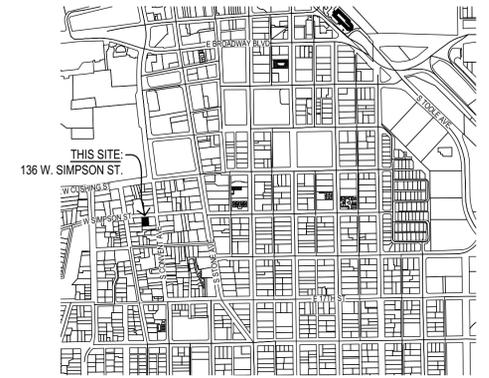


SITE PLAN
SCALE: 1"=10'-0"



LOCATION MAP
N.T.S.

GENERAL NOTES

ALL CONSTRUCTION TO CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE, UNIFORM PLUMBING CODE, AND ALL OTHER CODES AND ORDINANCES AS ADOPTED BY THE GOVERNING AGENCIES HAVING JURISDICTION.

THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).

ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF ARIZONA.

ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO BEGINNING CONSTRUCTION.

MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL LISTED APPLIANCES OR COMPONENTS (I.E. GAS FIREPLACE) SHALL BE AVAILABLE ON THE CONSTRUCTION SITE AT THE TIME OF INSPECTION, PER IRC SECT. R106.1.2.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH DISCREPANCIES.

CONTRACTORS SHALL VISIT THE PROJECT SITE AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT.

CONTRACTOR SHALL VERIFY THE ADEQUACY AND LOCATION OF EXISTING UTILITIES. VERIFY INVERTS TO ASSURE THAT PROPER SLOPES CAN BE OBTAINED.

DO NOT SCALE DRAWINGS-USE WRITTEN DIMENSIONS ONLY FOR CONSTRUCTION PURPOSES. IF A WRITTEN DIMENSION DOES NOT EXIST CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATIONS OF DRAWINGS.

2018 ISPSC (POOL CODE)

NEW SITE WALLS & GATES TO COMPLY WITH THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH LOCAL AMENDMENTS.

1. WALLS & GATES SHALL NOT BE CLIMBABLE, AND SHALL NOT PERMIT A 4" SPHERE TO PASS THROUGH.
2. GATES SHALL BE SELF CLOSING & SELF LATCHING. THE LATCH MUST BE MIN. 54" ABOVE GRADE & MUST BE LOCKABLE.
3. GATES MUST SWING OUT.
4. SERVICE GATES MUST REMAIN LOCKED WHEN NOT IN USE.

136 W. Simpson remodel & addition

addition & remodel of an existing single family residence & new porch

PROJECT INFORMATION

OWNER: ISRAEL NAVARRETTE
 ADDRESS: 136 W SIMPSON ST, TUCSON, AZ, 85701
 TAX CODE: 117-14-1580
 ZONING: HO-3 (SUBJECT TO HISTORIC REVIEW)
 LEGAL: TUCSON NW PTN LOT 1 BLK 236
 LOT SIZE: 7,902 S.F. or 0.18 ACRES
 MAX. HEIGHT (PRINCIPLE): 25'-0"
 EXISTING HEIGHT (PRINCIPLE STRUCTURE): 17'-0" ABOVE GRADE (MID POINT OF HIP ROOF)
 PROPOSED HEIGHT (ADDITION): 14'-4" ABOVE GRADE (MID POINT OF HIP ROOF)

PRINCIPLE STRUCTURE BUILDING SETBACKS:

YARD	REQ'D	PROVIDED
FRONT STREET (NORTH)	20' OR 1/2(H)	21'-11" (EXISTING)
PERIMETER (EAST)	10' OR 3/4(H)	22'-6" (EXISTING)
PERIMETER (SOUTH)	10' OR 3/4(H)	9'-1" (NEW)
PERIMETER (WEST)	10' OR 3/4(H)	8'-2" (NEW) ***

*** SUBJECT TO HISTORIC REVIEW APPROVAL

BUILDING AREAS

(E) RESIDENCE:	1,695 S.F.
ADDITION (LIVABLE):	115 S.F.
NEW TOTAL RESIDENCE:	1,810 S.F.
(N) BACK PORCH:	300 S.F.
(E) FRONT PORCH:	252 S.F.

LOT COVERAGE CALC:

LOT SIZE = 7,902 S.F.

75% OF 7,902 = 5,926 S.F. MAX ALLOWABLE

TOTAL RESIDENCE (EXISTING + ADDITION):	1,810 S.F.
(N) BACK PORCH:	300 S.F.
VEHICULAR USE AREA:	480 S.F.
TOTAL LOT COVERAGE:	2,590 S.F. < 5,926 S.F.

THEREFORE OK.

DEFERRED SUBMITTALS

_PRE-ENGINEERED TRUSSES

SHEET INDEX

- A-0 SITE PLAN
- A-1 DEMO PLAN_FLOOR PLAN
- A-2 ELEVATIONS
- A-3 ELEVATIONS

Residential Remodel and Addition
Israel Navarrete
 136 W. Simpson St.
 Tucson, AZ 85701

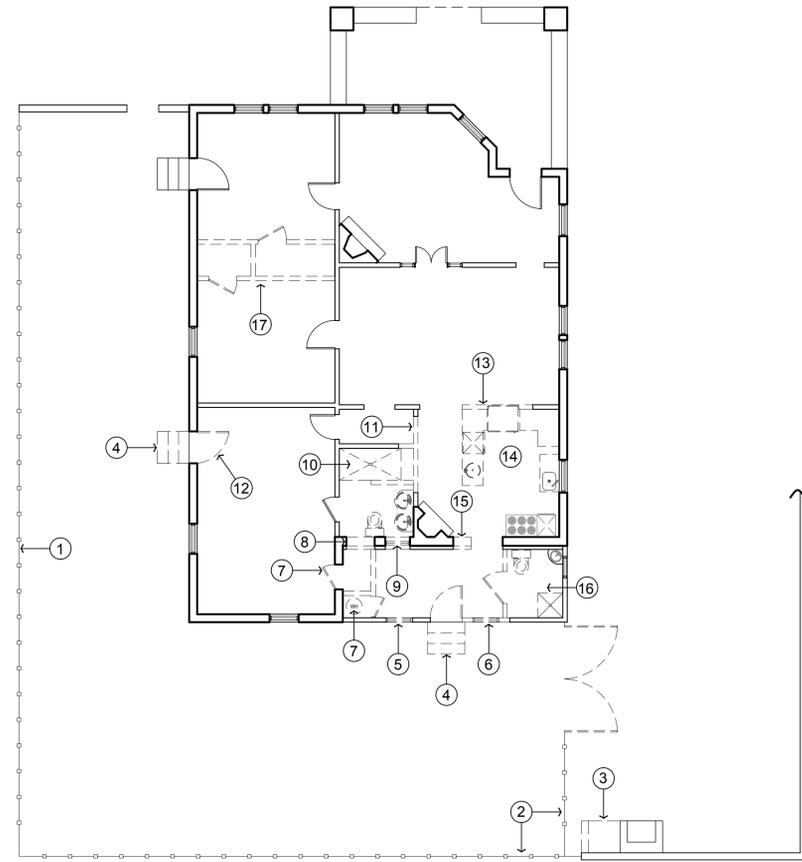


Robert Scott Lanning

lanning architecture
 1202 E Broadway suite 104
 Tucson AZ 85719
 520.792.0265

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_____	revised
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_____	revised

A-0
site plan

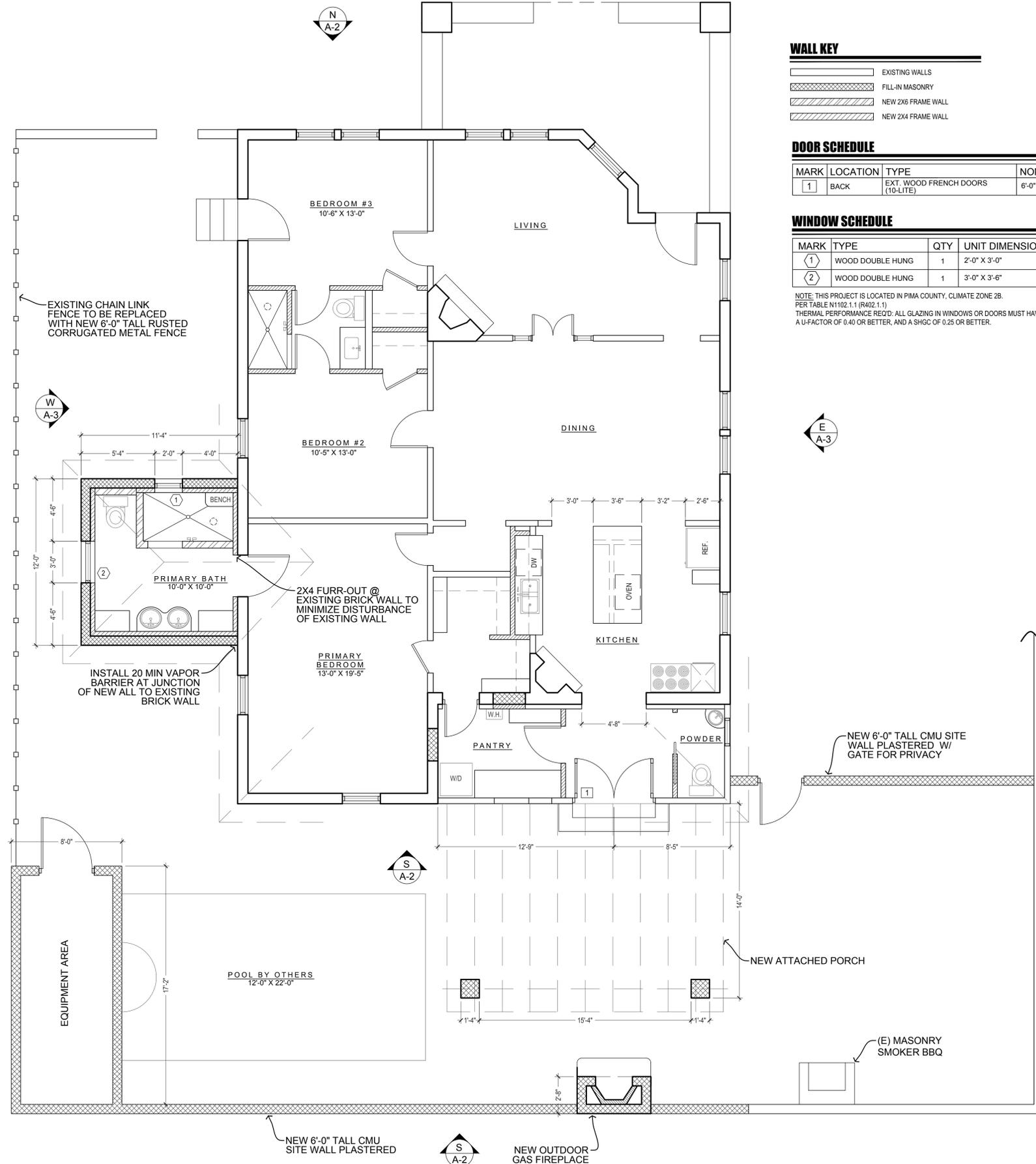


DEMO PLAN

SCALE: 1/8" = 1'-0"

DEMO KEYNOTES

1. EXISTING CHAIN LINK FENCE TO BE REPLACED WITH NEW RUSTED CORRUGATED STEEL FENCE. RE-USE EXISTING FENCE POSTS IF POSSIBLE.
2. REMOVED EXISTING CHAIN LINK FENCE AND VEHICLE ACCESS GATE AS DEPICTED.
3. PARTIALLY DEMO EXISTING MASONRY SITE BUILT SMOKER BBQ.
4. REMOVE CONCRETE STEPS, IF PRACTICAL, STEPS CAN BE ABANDONED IN PLACE AT NEW ADDITION.
5. REMOVE EXISTING WINDOW, OPENING IN FRAME WALL TO BE FILLED-IN.
6. REMOVE EXISTING DOOR, WINDOW, AND FRAME WALL FOR NEW PAIR OF FRENCH DOORS PER PLAN. SEE FRAMING PLAN FOR NEW HEADER.
7. REMOVE EXISTING CLOSETS, EXISTING WATER HEATER TO BE REPLACED WITH NEW TANK-LESS WATER HEATER.
8. FORMER WINDOW TO BECOME NEW DOORWAY. REMOVE CABINET AND WALL BELOW.
9. EXISTING WINDOW IN MASONRY WALL TO BE REMOVED OR ABANDONED IN PLACE. OPENING TO BE FILLED-IN.
10. EXISTING BATHROOM TO BE DEMOLISHED, CAP AND LABEL ALL PLUMBING AND ELECTRICAL. EXISTING SINK TO BE RE-USED IN NEW BATHROOM ADDITION.
11. REMOVE EXISTING WALL FOR NEW KITCHEN CABINET SPACE. FIELD DETERMINE IF SHORING IS NECESSARY.
12. EXISTING EXTERIOR DOOR TO BE REPLACED WITH NEW INTERIOR DOOR.
13. WALL BETWEEN KITCHEN AND DINING ROOM TO BE PARTIALLY REMOVED, FIELD DETERMINE IF SHORING IS NECESSARY. SEE FRAMING PLAN FOR MORE INFORMATION.
14. EXISTING KITCHEN TO BE DEMOLISHED AS DEPICTED, CAP AND LABEL ALL PLUMBING AND ELECTRICAL. HISTORIC OVEN / STOVE TO REMAIN.
15. EXISTING MASONRY OPENING TO BE MADE LARGER. SEE FRAMING PLAN FOR NEW RETRO-FIT STEEL LINTEL.
16. EXISTING FULL BATH TO BE REMODELED INTO A HALF-BATH. EXISTING CORNER SINK TO REMAIN.
17. EXISTING CLOSETS TO BE DEMOLISHED, FIELD DETERMINE IF SHORING IS NECESSARY.



WALL KEY

- EXISTING WALLS
- FILL-IN MASONRY
- NEW 2X6 FRAME WALL
- NEW 2X4 FRAME WALL

DOOR SCHEDULE

MARK	LOCATION	TYPE	NOM. DIMENSIONS	NOTES
1	BACK	EXT. WOOD FRENCH DOORS (10-LITE)	6'-0" X 8'-0"	TEMPERED GLASS

WINDOW SCHEDULE

MARK	TYPE	QTY	UNIT DIMENSIONS	HEAD HT.	NOTES
1	WOOD DOUBLE HUNG	1	2'-0" X 3'-0"	± 7'-3" A.F.F.	TEMPERED GLASS
2	WOOD DOUBLE HUNG	1	3'-0" X 3'-6"	± 7'-3" A.F.F.	TEMPERED GLASS

NOTE: THIS PROJECT IS LOCATED IN PIMA COUNTY, CLIMATE ZONE 2B. PER TABLE N102.1.1 (R402.1.1) THERMAL PERFORMANCE REQ'D: ALL GLAZING IN WINDOWS OR DOORS MUST HAVE A U-FACTOR OF 0.40 OR BETTER, AND A SHGC OF 0.25 OR BETTER.

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

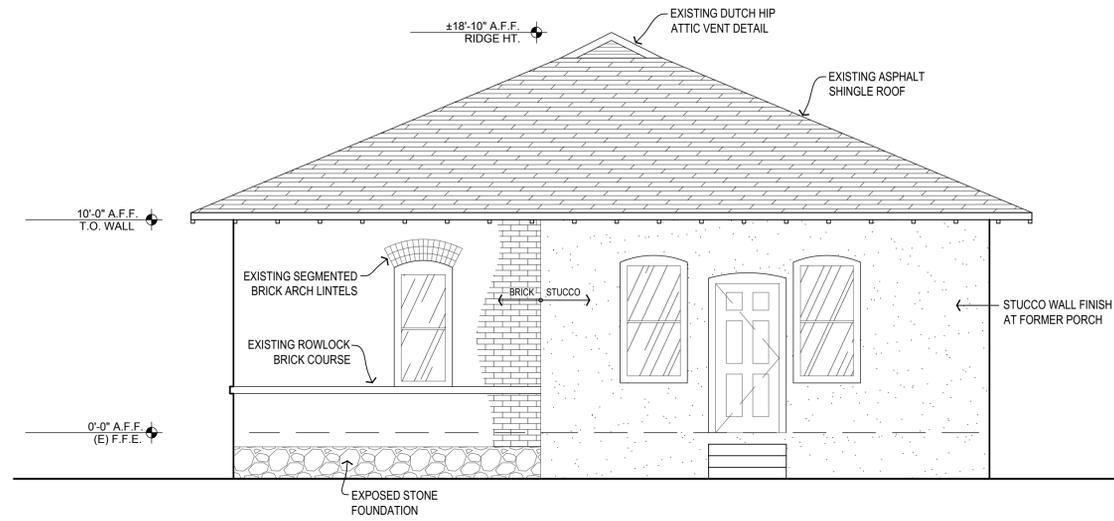
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Tucson, AZ 85701



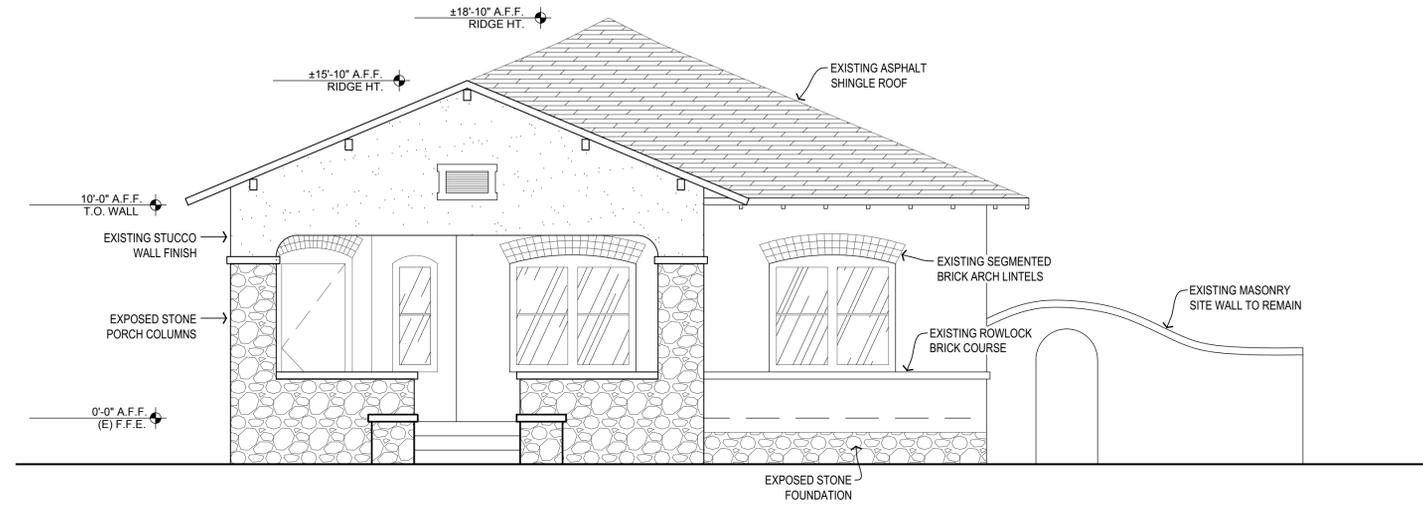
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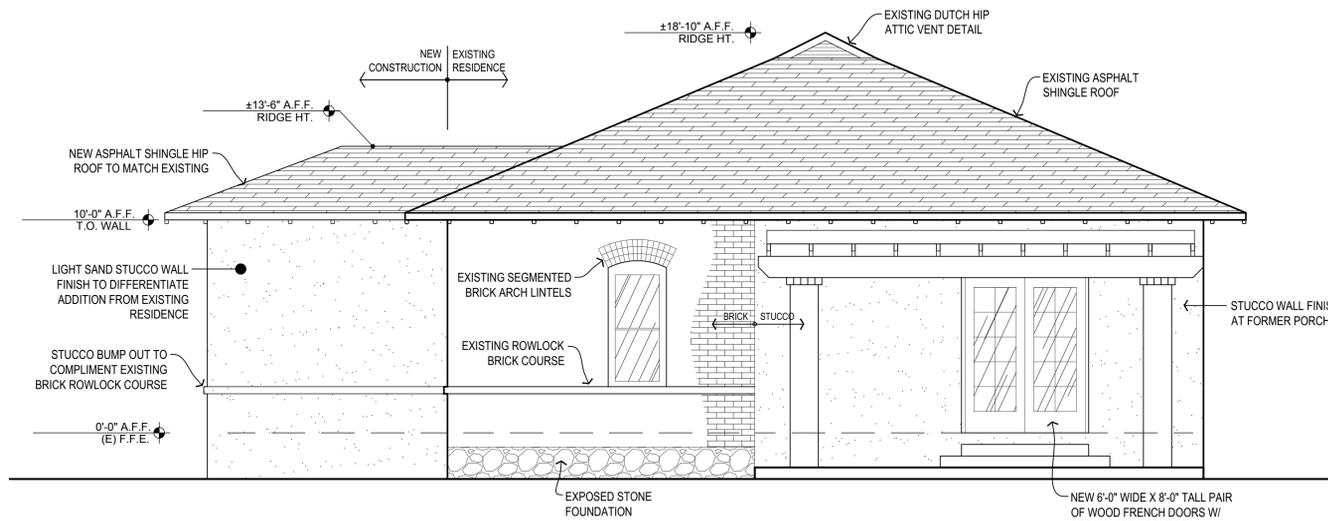
A-1
demo_fplan



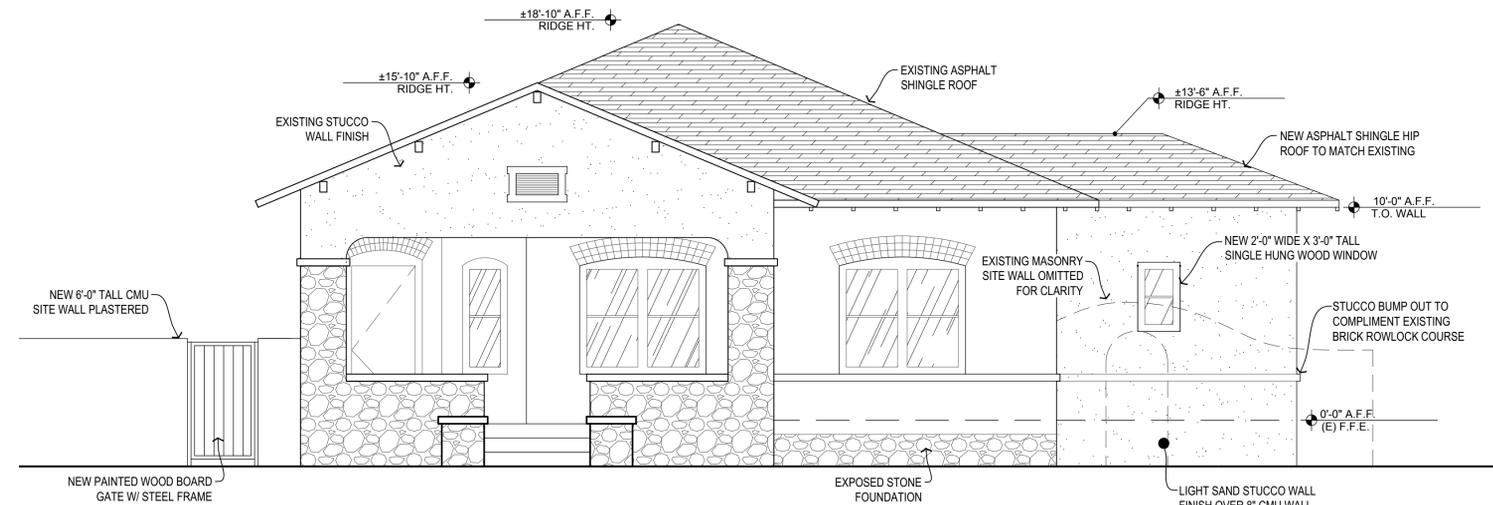
S EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



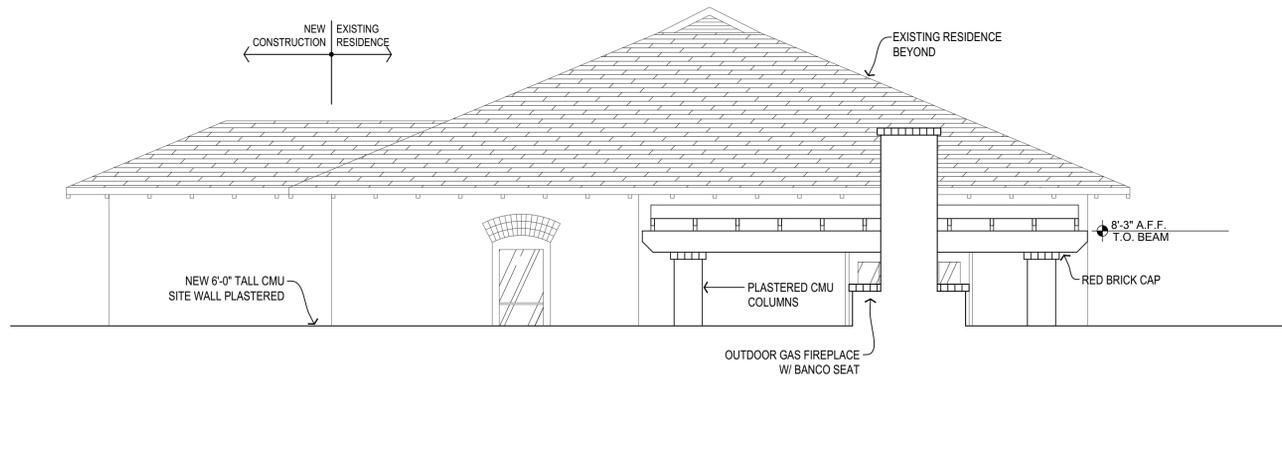
N EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



S PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



N PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



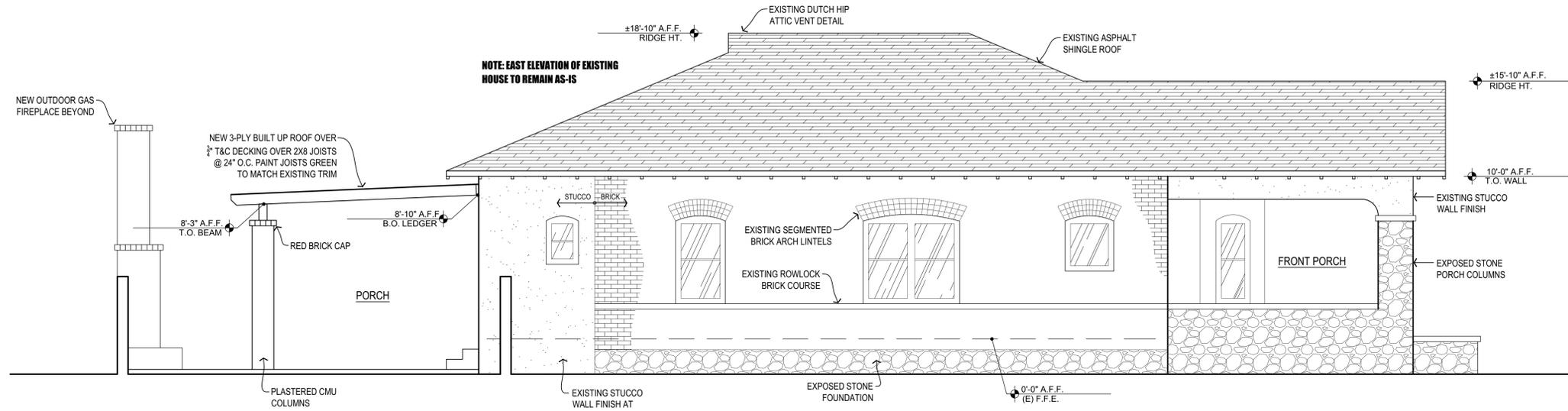
S SOUTH ELEVATION accessory structure
SCALE: 1/4" = 1'-0"

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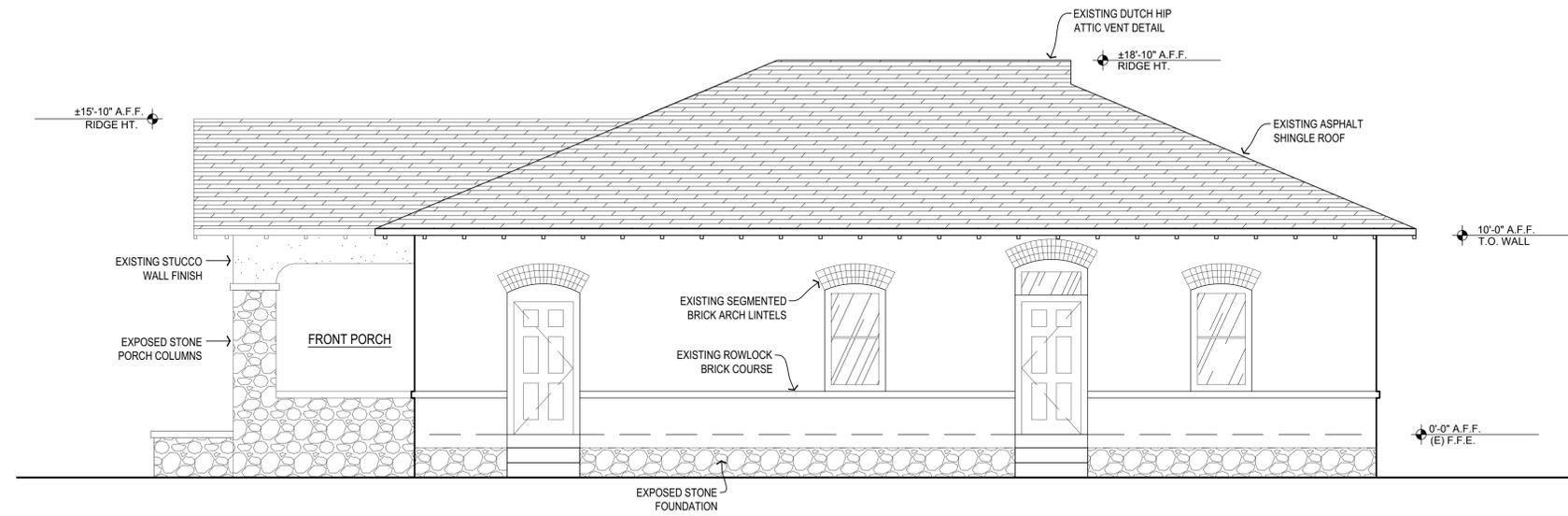
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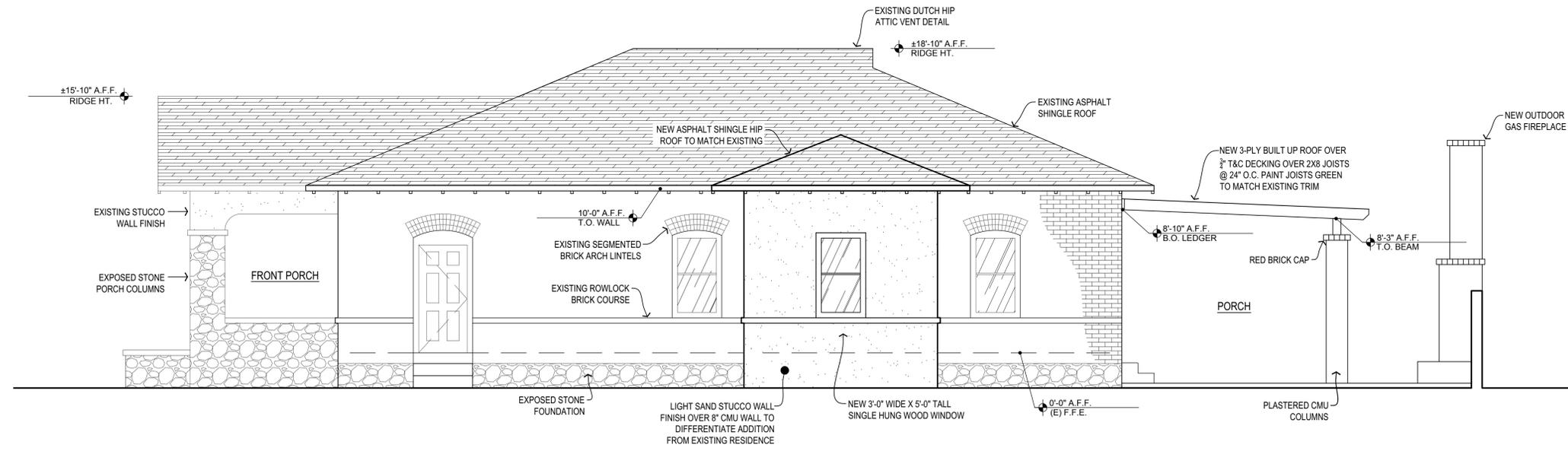
A-2
ELEVATIONS



E EAST ELEVATION HOUSE TO REMAIN AS-IS
SCALE: 1/4" = 1'-0"



W EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



W PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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A-3
ELEVATIONS