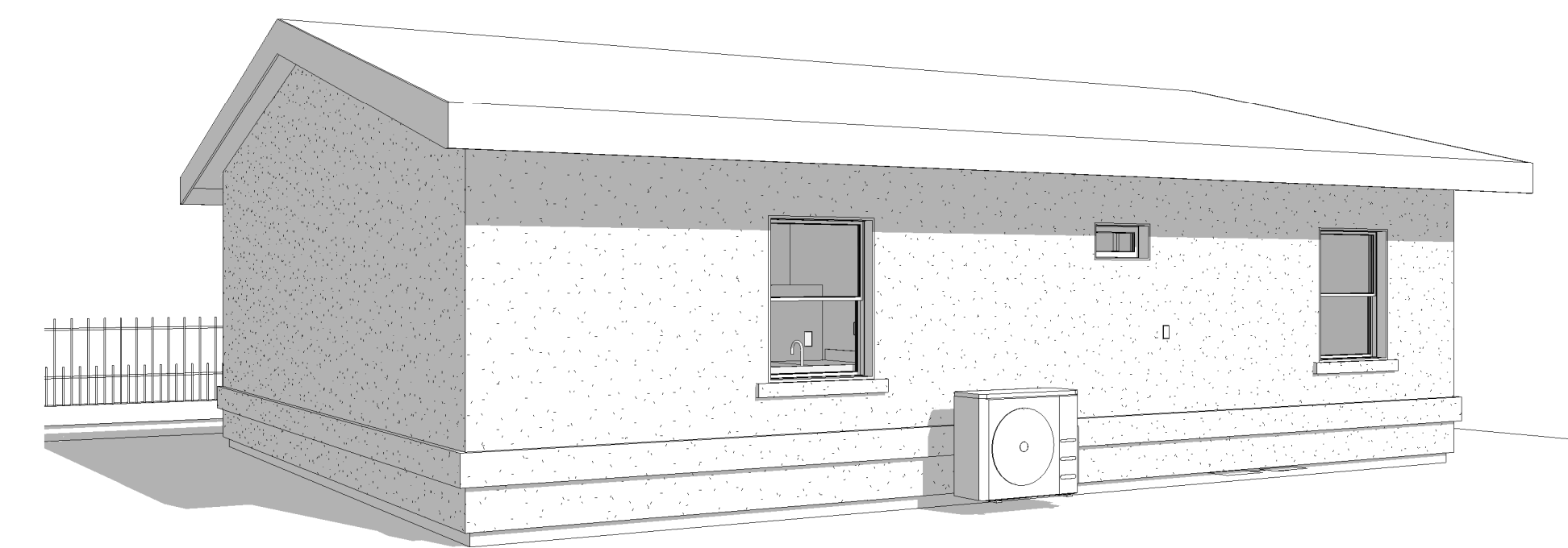
4 West Elevation
 3/16" = 1'-0"



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

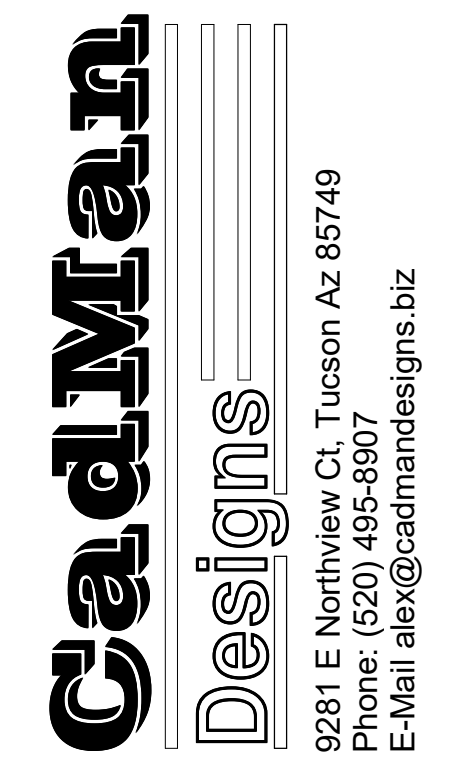


7 3D View 1



8 3D View 2

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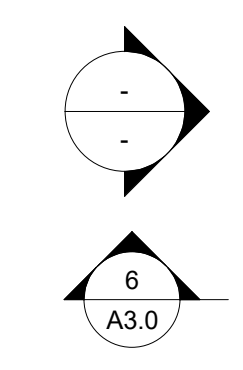
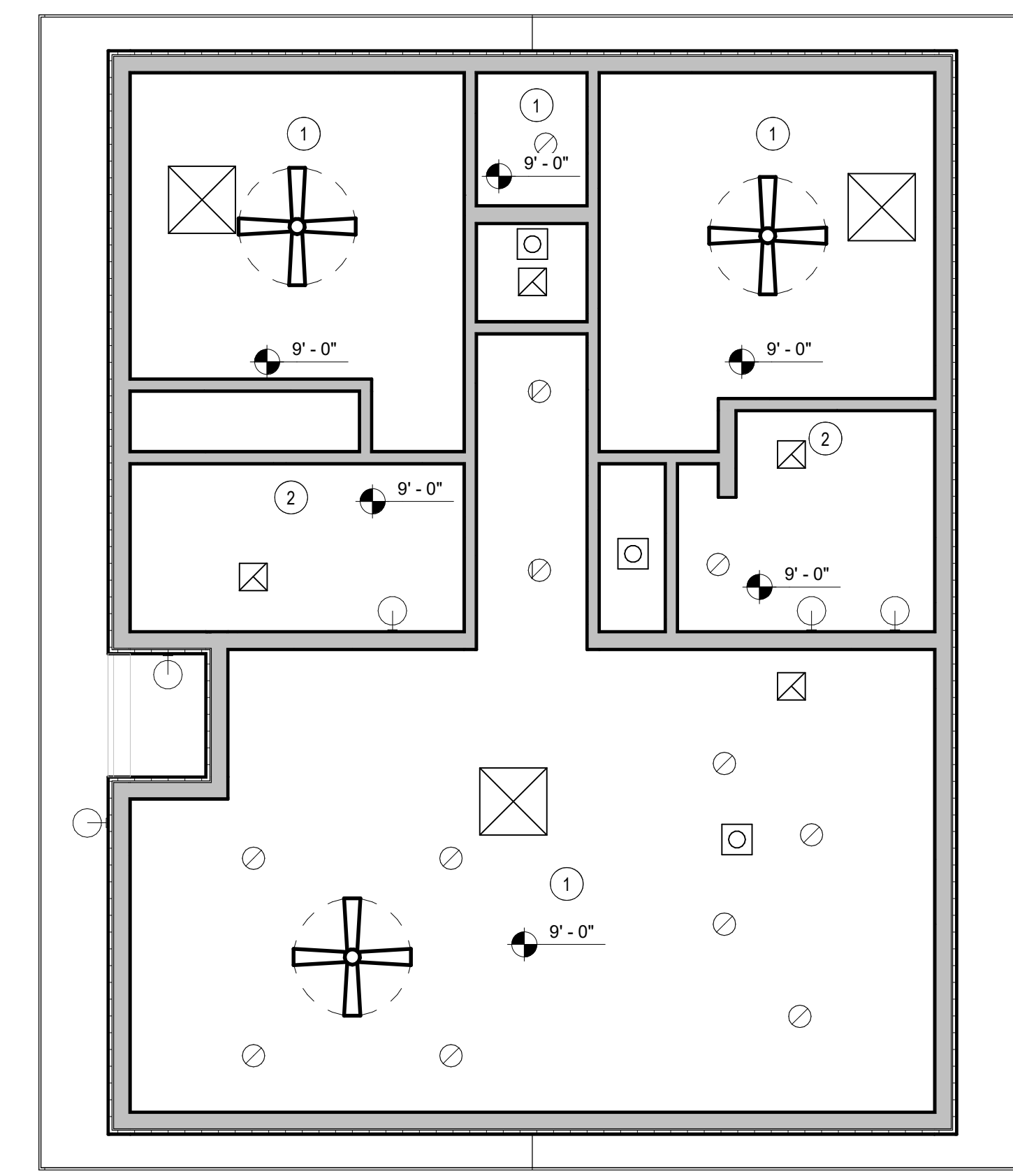
Custom ADU For:
 Fox Residence
 710 N 2nd Av
 Tucson, Arizona 85705
 Reflected Ceiling Plan

REVISION:	MARK:	DATE:	REMARK:

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

Ceiling Types:

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



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.

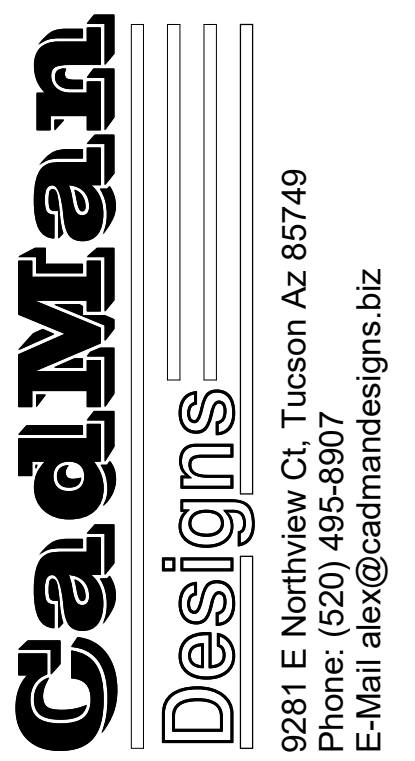
NOTES:
 1. CEILING JOISTS AT 24" O.C. MAXIMUM.
 2. CONTINUOUS 2x4 BRIDGING W/ 1-16d PER JOIST SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 8'-0" (R202.8.1).
 3. JOISTS DESIGNED FOR 5 P.S.F. DEAD LOAD AND 10 P.S.F. (TABLE R202.4(1)), LIVE LOAD. IF LOADS ENCOUNTERED ARE GREATER, NOTIFY THE ARCHITECT.

Reflected Ceiling Plan
 1/4" = 1'-0"

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

A2.2

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General Roof Notes:

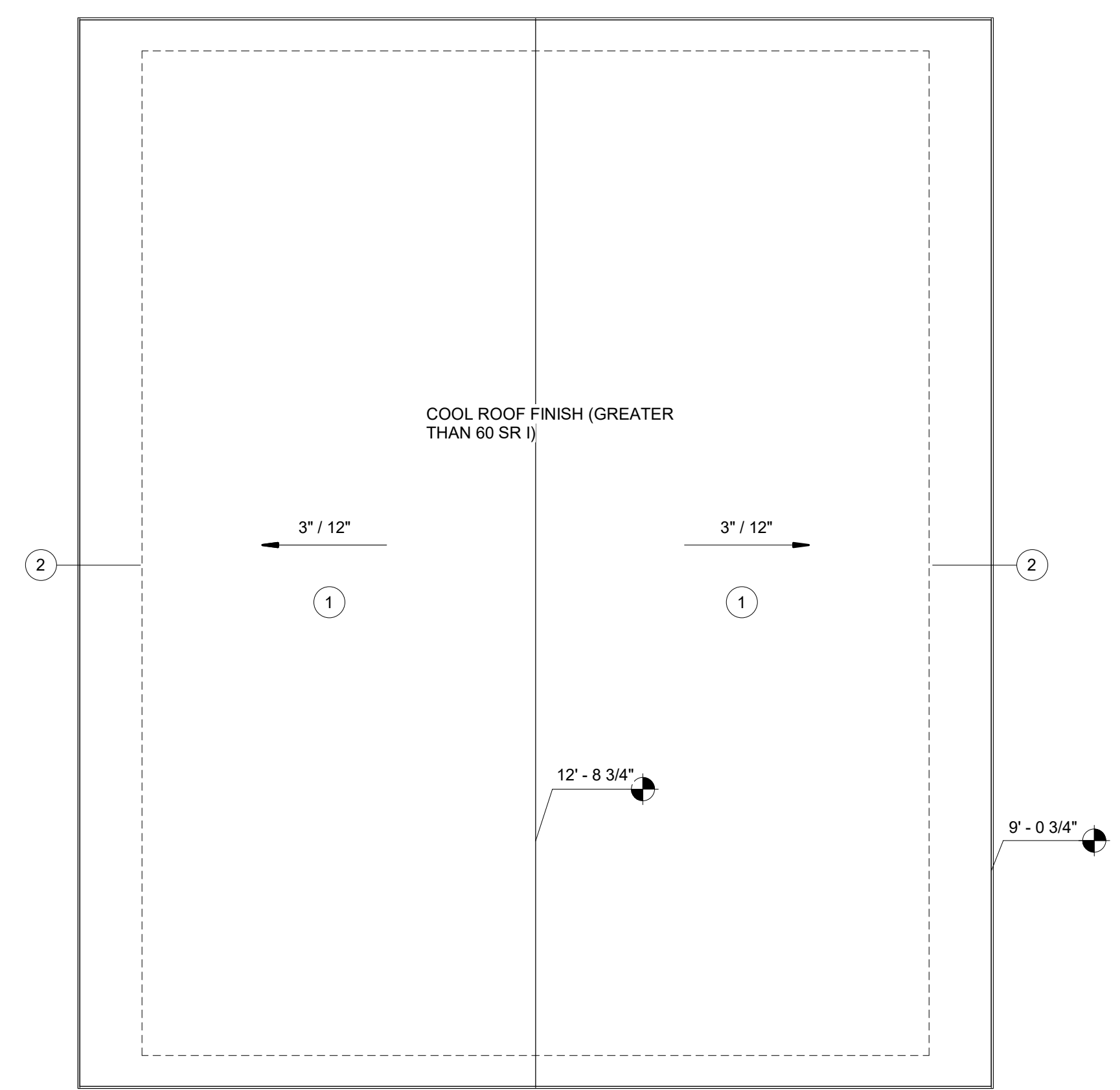
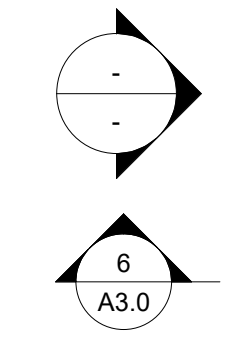
1. ALL JACKS SHOULD EXTEND A MIN. OF 8" ABV. THE ROOF DECK WITH RAIN COLLARS AND SEALANT TO BE PROVIDED BETWEEN THE TOP OF THE JACK AND THE PIPE, AND ALL PLUMBING VENTS SHOULD RECEIVE 4LB LEAD FLANGED FLASHING.
2. MECHANICAL UNITS MUST BE SET ON FACTORY CURBS AND NOT ON ANGLE IRON CURBS
3. ALL ROOF PENETRATIONS 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"

Custom ADU For:

Fox Residence

710 N 2nd Av

Tucson, Arizona 85705

Roof Plan

REVISION:	MARK:	DATE:	REMARK:

A6.0

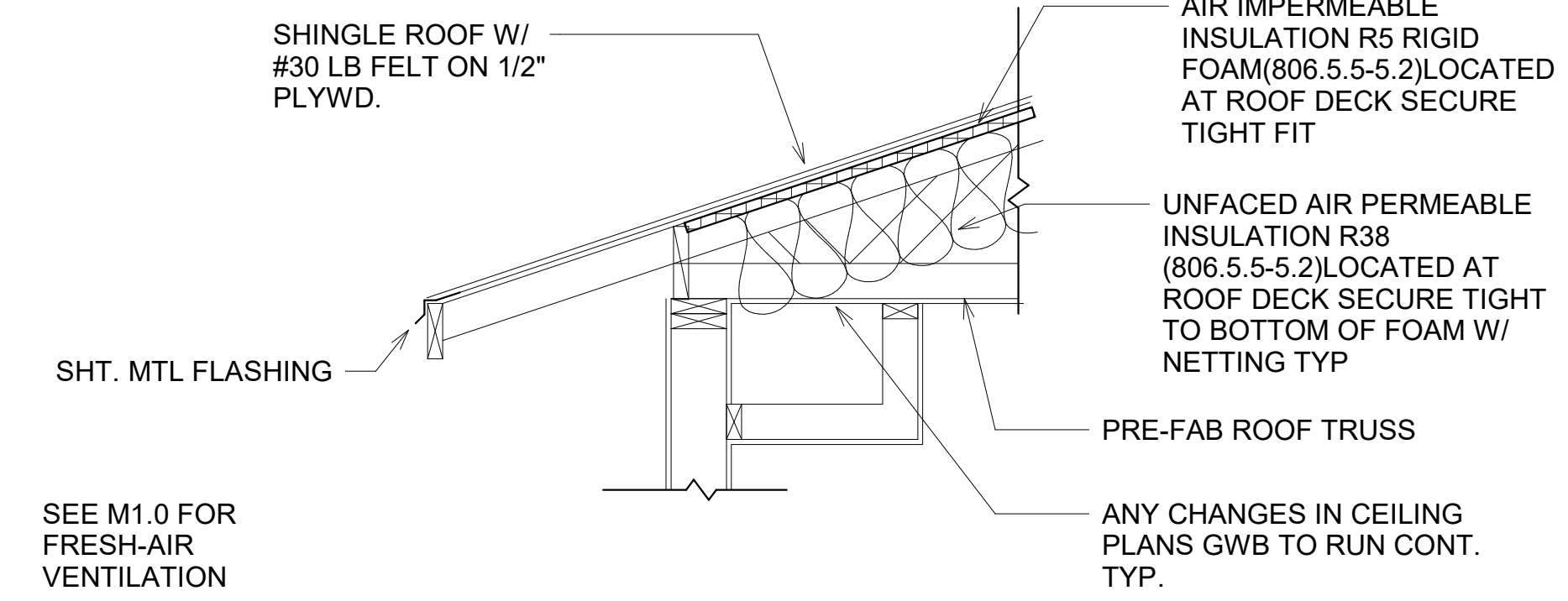
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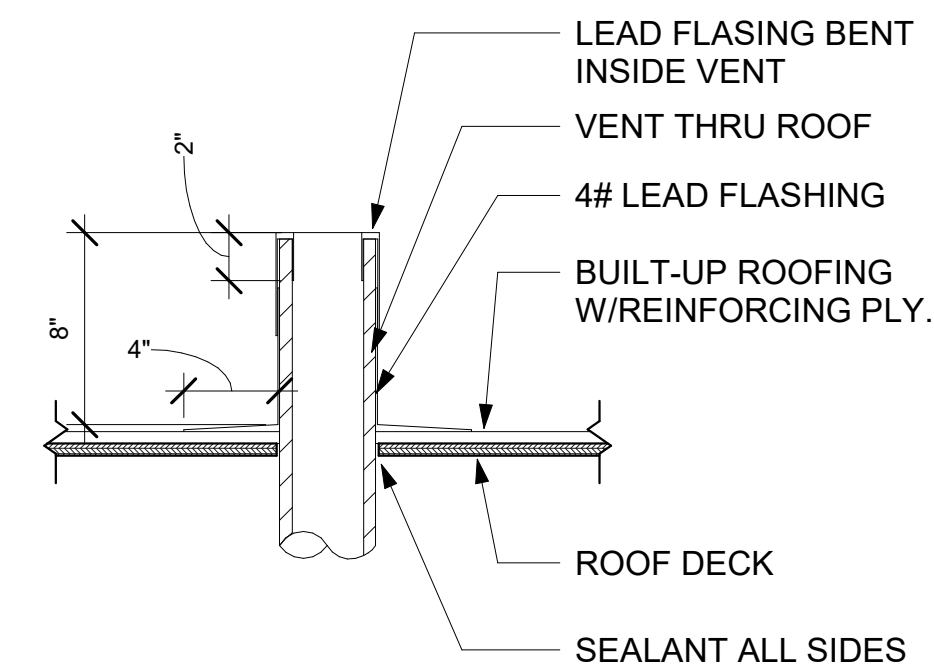
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Phone: (520) 495-8907
E-Mail: alex@cadmandesigns.biz

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Fox Residence
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Tucson, Arizona 85705
Architectural Details

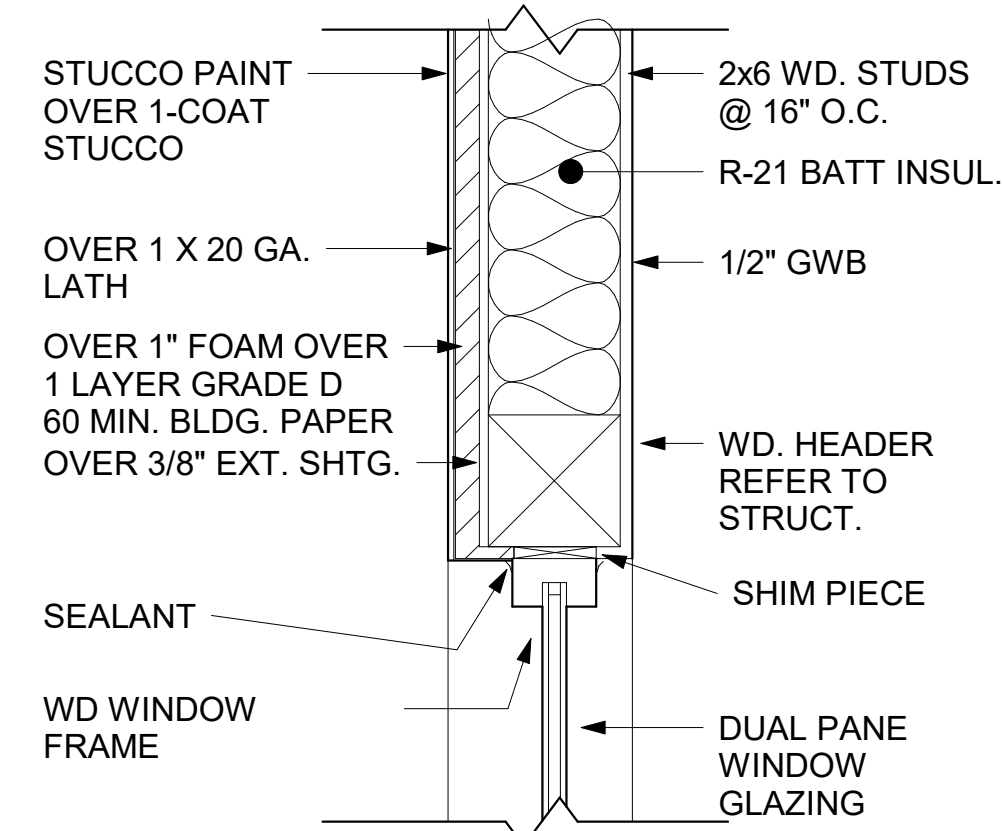
UNVENTED ATTIC AS PER
CODE IRC SECTION R806.5
SHALL BE PERMITTED AS
LONG AS FOLLOWING
CONDITIONS ARE MET
1. THE UNVENTED ATTIC
SPACE IS COMPLETELY
CONTAINED WITHIN THE
BUILDING THERMAL
ENVELOPE
2. NO INTERIOR CLASS 1
VAPOR RETARDERS ARE
INSTALLED ON THE
CEILING SIDE (ATTIC
FLOOR) OF THE UNVENTED
ENCLOSED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



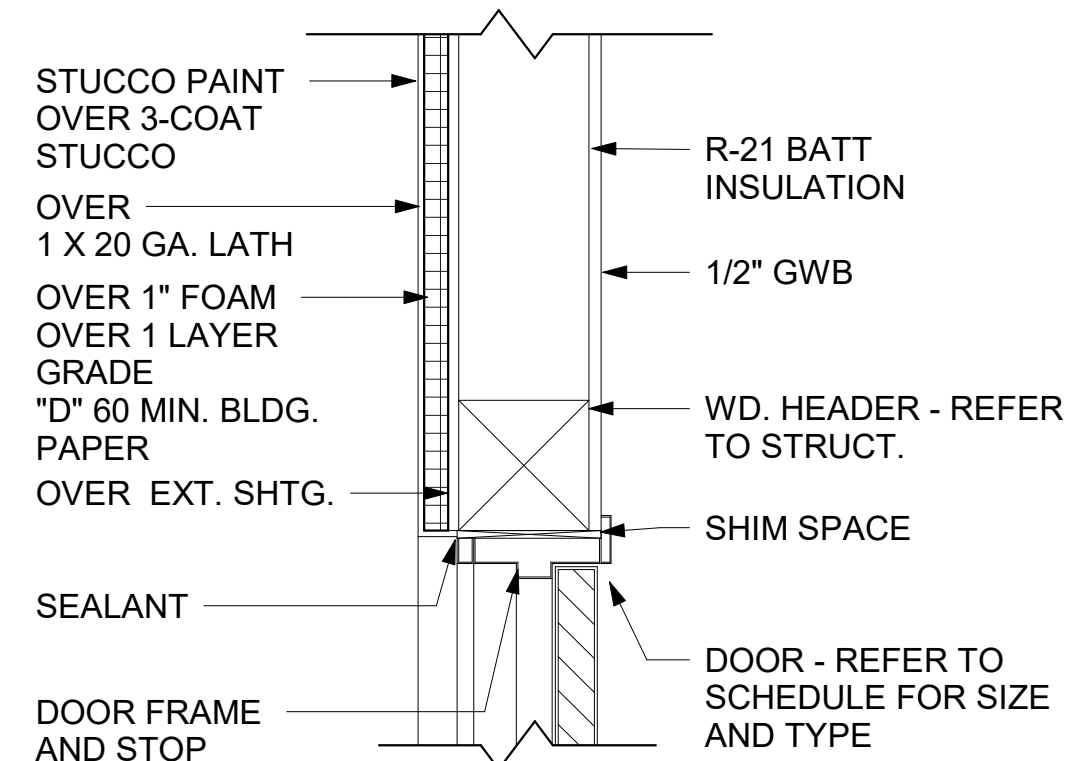
4 Non-Ventilation Detail
3/4" = 1'-0"



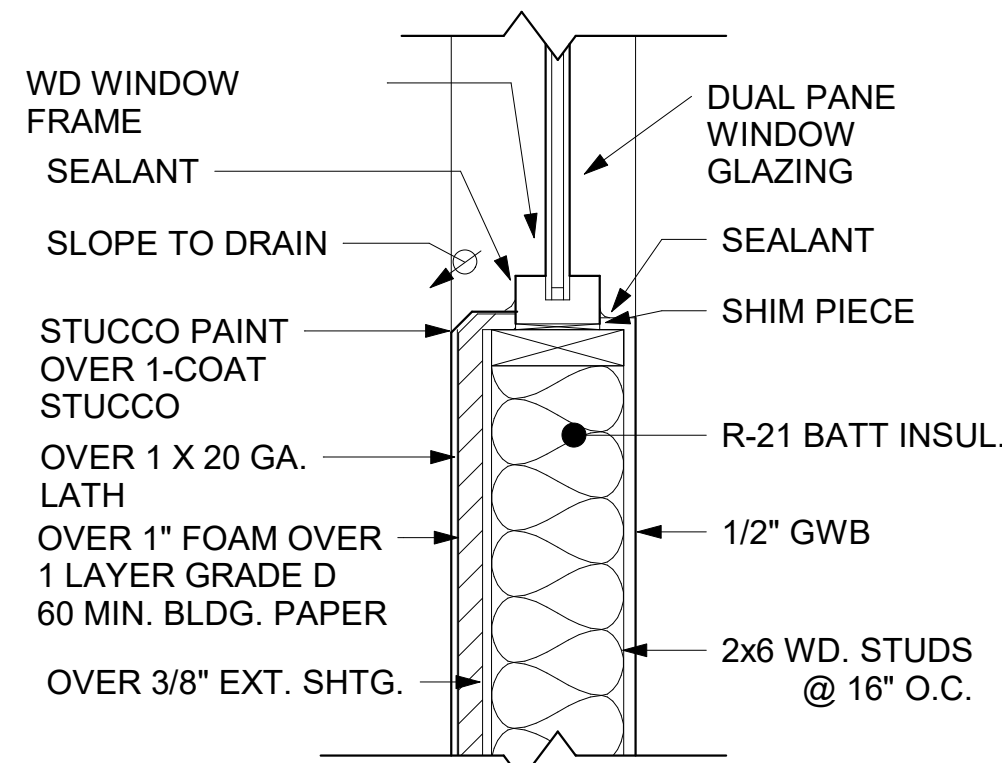
7 Roofing Vent
1 1/2" = 1'-0"



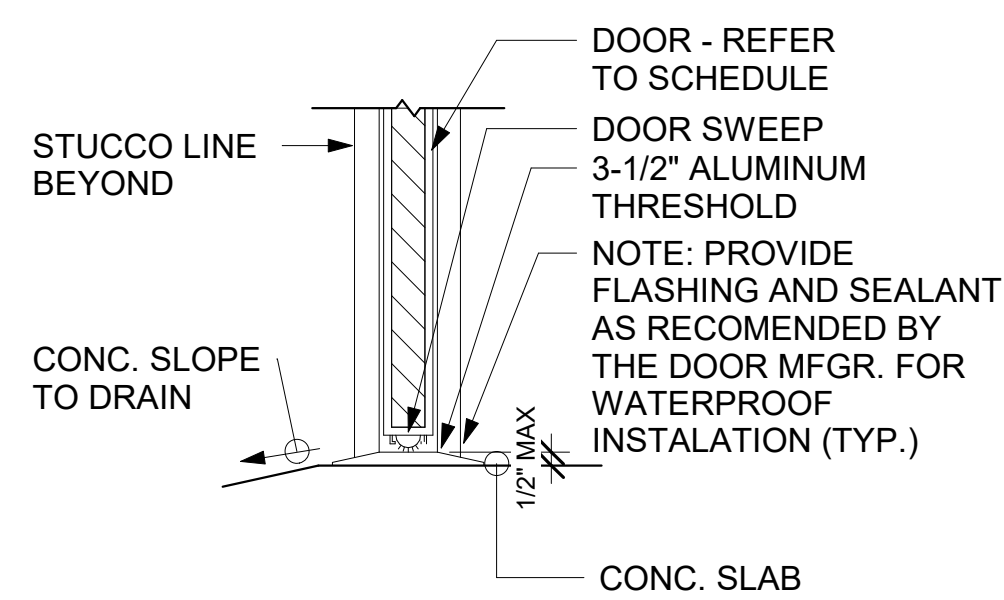
3 Window (Jamb/Head) Detail
1 1/2" = 1'-0"



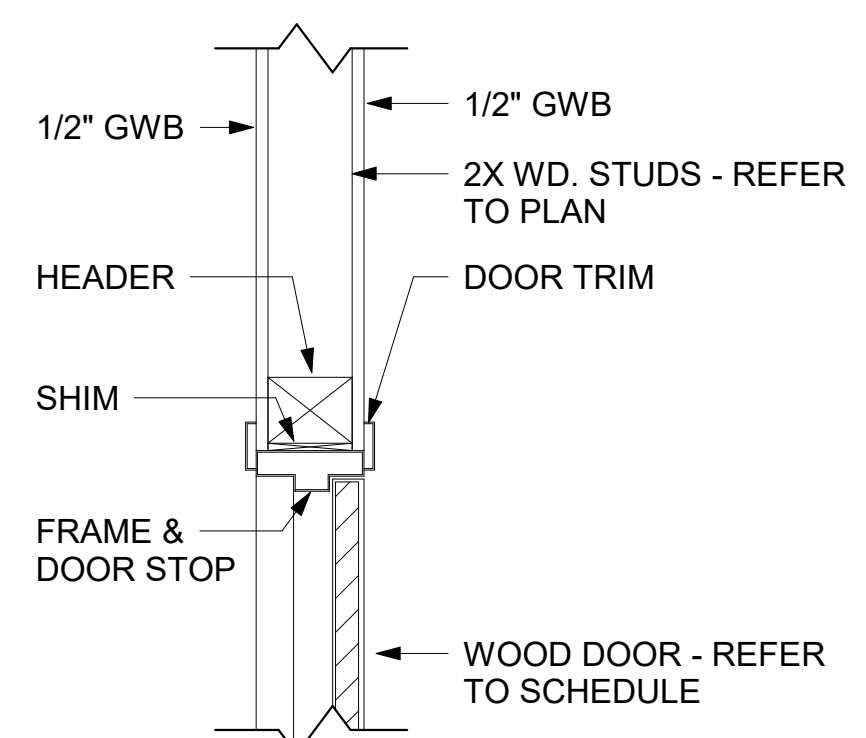
6 Exterior Door Detail
1 1/2" = 1'-0"



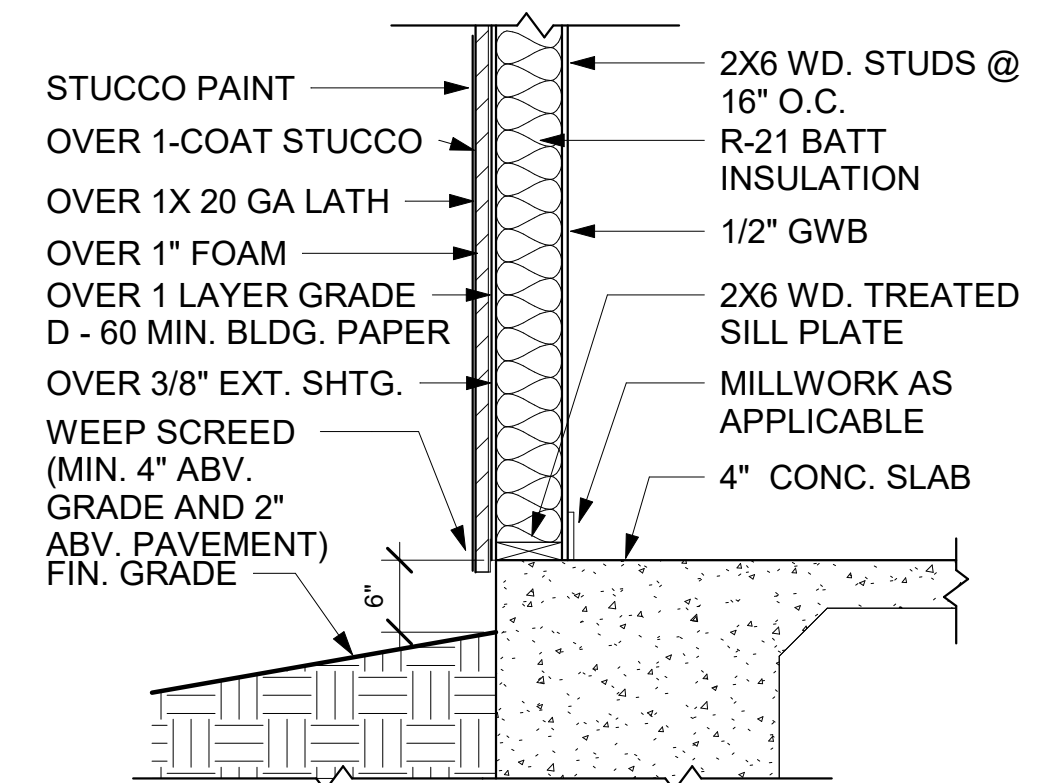
2 Window Sill Detail
1 1/2" = 1'-0"



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



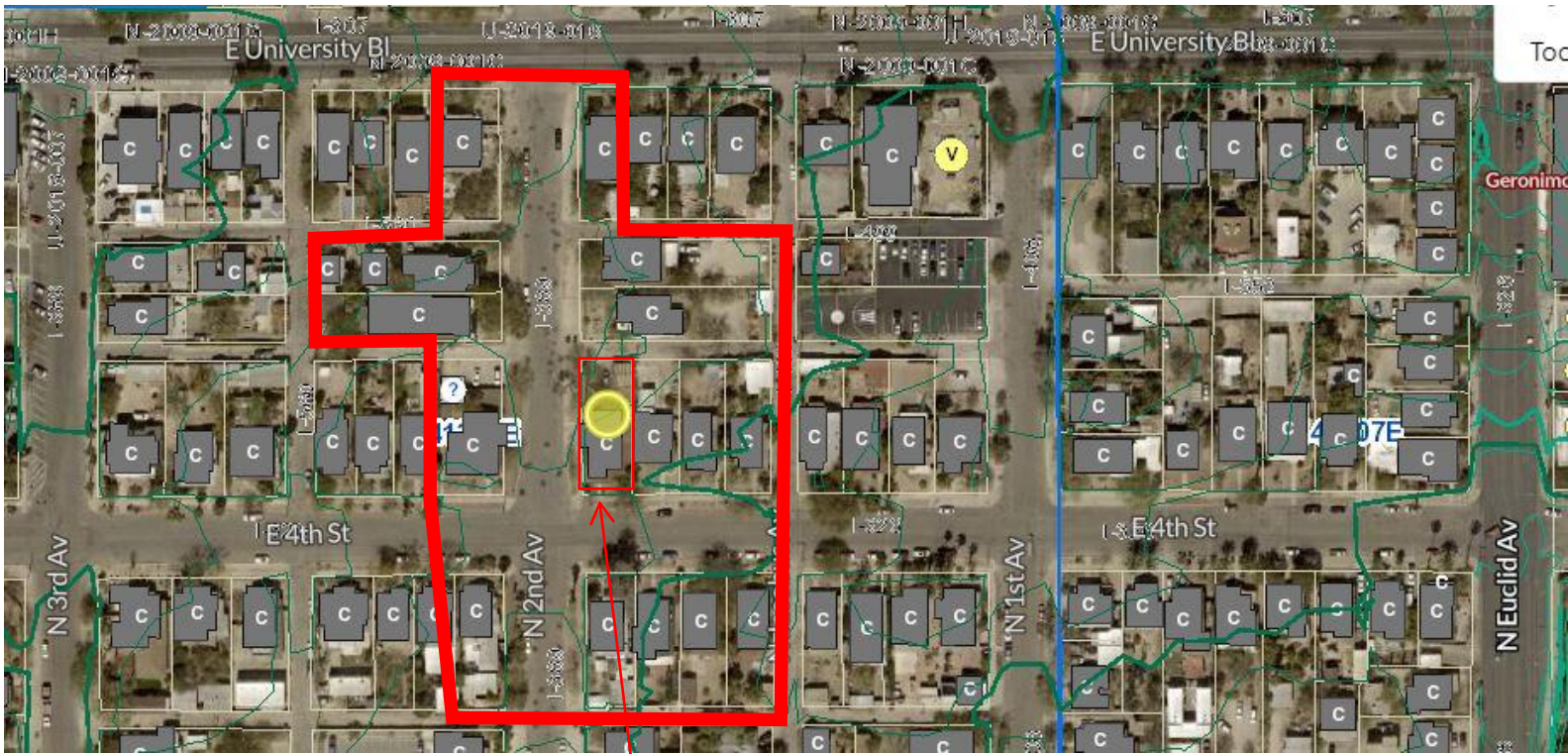
5 Interior Door Detail
1 1/2" = 1'-0"



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

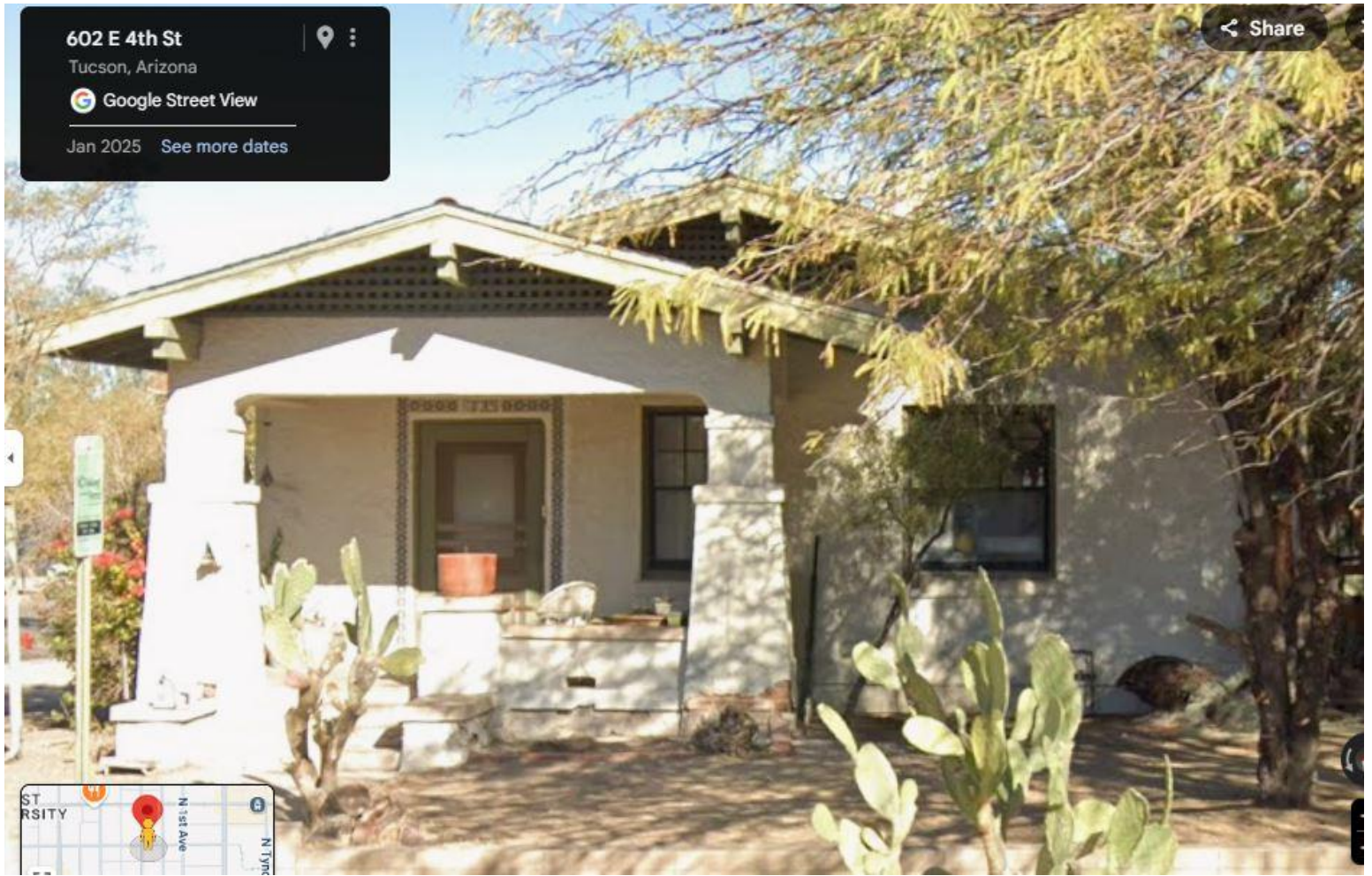
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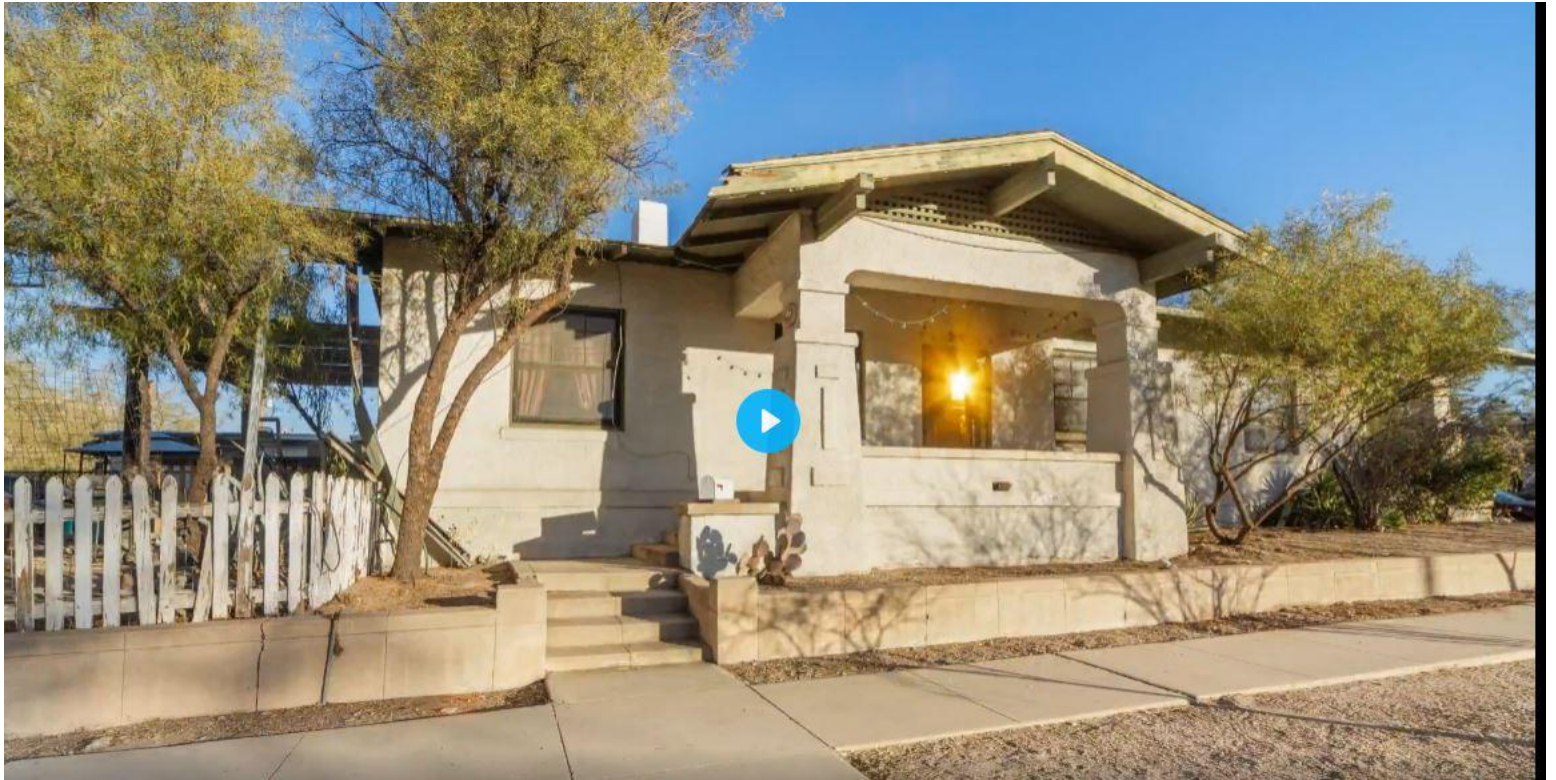


PROJECT LOCATION

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 1/2 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 <i>w/ S.S. influence</i>	
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.

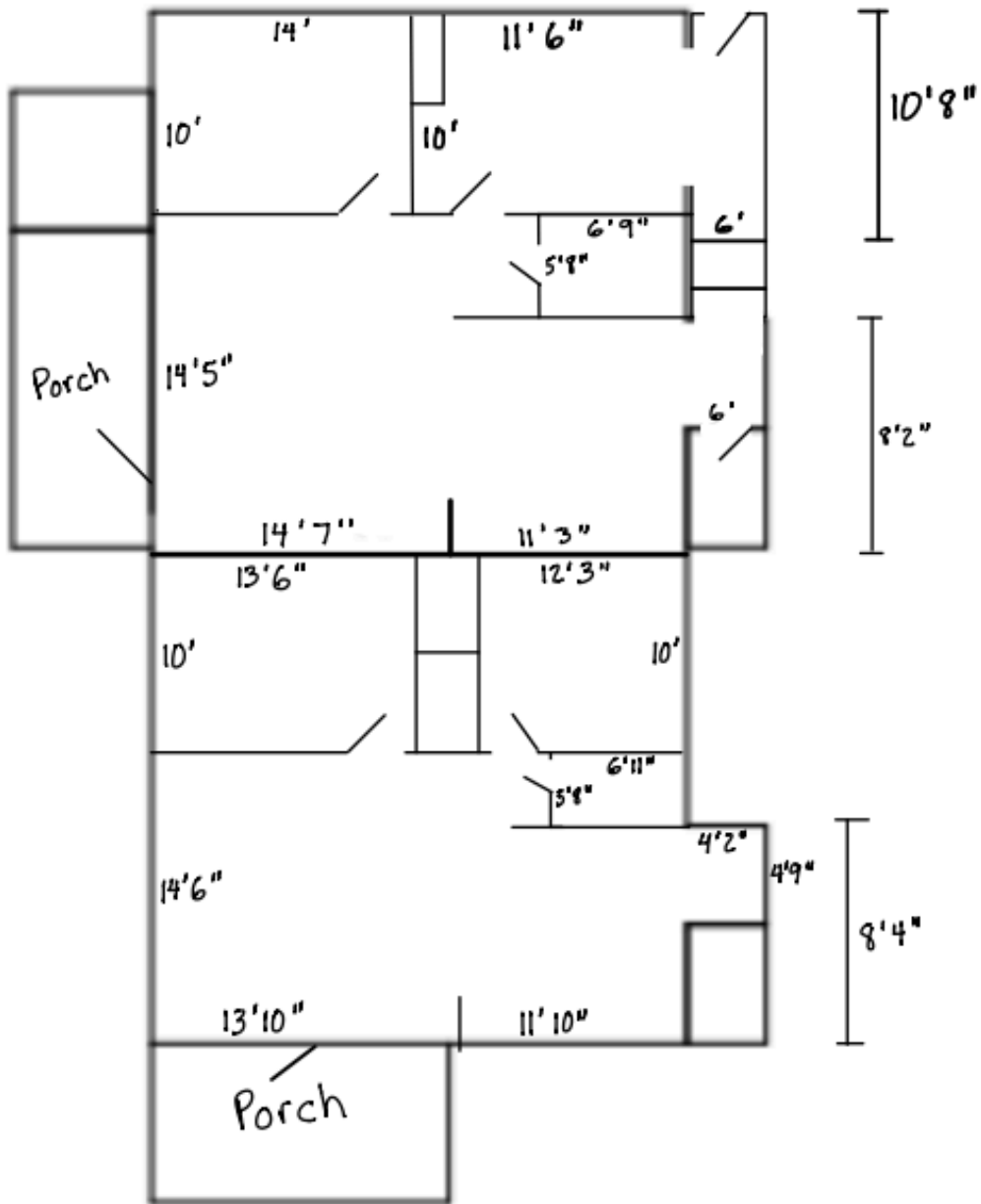
One of a collection of bungalows in the area.

VERBAL BOUNDARY DESCRIPTION

W 49.8' of Lot 11, Block 44

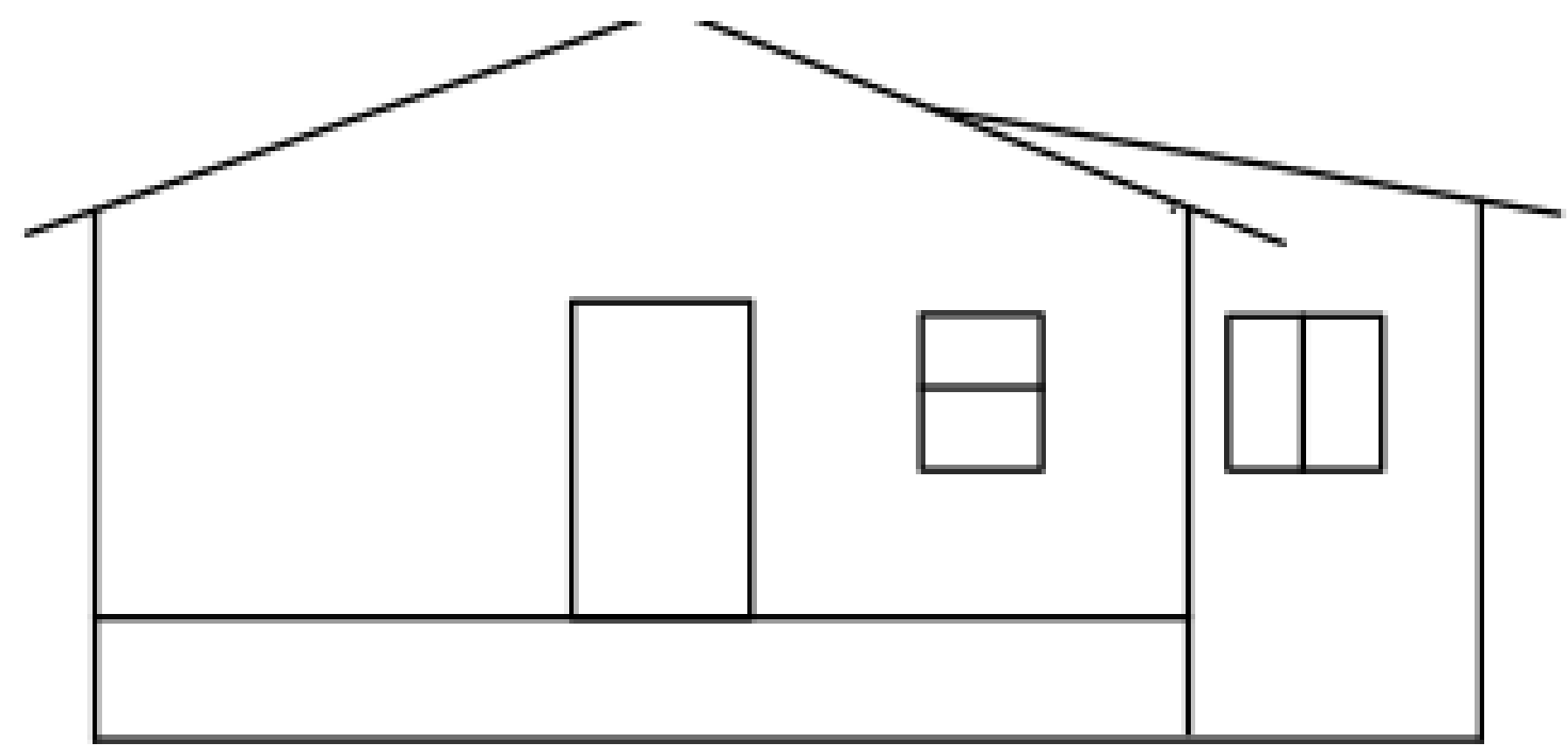
Duplex layout:

SEE SITE PLAN
FOR LOCATION
OF REPLACED
WINDOWS

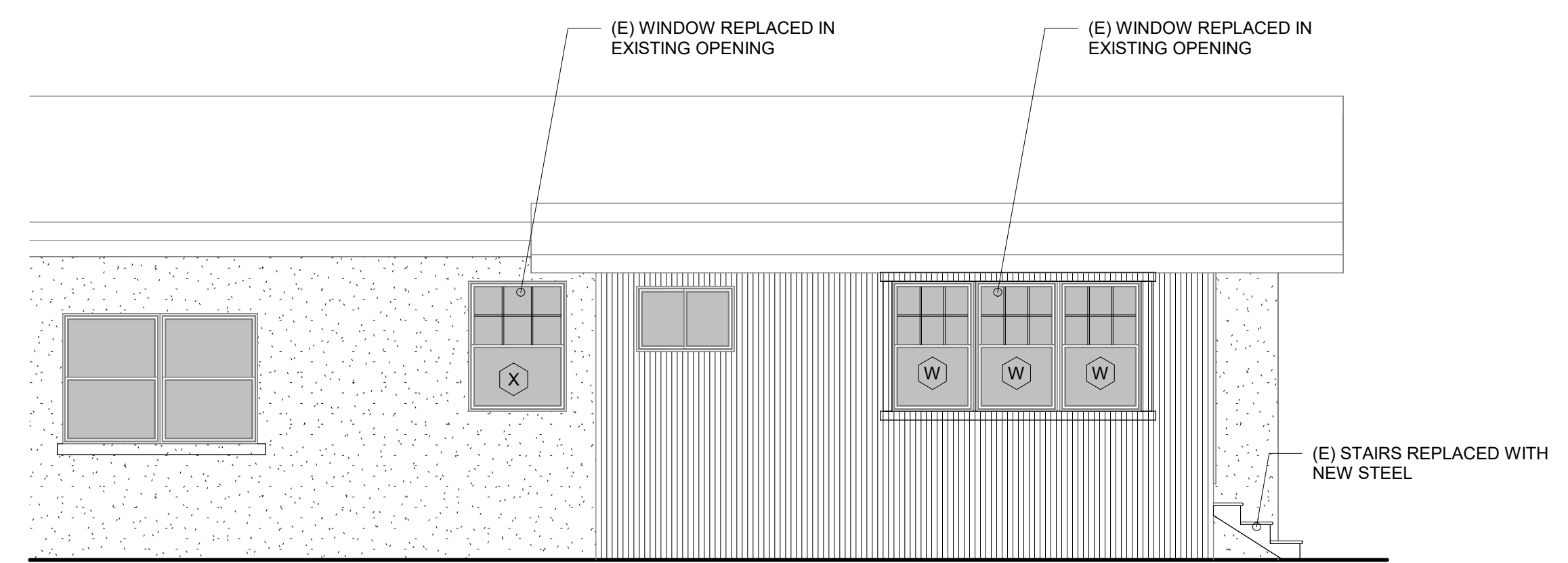


existing home floorplan

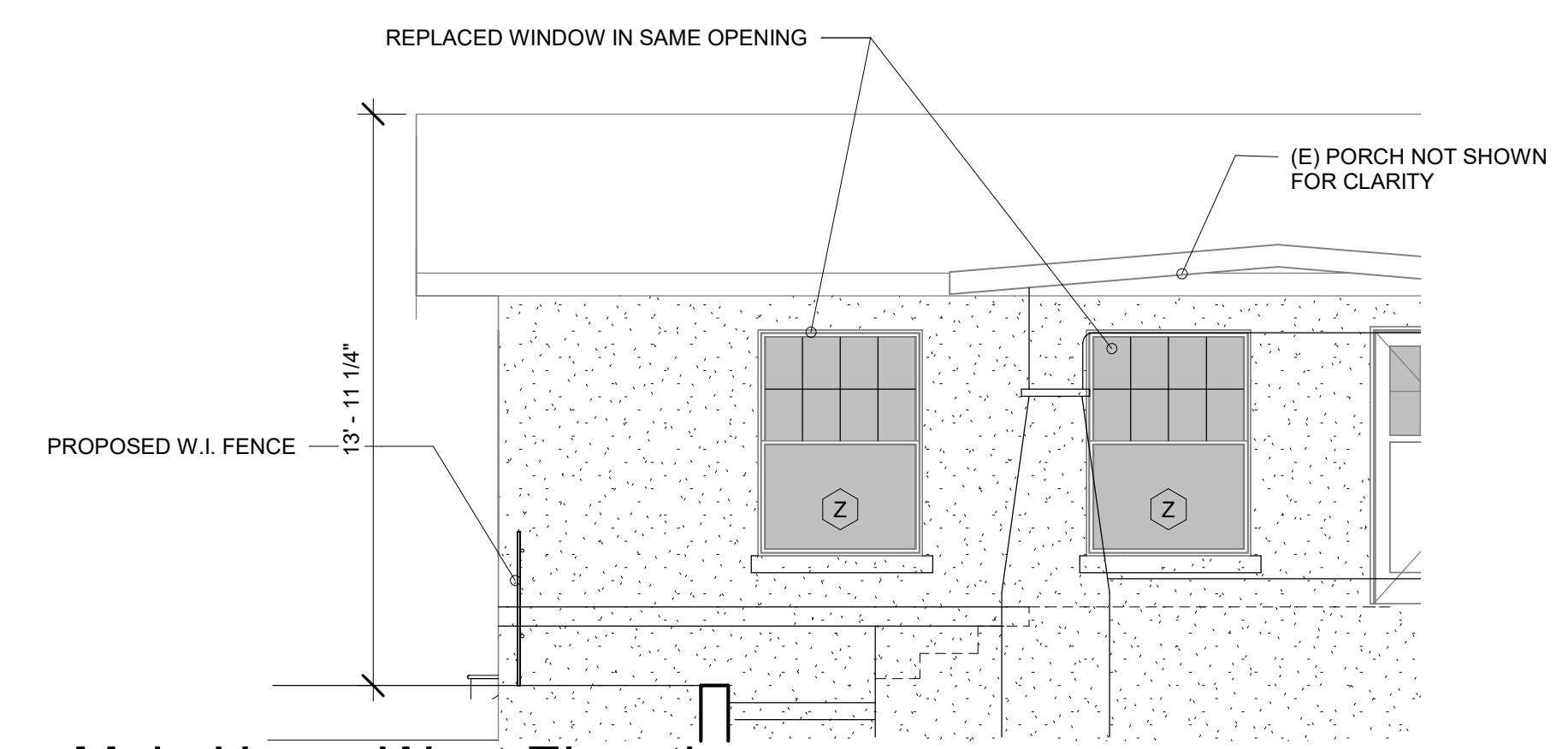
605 E 4th St.
Tucson, AZ 85705



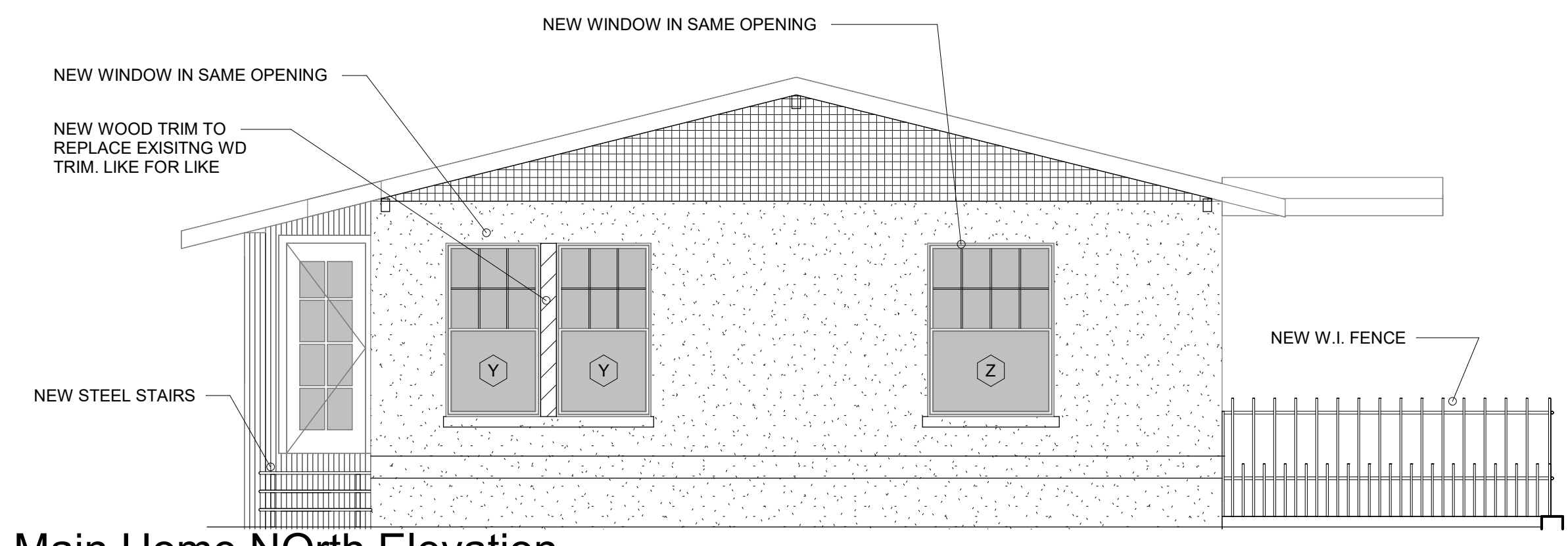
South Elevation no work existing to remain



3 Main Home East Elevation
 1/4" = 1'-0"



2 Main Home West Elevation
 1/4" = 1'-0"



1 Main Home North Elevation
 1/4" = 1'-0"

Window Schedule Copy 1							
Type Mark	Rough Opening		Type	Material	Finish	Count	Comments
	Width	Height					
W	2' - 6"	4' - 0"	Single Hung	A		3	
X	3' - 0"	4' - 0"	Single Hung	A		1	
Y	3' - 0"	5' - 6"	Single Hung	A		2	
Z	4' - 0"	5' - 6"	Single Hung	A		3	

A - ALL WINDOWS WOOD WINDOWS WITH AL CLAD - PREMIUM SERIES WHITE

REVISION:	MARK:	DATE:	REMARK:



home west of lot
across street



home north of lot



home east of lot



home south of
lot across steet

Current stairs on back patio:



Needed stucco repair:



605 E 4th St.
Tucson, AZ 85705



(E) GARAGE THAT HAS BEEN DEMO



EAST
ELEVATION
CURRENT



EAST
ELEVATION
CURRENT



NORTH
ELEVATION
CURRENT



WEST
ELEVATION
CURRENT


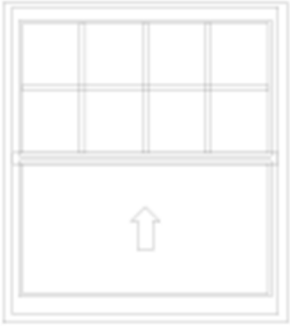






**SOUTH ELEVATION
CURRENT**

West Elevation



West Side Window Proposal

Current (existing) condition	Proposed Installation	Similar opening from undisturbed unit
	<p data-bbox="772 305 905 334">48" x 54"</p> 	
	<p data-bbox="772 784 905 813">48" x 54"</p> 	

48" by 54" Window Details



Rough Opening: 48 1/2" x 54 1/2"

Overall Jamb: 48" x 54"

Ratings	
CPD Product Number:	WEA-N-282-00962-00002
U-Factor:	0.31
Solar Heat Gain Coefficient (SHGC):	0.18
Visible Transmittance (VT):	0.41

- PRODUCT -
Premium Series, Double Hung, Top Sash Stationary, Frame Size:48" x 54"

- WINDOWSET DIMENSIONS -
Measurement Type = Jb to Jb / Frame Size

- DIMENSIONS -
Unit 1: Frame Width = 48", Frame Height = 54", Venting Frame Proportion = Even
Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: Glass Width = 42 1/2", Glass Height = 22 15/16"

- PRODUCT CONFIGURATION -
Unit 1: Complete Unit, 9/13/2021 to Present, Double Hung, 8120, No DP Required, Top Sash Stationary
Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: Non Egress Unit

- EXTERIOR OPTIONS -
Aluminum Clad, Aluminum Clad, AAMA 2605, Exterior Color Frame Match = All Exterior Colors Match, Jet Black, No Installation Clips

- INTERIOR OPTIONS -
4 9/16, Interior Saw Kerf = W/Interior Saw Kerf, Interior Frame Match = All Interiors Match, Interior Material = Pine, Interior Finish Stain/Seal = Prefinished White, Jamb Liner Color = Prefinished White Wood

- GLASS OPTIONS -
Unit 1: Zo-E Shield 5, Black Spacer, W/Out Neat Clean Glass, Putty, Back Side Glzg Bd Match Interior Finish, No Specialty Glass, No Capillary Tubes, W/Argon Gas
Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: W/Preserve Protective Film, Non Tempered Glass

- HARDWARE OPTIONS -
Single Lock, Historical Lock, No Sash Lift Handles, Black, No Limit Stops, No Venting Options, Standard Balances Top & Bottom

- SCREEN OPTION -
W/Full Screen, Fiberglass Screen Mesh, Jet Black, Shipped Loose

- Ratings -
WEA-N-282-00962-00002, 0.31, 0.18, 0.41, Condensation Resistant (CR) = 55, S, Individual Test Report = QCT25-7498.05, Individual AAMA/WDMA/CSA = CW-PG50-H, Individual Design Pressure Rating (psf) = +/-50, Individual Air Infiltration (cfm/ft) = .07, Show EnerCAN = No, Hallmark CCL = 449-H-074, Individual Hallmark Rating = CW-PG50-1410x2426 (56x96 in)-H, Individual Test Standards = AAMA/WDMA/CSA 101/I.S. 2/A440-11, Individual Hallmark Rating 2 = CW-PG50-1410x2426 (56x96 in)-H, Individual Test Standards 2 = AAMA/WDMA/CSA 101/I.S. 2/A440-08

- GRILLES -
Unit 1 Glass 1: None
Unit 1 Glass 2: SDL W/GBG, Rectangular, 7/8", Putty, Pine, Prefinished White, 4W2H

- Wrapping - Exterior Options -
Frame Nailing Fin = W/Frame Nailing Fin, Exterior Trim Options = No Exterior Casing

- Wrapping - Interior Options -
Interior Trim = No Interior Trim





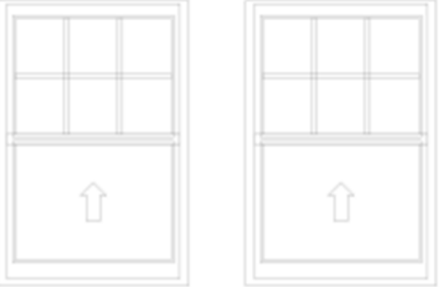

- WRAPPING - MISC. PKG -
Standard Packaging, No California Warning Label, Estimated Unit Weight = 97.26096, Sample = Standard Unit

- OVERALL DIMENSIONS -
Wrapping Shape = Rectangle, Frame Size Width = 48", Frame Size Height = 54", Rough Opening Width = 48 1/2", Rough Opening Height = 54 1/2", Max Glass SF = 6.769896, Frame Lineal Perimeter = 204, Frame SQFT = 18

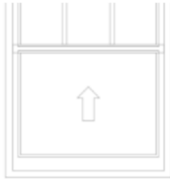
North Elevation



North Side Window Proposal

Current (existing) condition	Proposed Installation	Similar opening from undisturbed unit
	<p data-bbox="810 375 940 402">48" x 54"</p> 	
	<p data-bbox="810 849 940 876">36" x 54"</p> 	

36" by 54" Window Details



Rough Opening: 36 1/2" x 54 1/2"

Overall Jamb: 36" x 54"

Ratings	
CPD Product Number:	WEA-N-282-00962-00002
U-Factor:	0.31
Solar Heat Gain Coefficient (SHGC):	0.18
Visible Transmittance (VT):	0.41

- PRODUCT -

Premium Series, Double Hung, Top Sash Stationary, Frame Size:36" x 54"

- WINDOWSET DIMENSIONS -

Measurement Type = Jb to Jb / Frame Size

- DIMENSIONS -

Unit 1: Frame Width = 36", Frame Height = 54", Venting Frame Proportion = Even

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: Glass Width = 30 1/2", Glass Height = 22 15/16"

- PRODUCT CONFIGURATION -

Unit 1: Complete Unit, 9/13/2021 to Present, Double Hung, 8120, No DP Required, Top Sash Stationary

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: Non Egress Unit

- EXTERIOR OPTIONS -

Aluminum Clad, Aluminum Clad, AAMA 2605, Exterior Color Frame Match = All Exterior Colors Match, Jet Black, No Installation Clips

- INTERIOR OPTIONS -

4 9/16, Interior Saw Kerf = W/Interior Saw Kerf, Interior Frame Match = All Interiors Match, Interior Material = Pine, Interior Finish Stain/Seal = Prefinished White, Jamb Liner Color = Prefinished White Wood

- GLASS OPTIONS -

Unit 1: Zo-E Shield 5, Black Spacer, W/Out Neat Clean Glass, Putty, Back Side Glzg Bd Match Interior Finish, No Specialty Glass, No Capillary Tubes, W/Argon Gas

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: W/Preserve Protective Film, Non Tempered Glass

- HARDWARE OPTIONS -

Single Lock, Historical Lock, No Sash Lift Handles, Black, No Limit Stops, No Venting Options, Standard Balances Top & Bottom

- SCREEN OPTION -

W/Full Screen, Fiberglass Screen Mesh, Jet Black, Shipped Loose

- Ratings -

WEA-N-282-00962-00002, 0.31, 0.18, 0.41, Condensation Resistant (CR) = 55, S, Individual Test Report = QCT25-7498.05, Individual AAMA/WDMA/CSA = CW-PG50-H, Individual Design Pressure Rating (psf) = +/-50, Individual Air Infiltration (cfm/ft) = .07, Show EnerCAN = No, Hallmark CCL = 449-H-074, Individual Hallmark Rating = CW-PG50-1410x2426 (56x96 in)-H, Individual Test Standards = AAMA/WDMA/CSA 101/I.S. 2/A440-11, Individual Hallmark Rating 2 = CW-PG50-1410x2426 (56x96 in)-H, Individual Test Standards 2 = AAMA/WDMA/CSA 101/I.S. 2/A440-08

- GRILLES -

Unit 1 Glass 1: None

Unit 1 Glass 2: SDL W/GBG, Rectangular, 7/8", Putty, Pine, Prefinished White, 3W2H

- Wrapping - Exterior Options -

Frame Nailing Fin = W/Frame Nailing Fin, Exterior Trim Options = No Exterior Casing

- Wrapping - Interior Options -

Interior Trim = No Interior Trim

- WRAPPING - MISC. PKG -

Standard Packaging, No California Warning Label, Estimated Unit Weight = 79.03904, Sample = Standard Unit

- OVERALL DIMENSIONS -

Wrapping Shape = Rectangle, Frame Size Width = 36", Frame Size Height = 54", Rough Opening Width = 36 1/2", Rough Opening Height = 54 1/2", Max Glass SF = 4.858396, Frame Lineal Perimeter = 180, Frame SQFT = 13.5

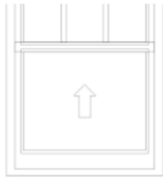
East Elevation



East Side Window Proposal

Current (existing) condition	Proposed Installation	Similar opening from undisturbed unit
	<p data-bbox="646 310 779 342">30" x 48"</p> 	
	<p data-bbox="646 732 890 764">36" x 48" window</p> 	

30" by 48" Window Details



Rough Opening: 30 1/2" x 48 1/2"

Overall Jamb: 30" x 48"

Ratings	
CPD Product Number:	WEA-N-282-00962-00002
U-Factor:	0.31
Solar Heat Gain Coefficient (SHGC):	0.18
Visible Transmittance (VT):	0.41

- PRODUCT -

Premium Series, Double Hung, Top Sash Stationary, Frame Size:30" x 48"

- WINDOWSET DIMENSIONS -

Measurement Type = Jb to Jb / Frame Size

- DIMENSIONS -

Unit 1: Frame Width = 30", Frame Height = 48", Venting Frame Proportion = Even

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: Glass Width = 24 1/2", Glass Height = 19 15/16"

- PRODUCT CONFIGURATION -

Unit 1: Complete Unit, 9/13/2021 to Present, Double Hung, 8120, No DP Required, Top Sash Stationary

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: Non Egress Unit

- EXTERIOR OPTIONS -

Aluminum Clad, Aluminum Clad, AAMA 2605, Exterior Color Frame Match = All Exterior Colors Match, Jet Black, No Installation Clips

- INTERIOR OPTIONS -

4 9/16, Interior Saw Kerf = W/Interior Saw Kerf, Interior Frame Match = All Interiors Match, Interior Material =

Pine, Interior Finish Stain/Seal = Prefinished White, Jamb Liner Color = Prefinished White Wood

- GLASS OPTIONS -

Unit 1: Zo-E Shield 5, Black Spacer, W/Out Neat Clean Glass, Putty, Back Side Glzg Bd Match Interior Finish, No Specialty Glass, No Capillary Tubes, W/Argon Gas

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: W/Preserve Protective Film, Non Tempered Glass

- HARDWARE OPTIONS -

Single Lock, Historical Lock, No Sash Lift Handles, Black, No Limit Stops, No Venting Options, Standard

Balances Top & Bottom

- SCREEN OPTION -

W/Full Screen, Fiberglass Screen Mesh, Jet Black, Shipped Loose

- Ratings -

WEA-N-282-00962-00002, 0.31, 0.18, 0.41, Condensation Resistant (CR) = 55, S, Individual Test Report =

QCT25-7498.05, Individual AAMA/WDMA/CSA = CW-PG50-H, Individual Design Pressure Rating (psf) = +/-50,

Individual Air Infiltration (cfm/ft) = .07, Show EnerCAN = No, Hallmark CCL = 449-H-074, Individual Hallmark

Rating = CW-PG50-1410x2426 (56x96 in)-H, Individual Test Standards = AAMA/WDMA/CSA 101/I.S. 2/A440-11,

Individual Hallmark Rating 2 = CW-PG50-1410x2426 (56x96 in)-H, Individual Test Standards 2 =

AAMA/WDMA/CSA 101/I.S. 2/A440-08

- GRILLES -

Unit 1 Glass 1: None

Unit 1 Glass 2: SDL W/GBG, Rectangular, 7/8", Putty, Pine, Prefinished White, 3W2H

- Wrapping - Exterior Options -

Frame Nailing Fin = W/Frame Nailing Fin, Exterior Trim Options = No Exterior Casing

- Wrapping - Interior Options -

Interior Trim = No Interior Trim

- WRAPPING - MISC. PKG -

Standard Packaging, No California Warning Label, Estimated Unit Weight = 63.52476, Sample = Standard Unit

- OVERALL DIMENSIONS -

Wrapping Shape = Rectangle, Frame Size Width = 30", Frame Size Height = 48", Rough Opening Width = 30

1/2", Rough Opening Height = 48 1/2", Max Glass SF = 3.392229, Frame Lineal Perimeter = 156, Frame SQFT

= 10

36" by 48" Window Details



(Viewed from Exterior)

Rough Opening: 36 1/2" x 48 1/2"

Overall Jamb: 36" x 48"

Ratings	
CPD Product Number:	WEA-N-282-00962-00002
U-Factor:	0.31
Solar Heat Gain Coefficient (SHGC):	0.18
Visible Transmittance (VT):	0.41

- PRODUCT -

Premium Series, Double Hung, Top Sash Stationary, Frame Size:36" x 48"

- WINDOWSET DIMENSIONS -

Measurement Type = Jb to Jb / Frame Size

- DIMENSIONS -

Unit 1: Frame Width = 36", Frame Height = 48", Venting Frame Proportion = Even

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: Glass Width = 30 1/2", Glass Height = 19 15/16"

- PRODUCT CONFIGURATION -

Unit 1: Complete Unit, 9/13/2021 to Present, Double Hung, 8120, No DP Required, Top Sash Stationary

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: Non Egress Unit

- EXTERIOR OPTIONS -

Aluminum Clad, Aluminum Clad, AAMA 2605, Exterior Color Frame Match = All Exterior Colors Match, Jet Black,

No Installation Clips

- INTERIOR OPTIONS -

4 9/16, Interior Saw Kerf = W/Interior Saw Kerf, Interior Frame Match = All Interiors Match, Interior Material =

Pine, Interior Finish Stain/Seal = Prefinished White, Jamb Liner Color = Prefinished White Wood

- GLASS OPTIONS -

Unit 1: Zo-E Shield 5, Black Spacer, W/Out Neat Clean Glass, Putty, Back Side Glzg Bd Match Interior Finish,

No Specialty Glass, No Capillary Tubes, W/Argon Gas

Unit 1 Upper Sash Upper Glass, 1 Lower Sash Lower Glass: W/Preserve Protective Film, Non Tempered Glass

- HARDWARE OPTIONS -

Single Lock, Historical Lock, No Sash Lift Handles, Black, No Limit Stops, No Venting Options, Standard

Balances Top & Bottom

- SCREEN OPTION -

W/Full Screen, Fiberglass Screen Mesh, Jet Black, Shipped Loose

- Ratings -

WEA-N-282-00962-00002, 0.31, 0.18, 0.41. Condensation Resistant (CR) = 55, S, Individual Test Report =

QCT25-7498.05, Individual AAMA/WDMA/CSA = CW-PG50-H, Individual Design Pressure Rating (psf) = +/-50,

Individual Air Infiltration (cfm/ft) = .07, Show EnerCAN = No, Hallmark CCL = 449-H-074, Individual Hallmark

Rating = CW-PG50-1410x2426 (56x96 in)-H, Individual Test Standards = AAMA/WDMA/CSA 101/I.S. 2/A440-11,

Individual Hallmark Rating 2 = CW-PG50-1410x2426 (56x96 in)-H, Individual Test Standards 2 =

AAMA/WDMA/CSA 101/I.S. 2/A440-08

- GRILLES -

Unit 1 Glass 1: None

Unit 1 Glass 2: SDL W/GBG, Rectangular, 7/8", Putty, Pine, Prefinished White, 3W2H

- Wrapping - Exterior Options -

Frame Nailing Fin = W/Frame Nailing Fin, Exterior Trim Options = No Exterior Casing

- Wrapping - Interior Options -

Interior Trim = No Interior Trim

- WRAPPING - MISC. PKG -

Standard Packaging, No California Warning Label, Estimated Unit Weight = 71.87572, Sample = Standard Unit



- OVERALL DIMENSIONS -

Wrapping Shape = Rectangle, Frame Size Width = 36", Frame Size Height = 48", Rough Opening Width = 36


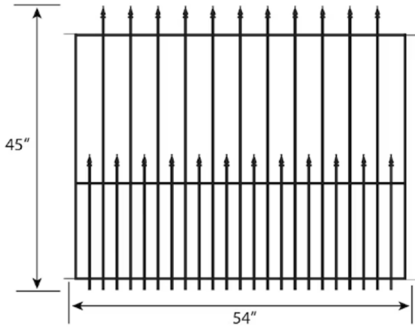

1/2", Rough Opening Height = 48 1/2", Max Glass SF = 4.222979, Frame Lineal Perimeter = 168, Frame SQFT

= 12

Back Stairs

Current (existing) condition	Proposed Installation
	 <p data-bbox="772 634 1083 670">Material: Wrought Iron</p>

Fence

Current (existing) condition	Proposed Installation
	  <p data-bbox="877 1300 1188 1336">Material: Wrought Iron</p>

Small stucco repairs followed up with paint touchups to match colors

GENERAL SPECIFICATIONS FOR QUOTE 3200690 ITEM 100:

CATALOG: PREMIUM SERIES DOUBLE HUNG

EXTERIOR: AAMA 2605 - JET BLACK

INTERIOR: PINE - PREFINISHED WHITE

SAW KERF: W/INTERIOR SAW KERF

JAMB LINER: PREFINISHED WOOD

JAMB: 4-9/16"

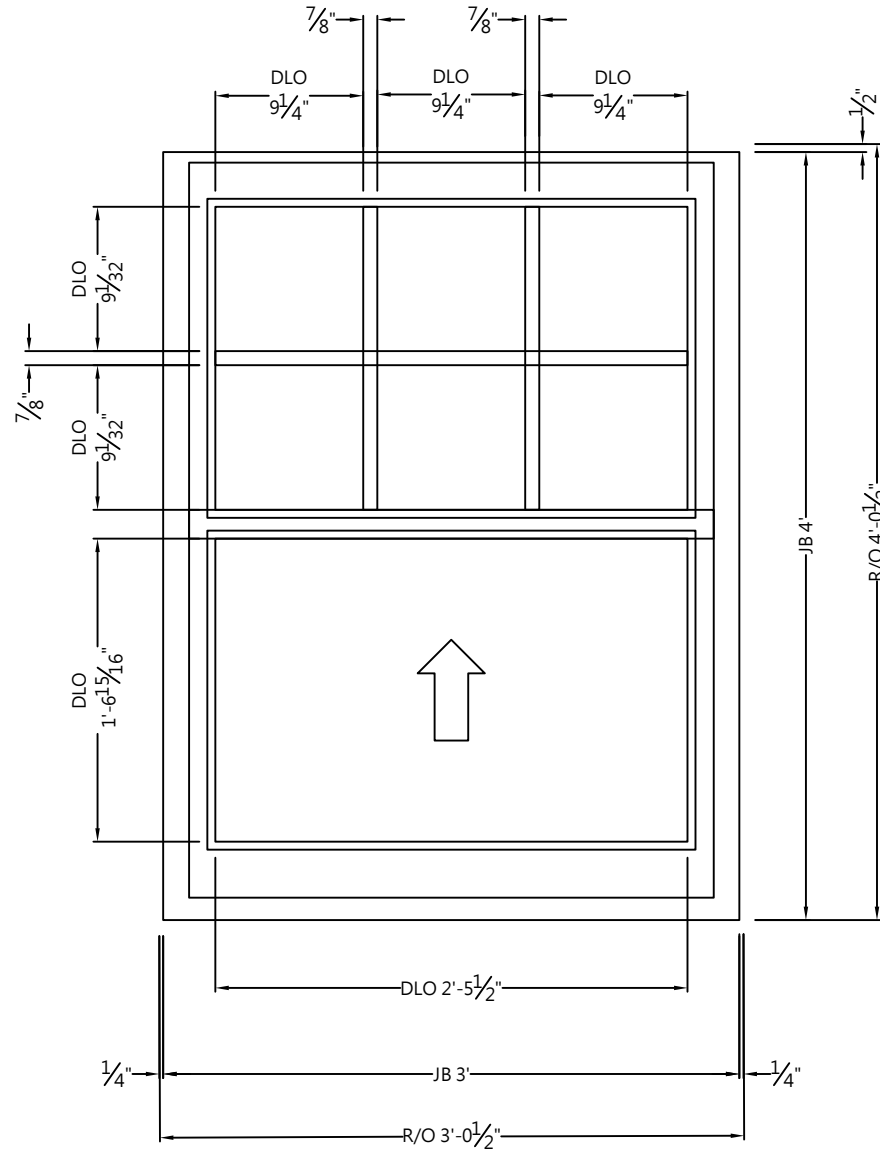
GLASS: ZO-E SHIELD 5 - NON TEMPERED - W/ARGON - SDL W/GBG 7/8"

BEAD PROFILE: PUTTY

SDL PROFILE: PUTTY

HARDWARE: SINGLE LOCK - HISTORICAL - BLACK

SCREEN: W/FULL SCREEN - FIBERGLASS MESH - JET BLACK - SHIPPED LOOSE

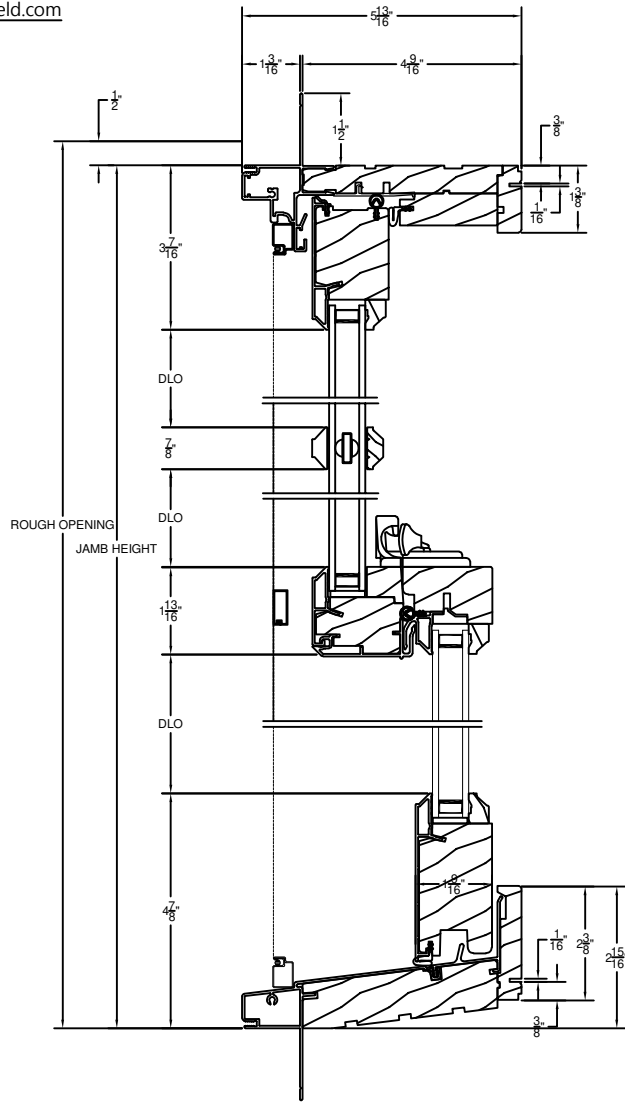


WEATHER SHIELD
WINDOWS & DOORS

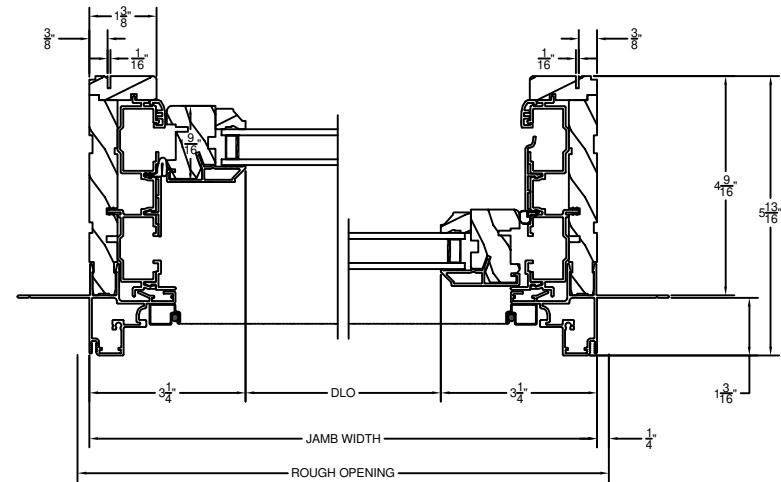
JOB NAME: FOX, SARA REMODEL		DEALER: OPEN ENCLOSE LLC	
WSOS# 3200690	LINE(S) 100	REVISION: A	SCALE: 1" = 1'-0"

DRAWN BY: WM	SHEET: 1
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NOTE: ALL DIMENSIONS ARE APPROXIMATE. WEATHER SHIELD RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE. THIS DRAWING MAY NOT REPRESENT THE LATEST REVISION. SCALE IS APPROXIMATE AND SUBJECT TO PRINTER SETTINGS.



PREMIUM DOUBLE HUNG WINDOW (8120)
Vertical Section



PREMIUM DOUBLE HUNG WINDOW (8120)
Horizontal Section

WEATHER SHIELD
WINDOWS & DOORS

JOB NAME: FOX, SARA REMODEL		DEALER: OPEN ENCLOSE LLC	
WSOS# 3200690	LINE(S) 100	REVISION: A	SCALE: 3" = 1'-0"

DRAWN BY: WM	SHEET: 2
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Ordering Products with Shop Drawings
When ordering the products shown within this submittal, a copy of these drawings with a signature approval from the purchaser must be returned to the Weather Shield customer service team. If products are ordered without approved shop drawings, purchaser takes full responsibility with the correctness of products ordered