



PLANNING & DEVELOPMENT SERVICES

Application Materials Checklist

To aid you in preparing an accurate and complete application, please refer to the following table for required materials for each type of historic or special districts application. Submitting a complete application and accurate development plans will help avoid delays in processing the application.

For an application to be determined to be complete, the following items must be submitted:

Submittal Materials	Minor HPZ Design Review	Full HPZ Design Review	Neighborhood Preservation Zone (NPZ) Design Review	Rio Nuevo Area (RNA) Design Review	Minor or Major Infill Incentive District (IID) or Urban Overlay District (UOD) Design Review
Neighborhood Meeting Packet					X
Project Description	X	X	X	X	X
Design Narrative		X	X	X	X
Aerial Photograph	X	X	X	X	X
Proposed Site Plan	X	X	X	X	X
Photographs of Project Site Existing Conditions	X	X	X	X	X
Photographs of Surrounding Area		X	X	X	X
Elevations of Existing Structures on Property		X	X	X	X
Elevations of Proposed Development		X	X	X	X
Development Zone Map		X	X		
Precedent Examples				X	X
Arizona Historic Property Inventory Form	X	X			
Renderings (recommended)		X		X	X
Proposed Building Materials	X	X		X	X
Shade Study				X	X
Landscape Plan				X	X

8/18/2025

From:Gabriel Vargas, PM
GGV Designs, PLLC**PDSD Activity Number:****TC-RES-1124-06890**Zona Investments LLC
306 S. 3rd Av.
Tucson, Arizona**HPZ Case Number:** TBD

Armory Park HPZ

Project Description:

The property is located on the southwest corner of 3rd street and 13th street. It is a single-family residence located in an HO-3 historic zone. The residence is a contributing structure to Armory Park Historic Residential District. According to the assessor's record, the existing structure was constructed in 1893. The construction consists of a traditional raised wood framed floor set on a rubble stone foundation. The exterior walls are constructed of raw adobe mass walls over the exposed rubble foundation, with a plaster finish. The roof structure is composed of nominal lumber that bears at the exterior walls, with supports from some of the interior mass walls. The roof has a pitch of approximately 7:12 pitch and is currently finished with asphalt shingles.

The fenestrations appear to be original to the construction for the most part. The windows are wood framed, single pane, hung with a counterweight. There are (4) four exterior doors are wood framed with an integral transom. The lite above is operable for ventilation. The site footprint is approximately 3,049 sf. The main entrance is located on the north face of the property, as there is currently a curb cut for a drive. Along the wall of the north face are the remanence of a wood gate which is no longer exists. There is also a large evergreen tree that is adjacent to the entry door, which is proposed to be removed as the tree poses risk of damaging the structure. The west end of the lot is bordered by a wooden fence that is currently shared with the neighboring property. Along the west end of the property line there is currently a chain-link fence with a gate to the side yard door.

Scope of Work:

- Exterior plaster to be repaired / refinished with mud plaster over the unstabilized adobe and repainted. The resurfacing is to match the original texture. All stucco repairs shall comply with the *Guidelines for Rehabilitating Historic Buildings; Building Exterior Masonry*.
- Deteriorated mortar in the exposed rubble foundation to be repointed with mortar of equal strength, composition, color, and texture. The repair shall comply with *Guidelines for Rehabilitating Historic Buildings; Building Exterior Masonry*.
- Restore all exterior exposed wood trimming. Much of the wood trimming appears to be in good shape. The biggest issue is removing deteriorated paint. The restoration shall comply with *Guidelines for Rehabilitating Historic Buildings; Building Exterior Wood*.
- Windows and doors shall be repaired and restored. There is one window and one door that is non-conforming to the original construction. The non-conforming window was added within the inside of the original window frame where both sashes were removed. The restoration shall comply with *Guidelines for Rehabilitating Historic Buildings; Building Exterior Wood*.
- The existing chain-link fence is to be removed and replaced with a corrugated metal fence.

Design Narrative:

The zone is the Armory Park Historic Preservation Zone. The height of the building will remain existing. Setbacks do not apply as the footprint will not change. Site utilization will remain the same. No change to building footprints and the driveway will remain in the same location. Building form does not apply as it will remain existing. Only the finish will change per the scope of work above. In terms of Rhythm all openings will remain existing as they are good shape. Some will be repaired to their original state. Refer to door and window schedules included in the drawings. Color as selected by homeowner, landscaping is to remain existing except for the removal of 1 tree on the north of the property which is affecting the foundation of the building. A new metal fence is being proposed to take the place of existing chain link fences on the north, south, east and west of the property. Utilities will remain existing. Parking area/driveway to remain in the existing location. A noncontributing shed is proposed to be demolished.

Aerial Photograph:



Photographs of existing conditions:

North street View of existing dwelling:



East street view of existing dwelling:



South view of existing dwelling:



South view looking at existing dwelling:



Photographs of surrounding area (Refer to Development zone map):

Image 1:



Image 2:



Image 3:



Image 4:



DEVELOPMENT ZONE 306 S 3rd Avenue



Notes

This is on the edge of the HPZ. DZ is all properties on the block fronting S 3rd Ave from E 13th St to E 14th St.

Legend

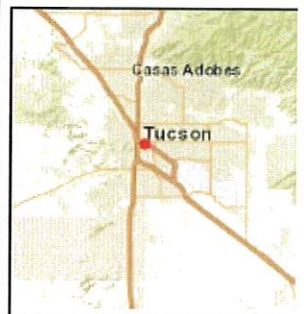
Historic Properties

- Listed
- Listed and Local
- Contributor
- Eligible
- Ineligible
- Non-Contributor
- No Data
- Demolished Contribu
- Demolished
- Demolished

Parcels

- Vacant
- Outside of HD

1: 2,257



364.4 0 182.21 364.4 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Tucson

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use **continuation sheets where necessary**. Send completed form to: State Historic Preservation Office, 1100 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: NA Survey Area: Armory Park Historic District

Historic Name(s): Single Family Residence
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 306 S 3rd Avenue

City or Town: Tucson ☐ vicinity County: Pima Tax Parcel No. 117-06-2680

Township: 14S Range: 13E Section: 13 Quarter Section: _____ Acreage: .070

Plat (Addition): MP 02004 Block: 102 Lot(s): .1 Year of plat (addition): 1909

Latitude: 32.218398 Longitude: -110.964192 Datum if other than WGS84: _____

USGS 7.5' quad map: Tucson

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1893 ☒ known ☐ estimated (source: _____)

STRUCTURAL CONDITION

☒ Good (*well maintained, no serious problems apparent*)

☐ Fair (*some problems apparent*) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Single Family Residence.
(1893-present)

Sources: Assessor's

PHOTO INFORMATION

Date of photo: 09-09-2024

View Direction (*looking towards*)

South

Attach recent photograph of property to this space.
Additional photos may be appended on continuation sheets.



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Shed

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: _____

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
1 window and 1 that are non conforming to the original structure. 1 window on the west, added within the
original window frame.

3. SETTING (Describe the natural and/or built environment around the property) _____
Residential

Describe how the setting has changed since the property's period of significance: _____
Residential

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Raw Adobe Mass Foundation: Rubble Stone Roof: Nominal Lumber
Windows: Single pane, hung, wood frame
If the windows have been altered, what were they originally? _____
Wall Sheathing: Exterior Stucco, Interior Plaster
If the sheathing has been altered, what was it originally? _____

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

☐ Individually listed; ☒ Contributor ☐ Noncontributor to Armory Park Historic District
Date Listed: _____ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☐ is not eligible individually.

Property ☐ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: GGV Designs Date: 01/17/2025

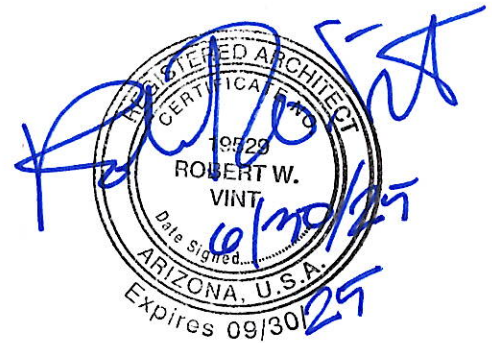
Mailing Address: 610 S Park Avenue Phone No.: (520)204-2162

VINT & ASSOCIATES ARCHITECTS

312 East Sixth Street Tucson, AZ 85705

520.882.5232 bob@vintarchitects.net

www.vintarchitects.net



DATE 6/30/2024

TO: City of Tucson Planning & Development Services
Historic Preservation Office
Armory Park Historic Preservation Zone Advisory Board

RE: 306 S. 3rd Ave. Tucson, AZ 85701

Introduction: Vint & Associate Architects has been contracted by GGV Designs to evaluate non-conforming stucco, placed over the existing exterior adobe mass walls. The evaluation is intended to determine if the existing stucco should be removed and replaced with appropriate plaster, or if the existing plaster can be repaired and refinished to match the vernacular finishes of adobe walls.

Existing Conditions: The property is located on the southwest corner of 3rd Street and 13th Street. It is a single-family residence located in an HO-3 historic zone. The residence is a contributing structure to Armory Park Historic Residential District. According to the assessor's record, the existing structure was constructed in 1893. The construction consists of a traditional raised wood framed floor set on a rubble stone foundation. The exterior walls are constructed of unstabilized adobe mass walls over the exposed rubble foundation, with a laced stucco finish.

Evaluation: On February 5th, 2025, Vint and Associates evaluated the existing exterior stucco on exterior walls of the dwelling. It was observed that the exterior walls were stuccoed over the existing original plaster, using a modern mixture of Portland cement, sand, lime, water, and synthetic additives. The stucco had a so-called 'Spanish Lace' finish which is consistent with 1970s stucco finishes. The walls appeared to be plumb and in good condition. There was no apparent hollowing at the base of the wall using the tap test method, which is common when there is moisture penetration within the wall. There is a crack on the north end of the structure which appears to be due to settling within the foundation. Areas of the rubble foundation had cracked or have damaged mortar joints

Recommendations: The existing stucco is well-bonded to the original plaster of the wall. In removing the plaster, it is my opinion that the adobe would be compromised during the removal process. The common practice for removing the stucco is scoring and chiseling out sections using hand tools. Since the adobe is not compromised, it is best to leave the stucco in place and re-texture the exterior to match the vernacular fabric of the Armory Park.

The crack on the wall should be repaired using #4 fiberglass rebar, 2'-0" in length, every 48" O.C. along the crack to stitch and fill with new adobe. The contractor shall only remove stucco in the areas where the rebar will be placed. Repair with high-lime & sand plaster and re-texture the exterior wall surfaces with a dash-finish to blend repairs into the overall wall surface.

Damaged, loose, or missing mortar joints at the rubble stone foundation shall be cleaned out using hand tools, blown clean with compressed air, and repointed with Type 'O' mortar (high lime content) tinted with integral color to match the existing adjacent mortar joints. Match existing workmanship, typical.



EXPIRES 6/30/2027

GGV Designs, PLLC
520.204.2162 | 2536 E. 6th Street, Tucson, Az 85716

A Renovation for:

KSW 3rd

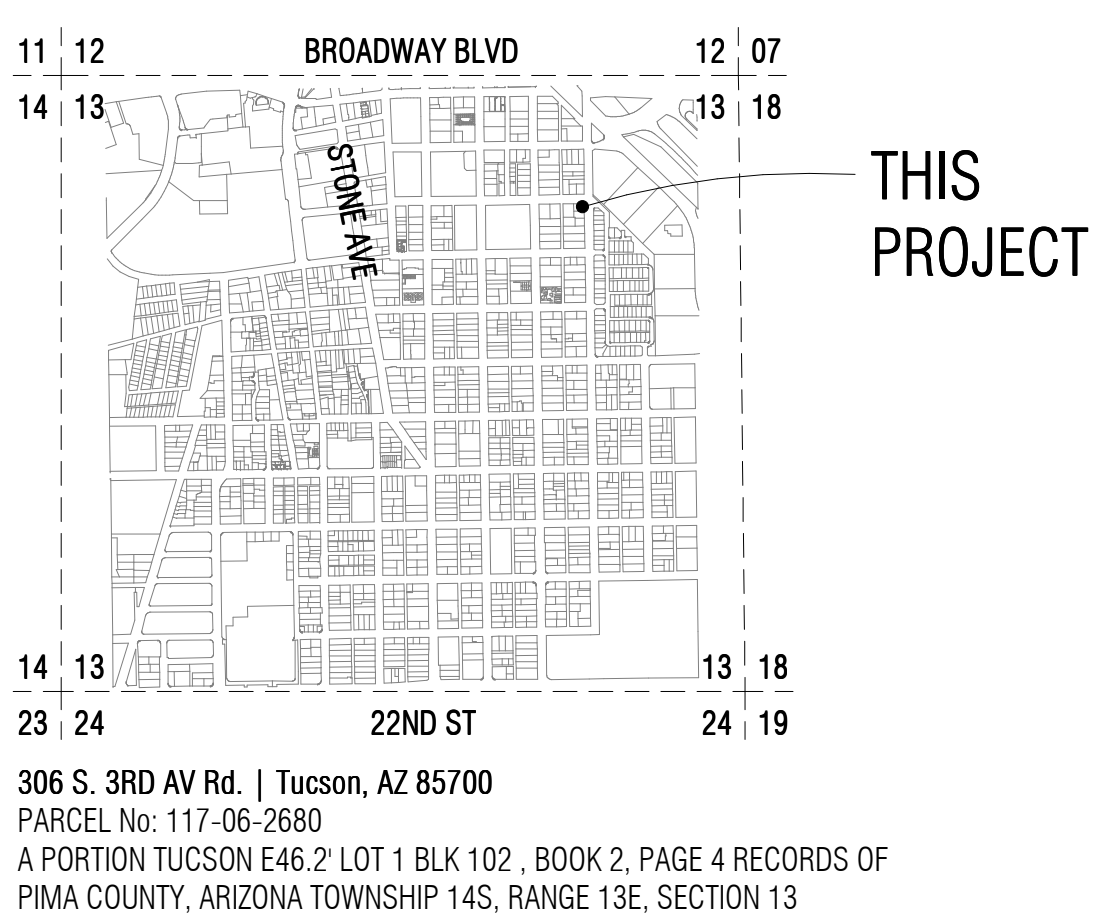
DATE:..... 8/1/2025
PROJECT NUMBER: 2024.48

306 S. 3rd Ave. | Tucson, AZ 85701

GENERAL PROJECT NOTES

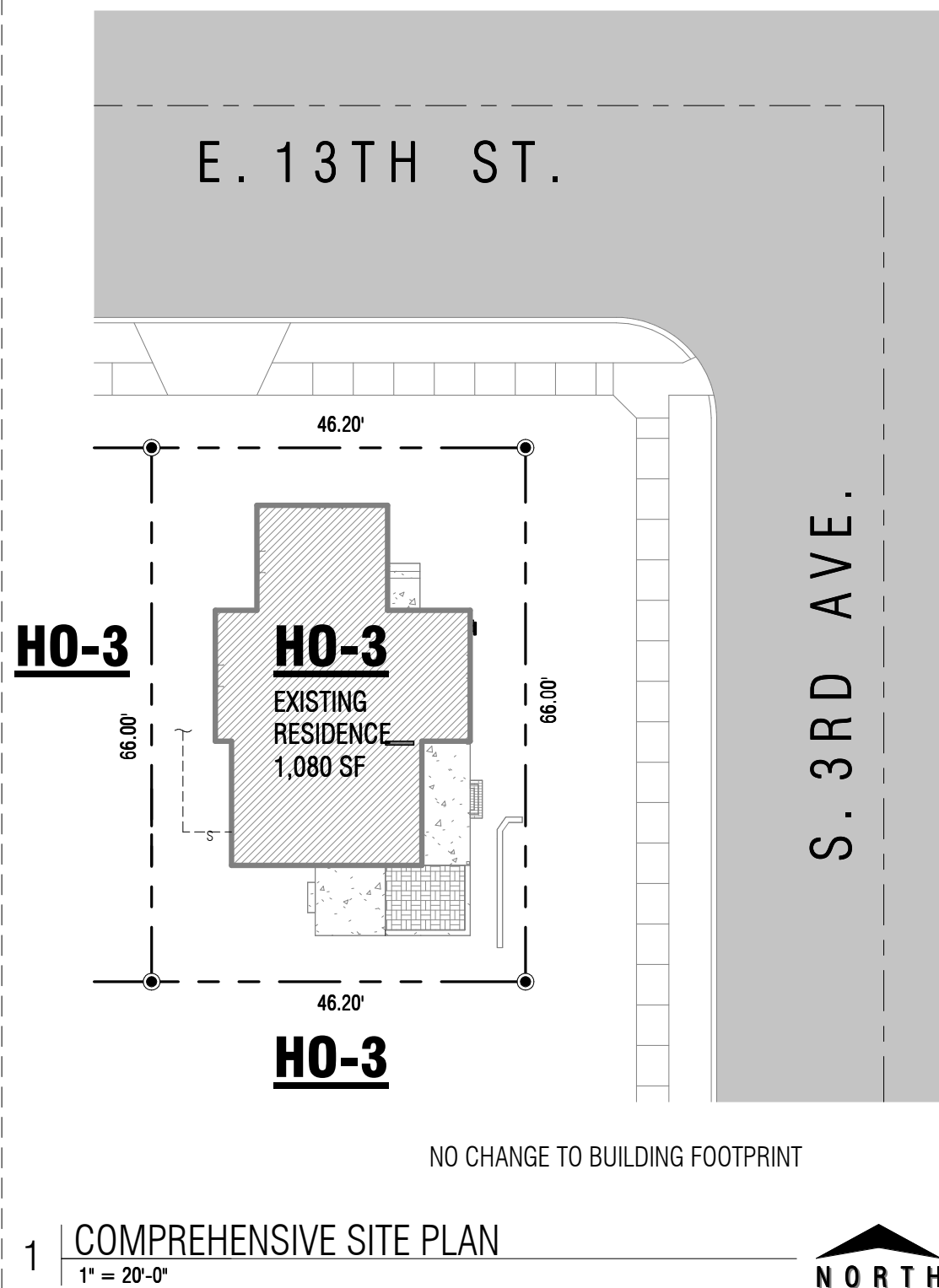
- A. PERFORM WORK IN CONFORMANCE WITH INTERNATIONAL RESIDENTIAL CODE ADOPTED BY LOCAL AUTHORITIES AND ALL OTHER APPLICABLE CODES, ORDINANCES, LAWS AND OTHER REGULATIONS AND STANDARDS OF EACH AND EVERY GOVERNMENTAL AGENCY AND BUREAU HAVING JURISDICTION OVER THIS PROJECT.
- B. DRAWINGS ARE INTENDED TO SHOW AND DESCRIBE DETAILS FOR A COMPLETE INSTALLATION. EXECUTE PARTS AND DETAILS NOT FULLY SHOWN OR DESCRIBED ACCORDING TO STANDARD AND CUSTOMARY TRADE PRACTICE AND IN SIMILAR MANNER OF DETAILS WHICH ARE SHOWN ON DRAWINGS OR DESCRIBED IN SPECIFICATIONS.
- C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT. DO NOT OFF SITE FABRICATE ANY MATERIALS, NOR DO ANY CONSTRUCTION UNTIL VERIFICATION OF ACCURACY OF DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS IS DONE.
- D. ALL CONTRACTORS ARE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL ACCUMULATED DEBRIS RESULTING FROM THEIR WORK THAT DAY. LAWFULLY REMOVE ALL SCRAPS, DEBRIS, AND OTHER EXCESS MATERIALS FROM THE SITE, OR AS OTHERWISE MAY BE DIRECTED.
- E. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PREVENT MOVEMENT AND SETTLEMENT OF STRUCTURES. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, COLLAPSE, DAMAGES OR INJURY SHALL REST WITH CONTRACTOR.
- F. DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- G. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- H. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- I. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. WHERE NO SPECIFIC DETAIL IS SHOWN IT IS THE ARCHITECT'S INTENTION THAT CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- J. DISCLAIMER: NO SURVEY WAS PROVIDED FOR THIS PROJECT. THE LOT LINES ON THE COMPREHENSIVE SITE PLAN ARE AN APPROXIMATION BASED ON PRELIMINARY INFORMATION USING THE COUNTY ASSESSORS AND ORTHOPHOTO IMAGERY. THE COMPREHENSIVE SITE PLAN IS INTENDED TO BE USED AS SCHEMATIC REPRESENTATION TO UNDERSTAND THE PROJECT. IT IS ASSUMED THAT THE SETBACKS AND PROPERTY BOUNDARIES WERE DEFINED AT THE TIME OF CONSTRUCTION OF THE EXISTING RESIDENCE. NO CHANGE OF BUILDING FOOTPRINT IS BEING PROPOSED FOR THIS PROJECT.

LOCATION MAP



PROJECT SYMBOLS LEGEND

ROOM TAG	.....	ROOM NAME AREA | CEILING HT
WINDOW TAG	.....	4040 XO AFF: 3'-0" Size Operation Sill height
DOOR TAG	.....	Door Height Door Width Hardware
STRUCTURAL GRID	.....	A.0
EXTERIOR ELEVATION TAG	.....	A1.0 X Detail Number Sheet Number
SECTION DETAIL TAG	.....	X A1.0 Detail Number Sheet Number
GENERAL ANNOTATION	.....	X General Keynote X Demolition Keynote X Partition Type X Revision



CODE REVIEW

GOVERNING BODY:	.....	CITY OF TUCSON
GOVERNING CODE / AMENDMENTS:	.....
2018 INTERNATIONAL RESIDENTIAL CODE	.....
2018 EXISTING BUILDING CODE	.....
UNIFIED DEVELOPMENT CODE (CITY OF TUCSON)	.....
ZONING:	.....	H0-3
LOT SIZE:	.....	3,049 SF (EXISTING)
DWELLING SIZE:	.....	1,080 SF (EXISTING)
VEHICULAR USE:	.....	230 SF (EXISTING)
TOTAL LOT COVERAGE:	.....	1,310 SF (43%)

SHEET INDEX

SEQ.	SHEET NUMBER	SHEET NAME
1	T1.0	TITLE SHEET
2	SP1.0	DEMOLITION SITE PLAN, ELEVATIONS AND NOTES
3	SP2.0	SITE/LANDSCAPE PLAN, ELEVATIONS, DETAILS AND NOTES
4	D1.0	DEMOLITION PLAN + NOTES
5	A1.0	FLOOR PLAN, DOOR/WINDOW SCHEDULES + NOTES
6	A2.0	EXTERIOR ELEVATIONS + NOTES
7	A3.0	ROOF PLAN + NOTES
8	A4.0	WINDOW DETAILS AND ROOF VENT DETAIL

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT IS TO RENOVATE A SINGLE FAMILY RESIDENCE LOCATED IN AN H0-3 HISTORIC ZONE. RENOVATIONS TO THE EXTERIOR WILL PRESERVE HISTORIC TRAITS, AND ANY REPLACEMENTS WILL MATCH THE SAME ELEMENT IT IS REPLACING. WE ARE PROPOSING TO STUCCO OVER THE EXISTING NON-HISTORIC STUCCO. TO GIVE A NEW FINISH.

AN EXISTING ACCESSORY STRUCTURE IS TO BE DEMOLISHED IN ITS ENTIRETY. REFER TO DEMOLITION SITE PLAN ON SHEET SP1.0.

KSW 3rd

306 S. 3rd Ave. | Tucson, AZ 85701

Revision Schedule		
No.	Date	Description

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Drawn: JC
Date: 8/1/2025
Scale: As indicated
Job: 2024.48

SHEET TITLE:

TITLE SHEET

T1.0

Sheets: 1 of 12

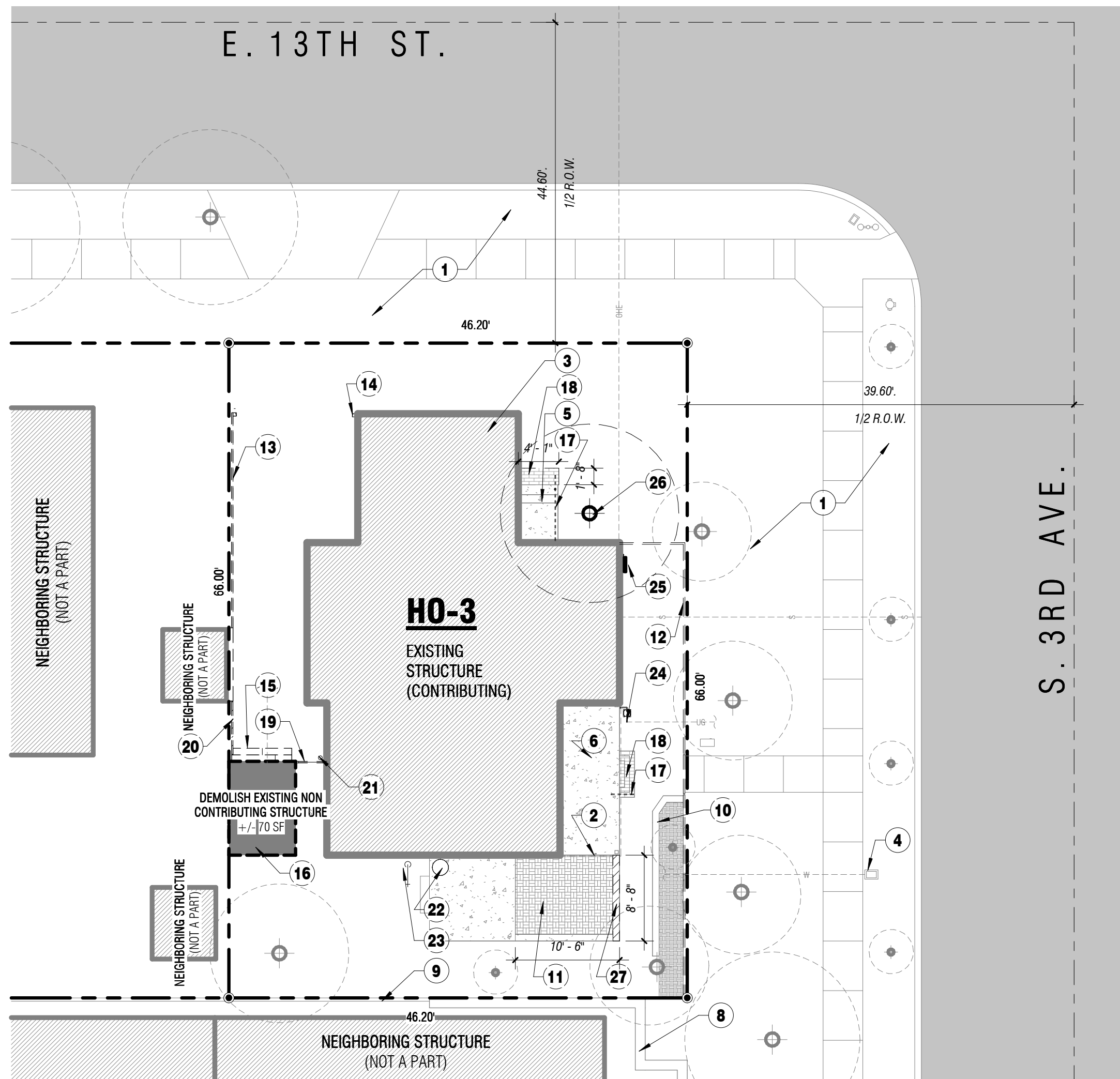
DO NOT SCALE DRAWINGS

DEMOLITION SITE PLAN KEYNOTES

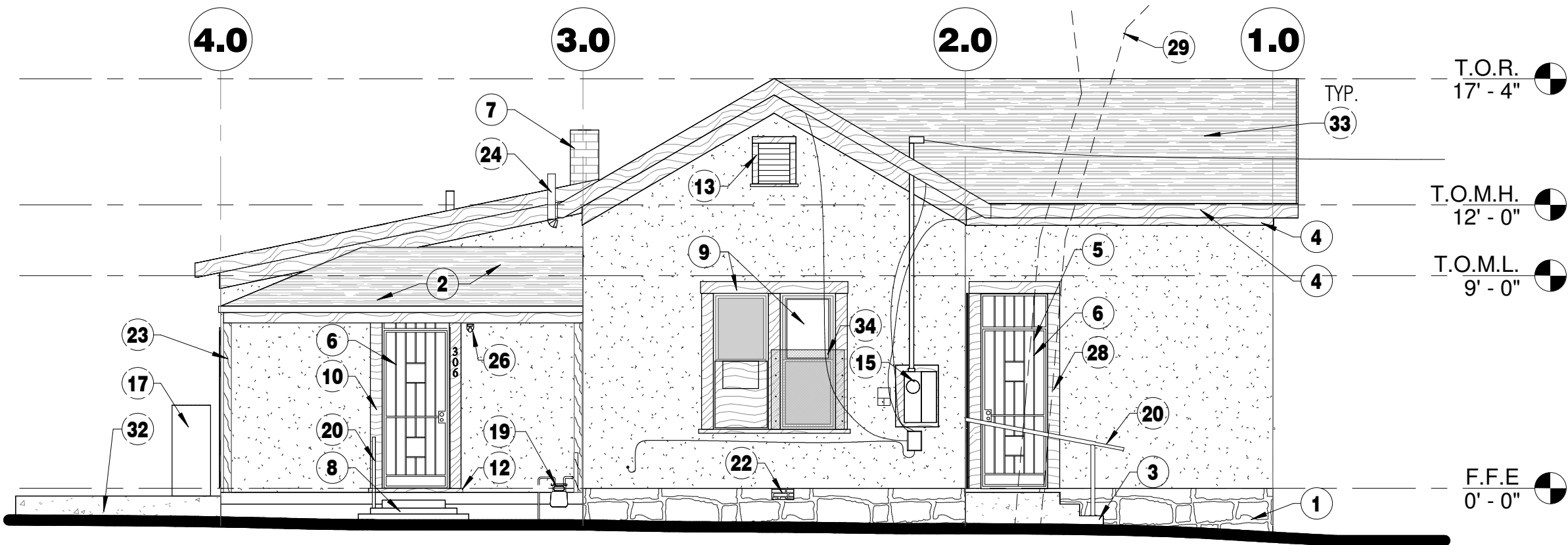
- NO WORK TO BE DONE IN THE RIGHT OF WAY. ALL LANDSCAPING AND PAVING EXISTING TO REMAIN.
- EXISTING PORCH TO REMAIN.
- EXISTING STRUCTURE TO REMAIN.
- EXISTING WATER METER TO REMAIN.
- EXISTING CONCRETE STEPS TO REMAIN.
- EXISTING CONCRETE DECK TO REMAIN.
- EXISTING BRICK STEPS TO REMAIN.
- EXISTING MASONRY SITE WALL TO REMAIN.
- EXISTING CORRUGATED METAL FENCE TO REMAIN.
- EXISTING CMU PLANTER TO REMAIN.
- EXISTING BRICK PAVERS TO REMAIN. REMOVED AND RE-SET TO ACHIEVE A LEVELED SURFACE AS NEEDED. RE-SET PATTERN SHALL MATCH EXISTING. REPLACE ANY MISSING/DAMAGED BRICKS WITH THE SAME MATERIAL.
- +/- 30' - 0" OF CHAIN LINK / PANEL FENCE TO BE DEMOLISHED.
- +/- 22' - 0" OF WOODEN FENCE TO BE DEMOLISHED.
- GATE COLUMN TO BE DEMOLISHED.
- 2'-0" HIGH CMU WALL TO BE DEMOLISHED.
- STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY, REFER TO GENERAL SITE DEMOLITION NOTE B.
- RAILING TO BE DEMOLISHED.
- BRICKS IN FRONT OF CONCRETE TO BE DEMOLISHED.
- METAL GATE TO BE DEMOLISHED.
- CORRUGATED METAL FENCE TO BE DEMOLISHED.
- VENT STACK TO BE DEMOLISHED.
- WATER HEATER TO BE DEMOLISHED.
- HOSE BIB TO BE DEMOLISHED.
- GAS METER TO BE DEMOLISHED AND CAPPED ABOVE-GRADE.
- ELECTRICAL SERVICE METER AND OVERHEAD LINE SETS TO BE DEMOLISHED.
- REMOVE TREE.
- REPAIR SECTION OF DAMAGED STEM WALL.

DEMOLITION SITE PLAN LEGEND

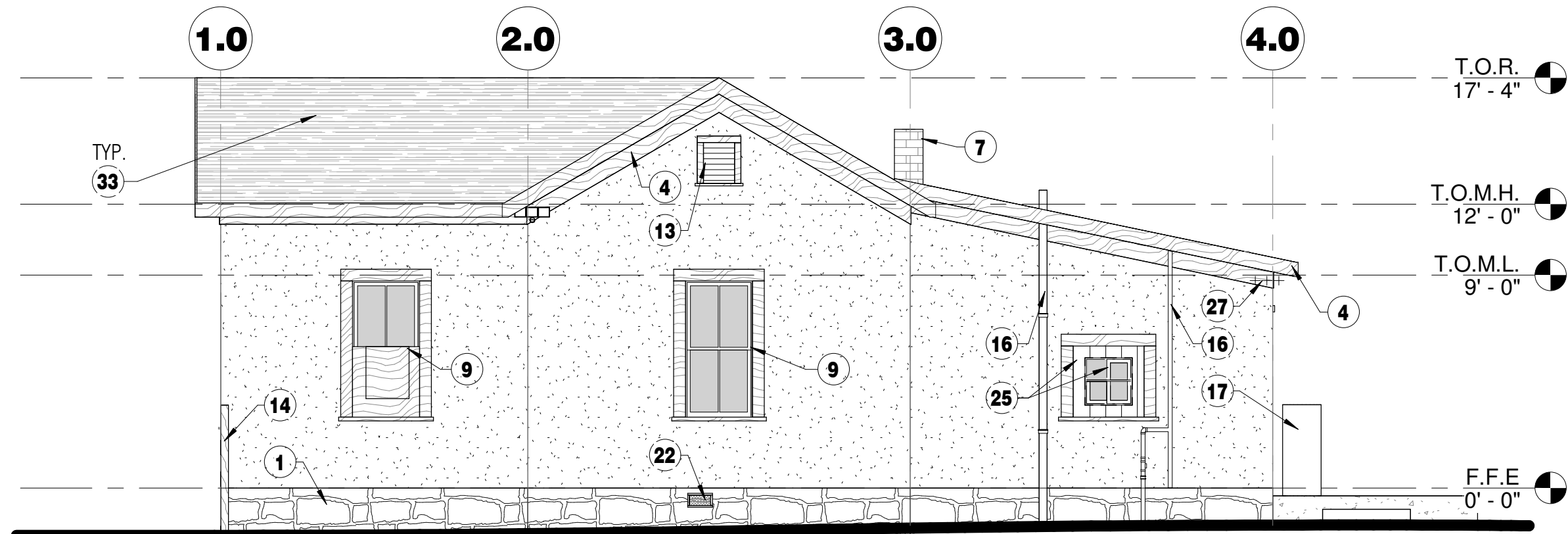
PROPERTY LINE	-----	
PROPERTY PINS	.....	●
ZONING	-----	SR
WATER LINE (EXISTING)	-----	W
ELECTRIC LINE (EXISTING OVERHEAD)	-----	E
SEWER LINE	-----	S
UNDER GROUND GAS	-----	G
TREE	.....	○



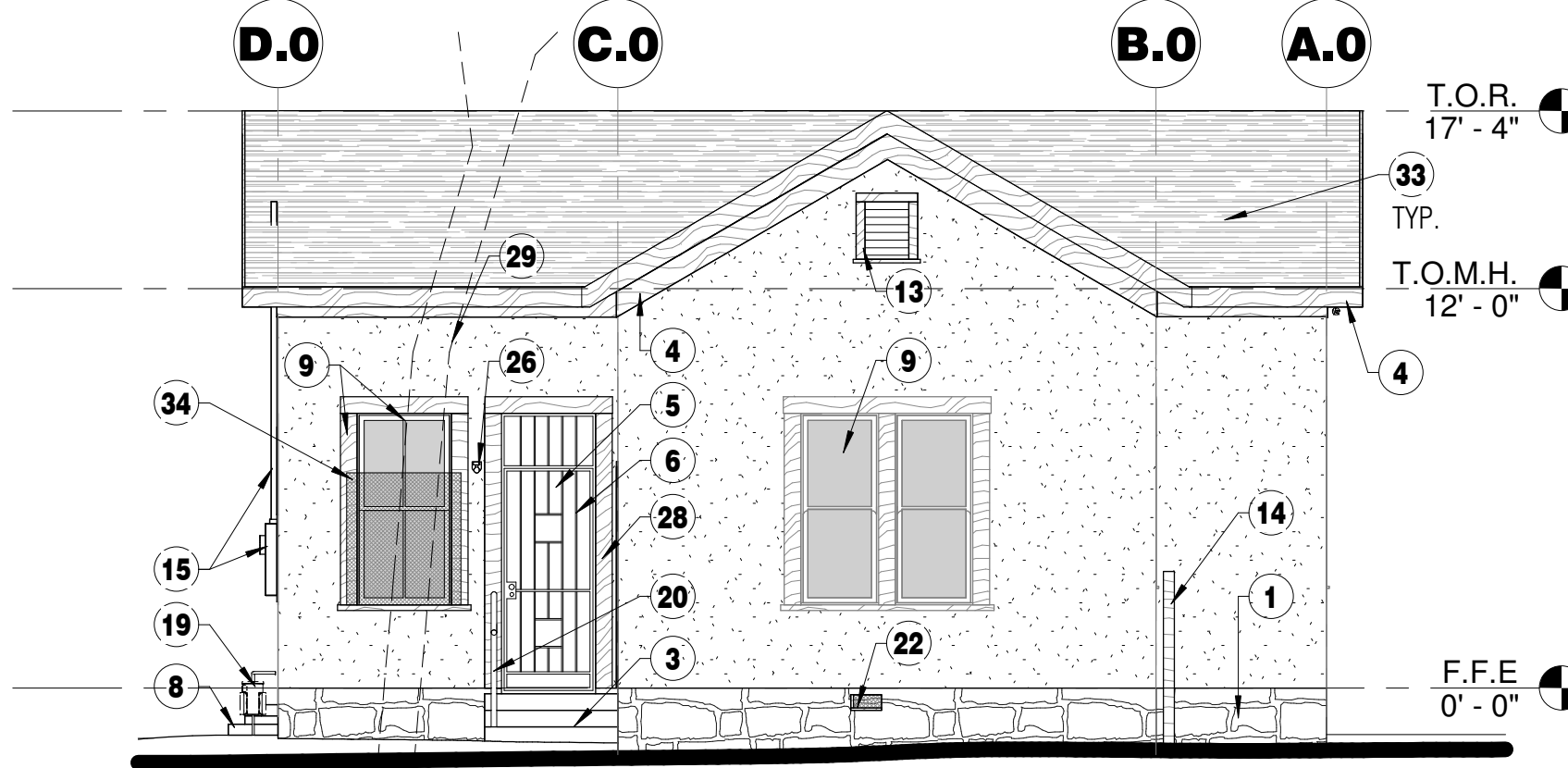
1 DEMOLITION SITE PLAN
1" = 10'-0"



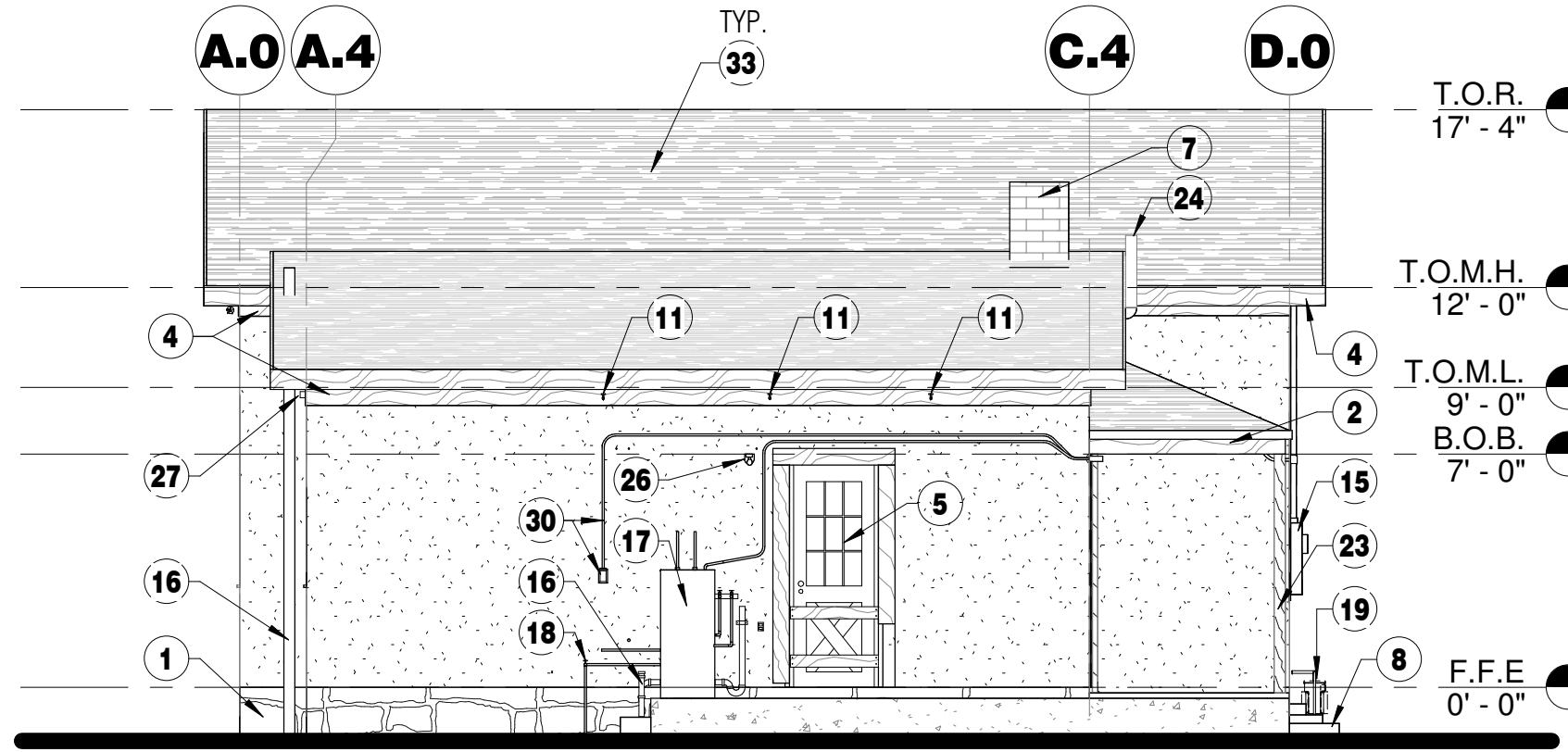
4 EAST DEMO ELEVATION
3/16" = 1'-0"



5 WEST DEMO ELEVATION
3/16" = 1'-0"



2 NORTH DEMO ELEVATION
3/16" = 1'-0"



3 SOUTH DEMO ELEVATION
3/16" = 1'-0"

GENERAL SITE DEMOLITION NOTES

- THE STRUCTURE TO REMAIN IS A CONTRIBUTING STRUCTURE TO THE ARMORY PARK HISTORIC RESIDENTIAL DISTRICT, A NATIONAL REGISTER HISTORIC DISTRICT.
- THE CONTRACTOR SHALL PROTECT AND PRESERVE THE PRINCIPAL STRUCTURE DURING CONSTRUCTION. IF HISTORIC ELEMENTS ARE DAMAGED DURING CONSTRUCTION, THE ARCHITECT AND ARMORY PARK (APHZAB) SHALL BE NOTIFIED PRIOR TO ANY REPAIRS.
- COORDINATE ALL UTILITY SHUT DOWNS WITH OWNER AND UTILITY COMPANY PRIOR TO DEMOLITION.
- REMOVE ALL CONDUITS, EXTERIOR MOUNTED RECEPTACLES, WALL MOUNTED LIGHTS, CABLE LINES, WALL SEWER VENT LINES. THE REMOVAL OF THESE ELEMENTS SHALL BE DONE WITH THE UTMOST REASONABLE STANDARD OF CARE TO PRESERVE HISTORIC MATERIALS OF THE EXISTING BUILDING.
- REMOVE ALL DEAD VEGETATION, LEAVES, DEBRIS, AND WEEDS.
- THE REAR DETACHED STRUCTURE IS A NON CONTRIBUTING STRUCTURE, AND IT IS TO BE DEMOLISHED.



GGV Designs, PLLC
520.204.2162 | 2536 E. 6th Street, Tucson, Az 85716

KSW 3rd

306 S. 3rd Ave. | Tucson, AZ 85701

ELEVATION DEMOLITION KEYNOTES

- EXISTING ENGLISH RUBBLE FOUNDATION TO REMAIN.
- EXISTING PORCH TO REMAIN
- EXISTING CONCRETE STEPS AT ENTRY TO REMAIN.
- REPAIR WOOD FASCIA AND OVERHANGS. REMOVE CHIPPED PAINT AND DEBRIS. THESE CONDITIONS ARE TYPICAL FOR UNDERSIDE OF OVERHANG. RESTORATION SHALL CONFORM WITH GUIDELINES FOR REHABILITATING HISTORIC BUILDING.
- ALL EXISTING EXTERIOR DOORS TO BE RESTORED, REFER TO A1.0.
- EXISTING NON CONFORMING WROUGHT IRON SCREEN DOORS BE REMOVED.
- EXISTING FIRE STACK TO REMAIN AS IS. UNPAINTED.
- EXISTING BRICK STEPS TO REMAIN.
- EXISTING WINDOW TO REMAIN.
- DOOR FRAME AT BACK PORCH ENTRY TO REMAIN.
- DEMOLISH HOOKS ATTACHED TO FASCIA.
- DEMOLISH WOOD SILL AT BACK PORCH ENTRY.
- DEMOLISH ROOF VENT FRAME.
- DEMOLISH GATE POST.
- ELECTRICAL SERVICE METER AND OVERHEAD LINE SETS TO BE DEMOLISHED.
- VENT STACKS TO BE DEMOLISHED.
- WATER HEATER AND ALL WATER LINES TO BE DEMOLISHED.
- HOSE BIB AND ALL EXTERIOR WATER LINES TO BE DEMOLISHED.
- GAS METER AND ALL EXTERIOR GAS LINES TO BE DEMOLISHED AND CAPPED ABOVE-GRADE.
- DEMOLISH RAILING.
- NOT USED
- CRAWL SPACE VENT FRAMES AND SCREENS TO BE REPAIRED. CLEAN OUT OPENING FOR NEW WOOD FRAME AND SCREEN TO FIT PROPERLY.
- EXISTING PORCH COLUMN, RESTORE PAINT.
- UN-CONNECTED METAL PIPE TO BE REMOVED FROM FASCIA.
- DEMOLISH NON CONFORMING VINYL WINDOW AND WOOD INFILL W/ T1-11 SIDING. THE EXISTING, ORIGINAL WINDOW FRAME TO BE REUSED.
- ALL EXTERIOR LIGHTS ARE TO BE DEMOLISHED.
- DEMOLISH SECURITY LIGHT.
- REMOVE DETERIORATED PAINT OF WOOD FRAME AT ENTRY.
- REMOVE TREE
- DEMOLISH ALL EXTERIOR ELECTRICAL CONDUITS AND OUTLETS.
- NOT USED
- REPAIR 8'-8" SECTION OF CONCRETE STEM WALL.
- DEMOLISH ROOF SHINGLES AT ENTIRE ROOF.
- DEMOLISH METAL SCREEN OVER WINDOW.

ELEVATION ABBREVIATIONS

T.O.R.	-	TOP OF ROOF
T.O.M.H.	-	TOP OF MASONRY HIGH
T.O.M.L.	-	TOP OF MASONRY LOW
B.O.B.	-	BOTTOM OF BEAM
F.F.E.	-	FINISH FLOOR ELEVATION

Revision Schedule		
No.	Date	Description

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Scale: As indicated
Job: 2024-48

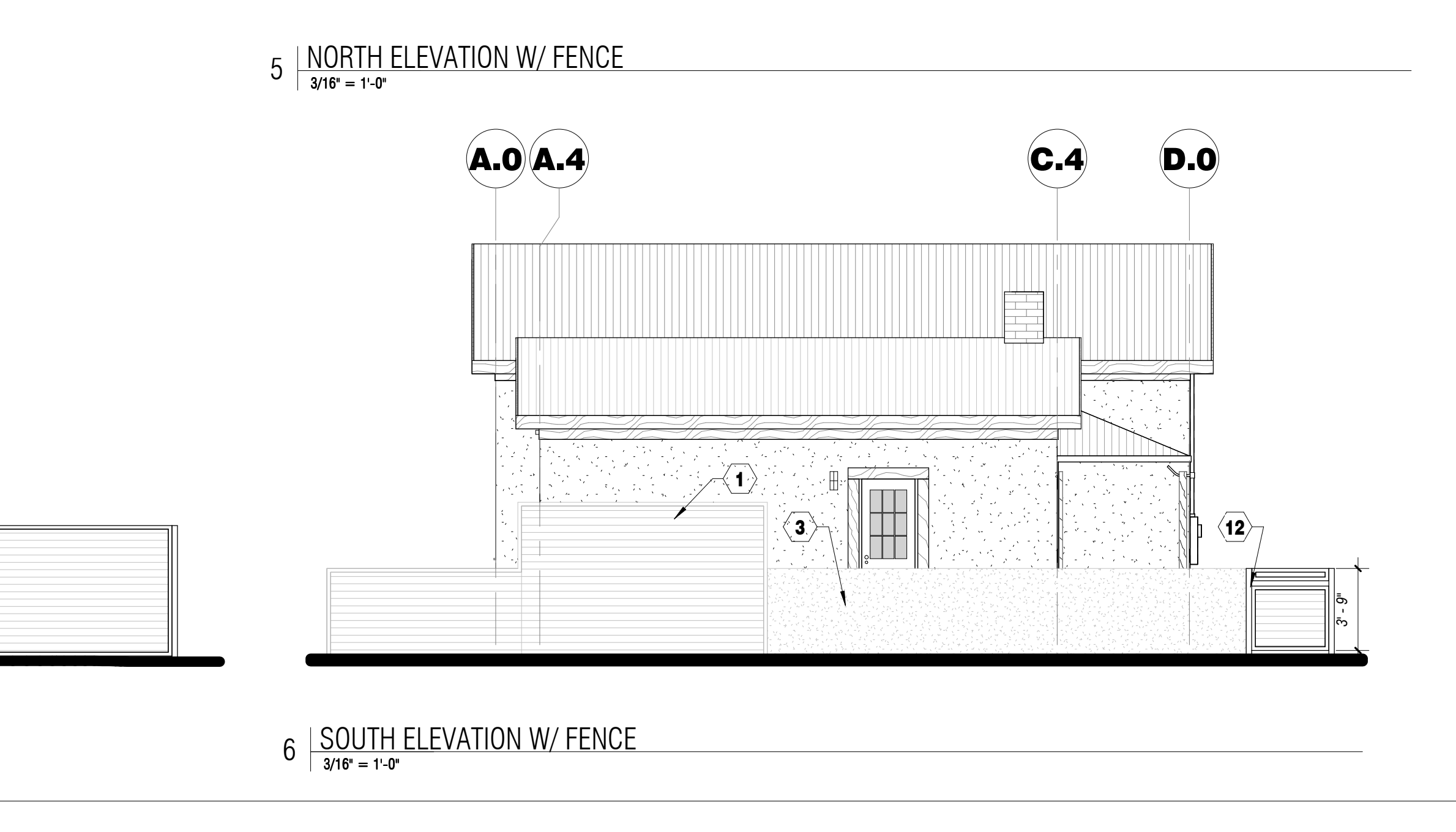
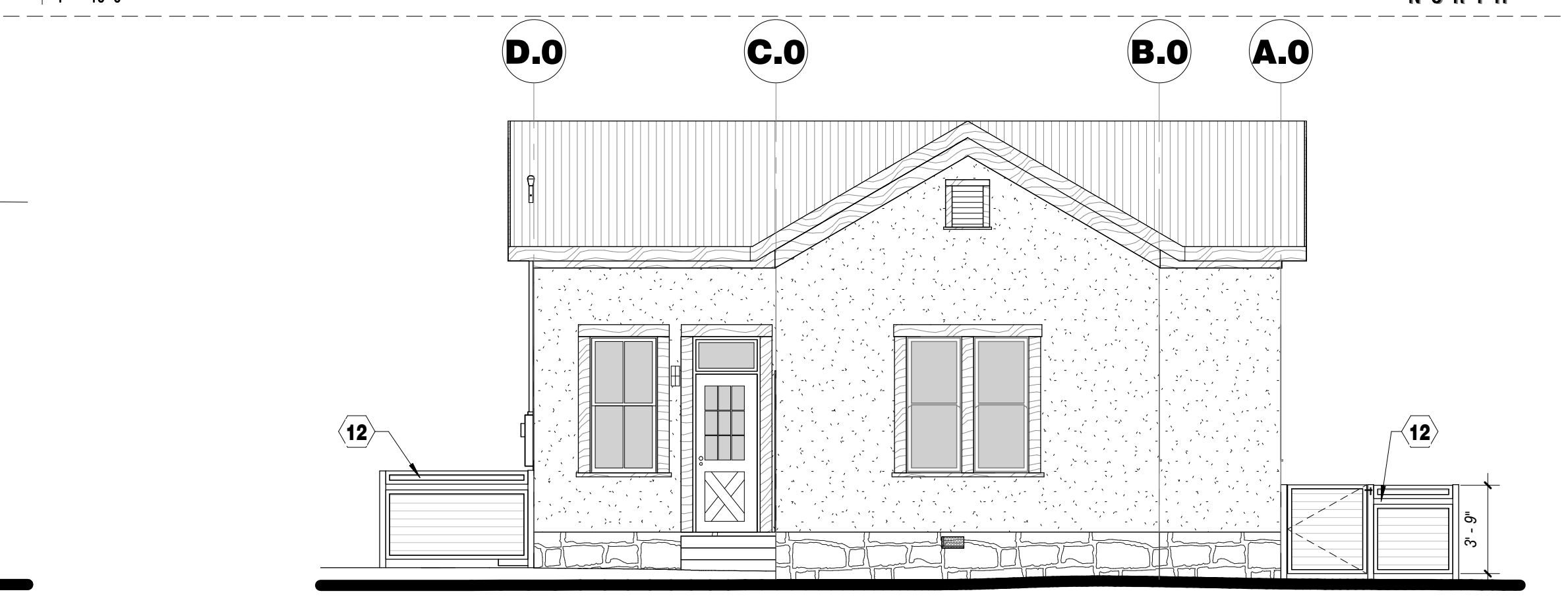
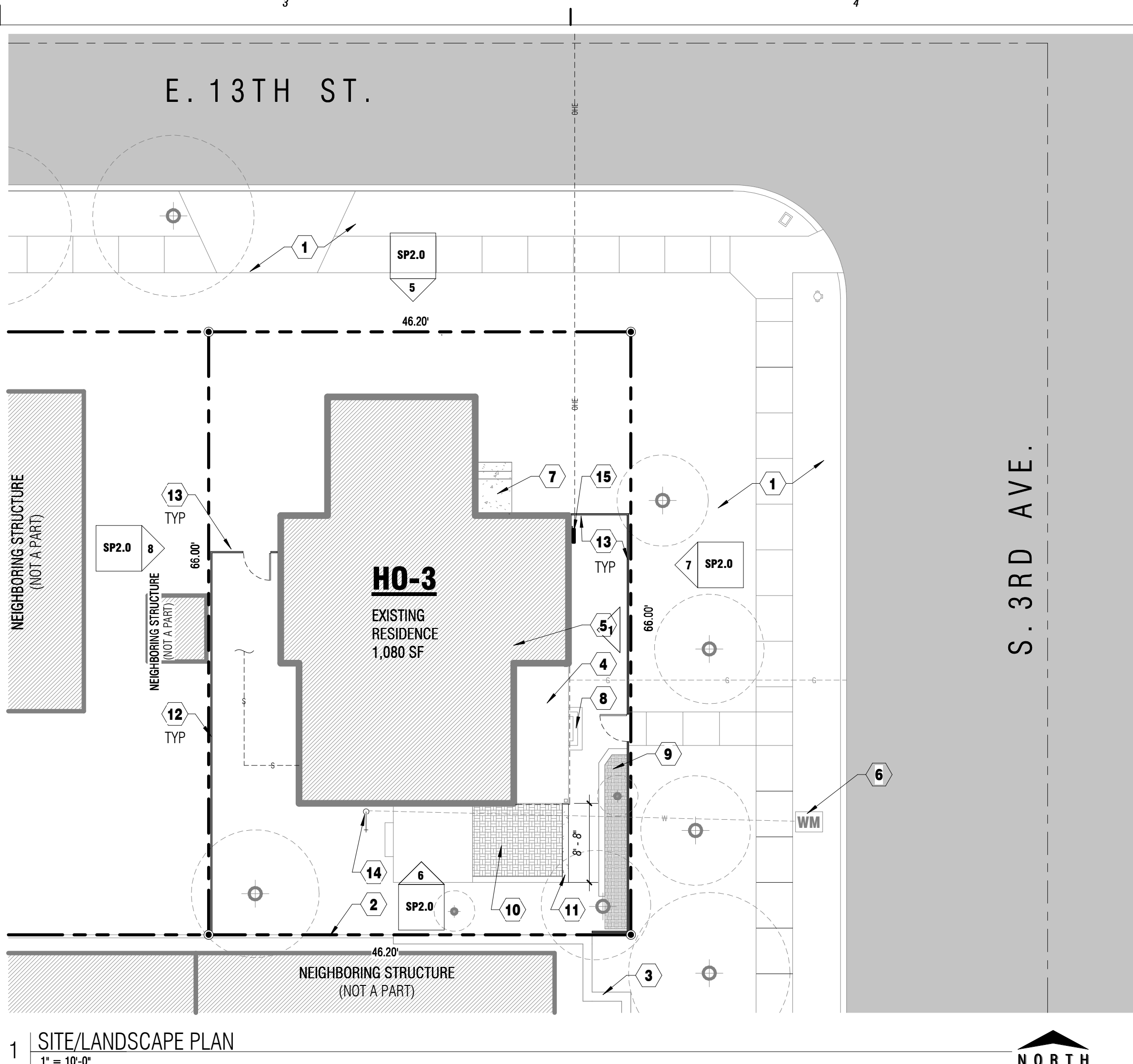
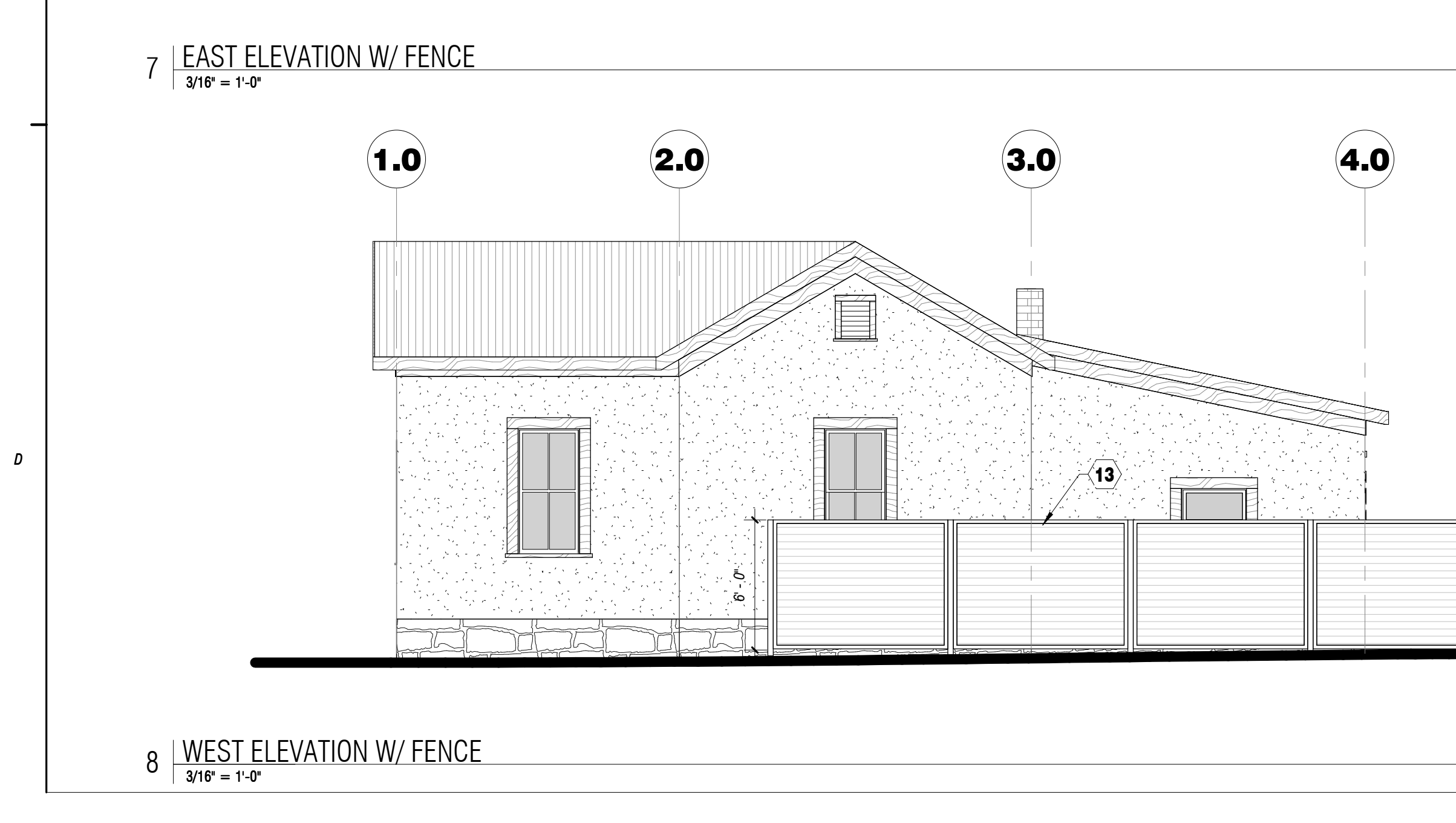
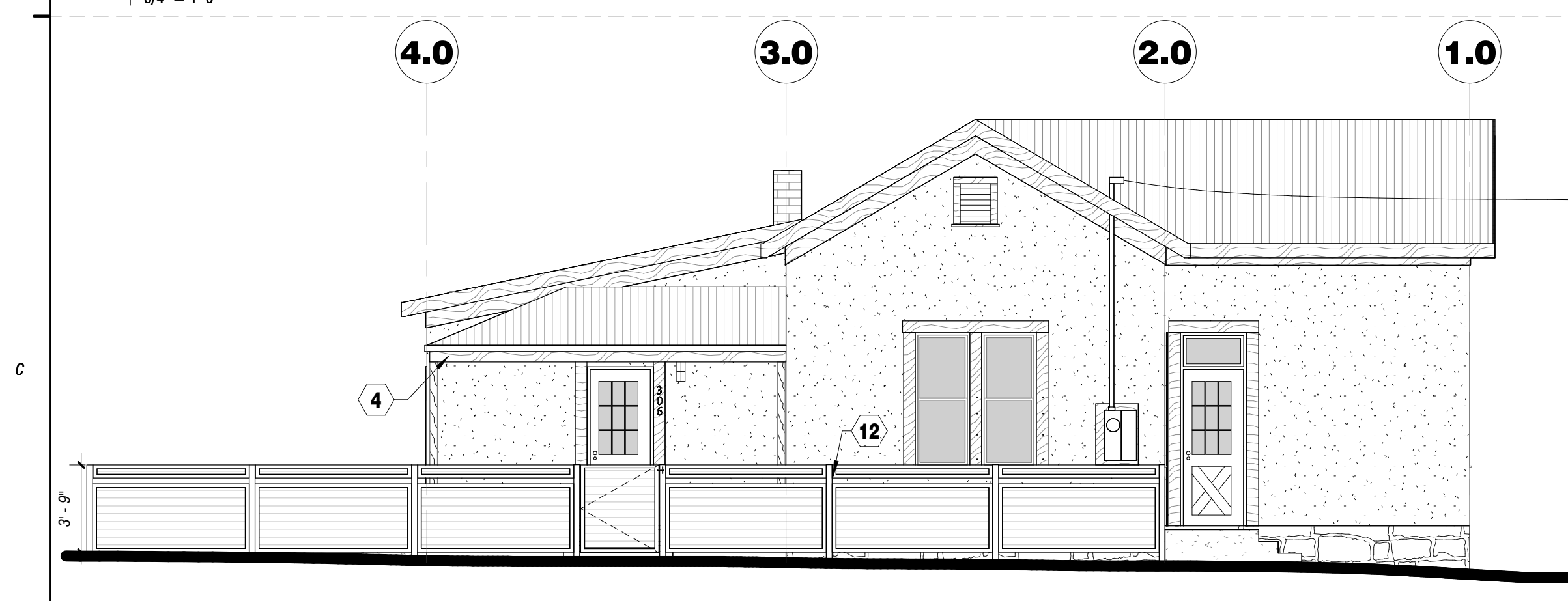
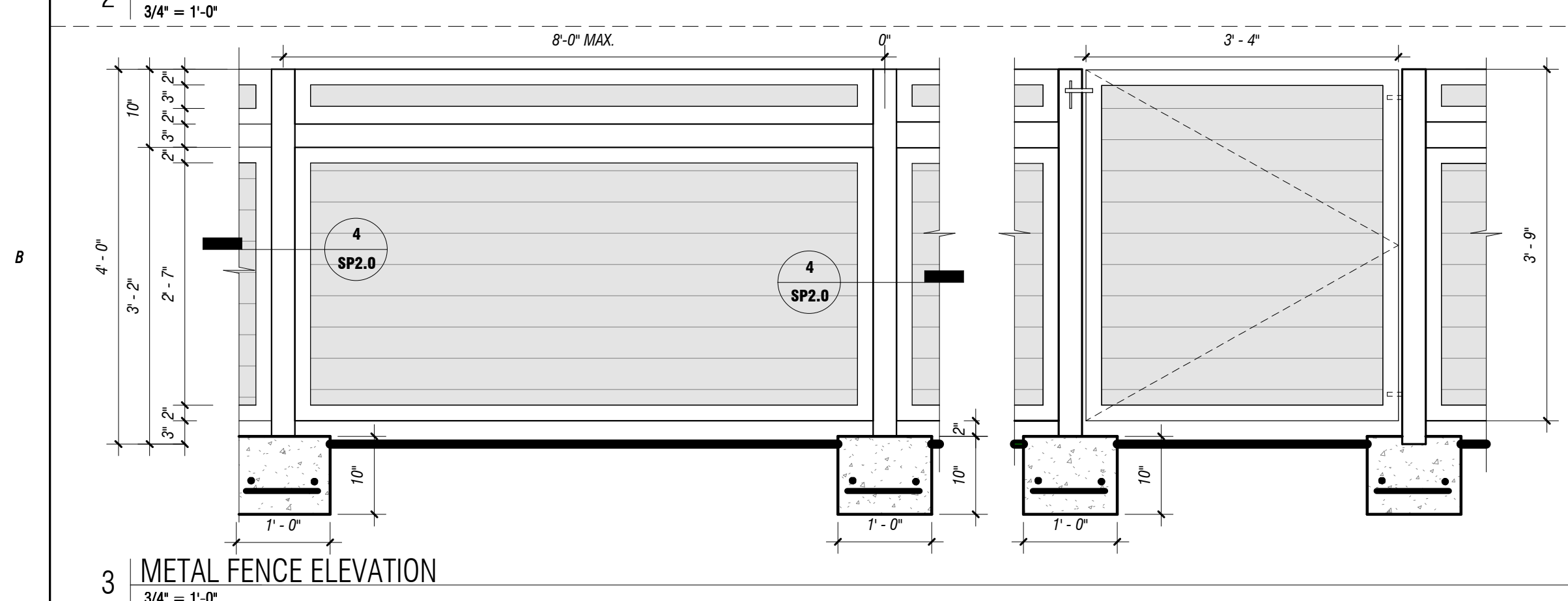
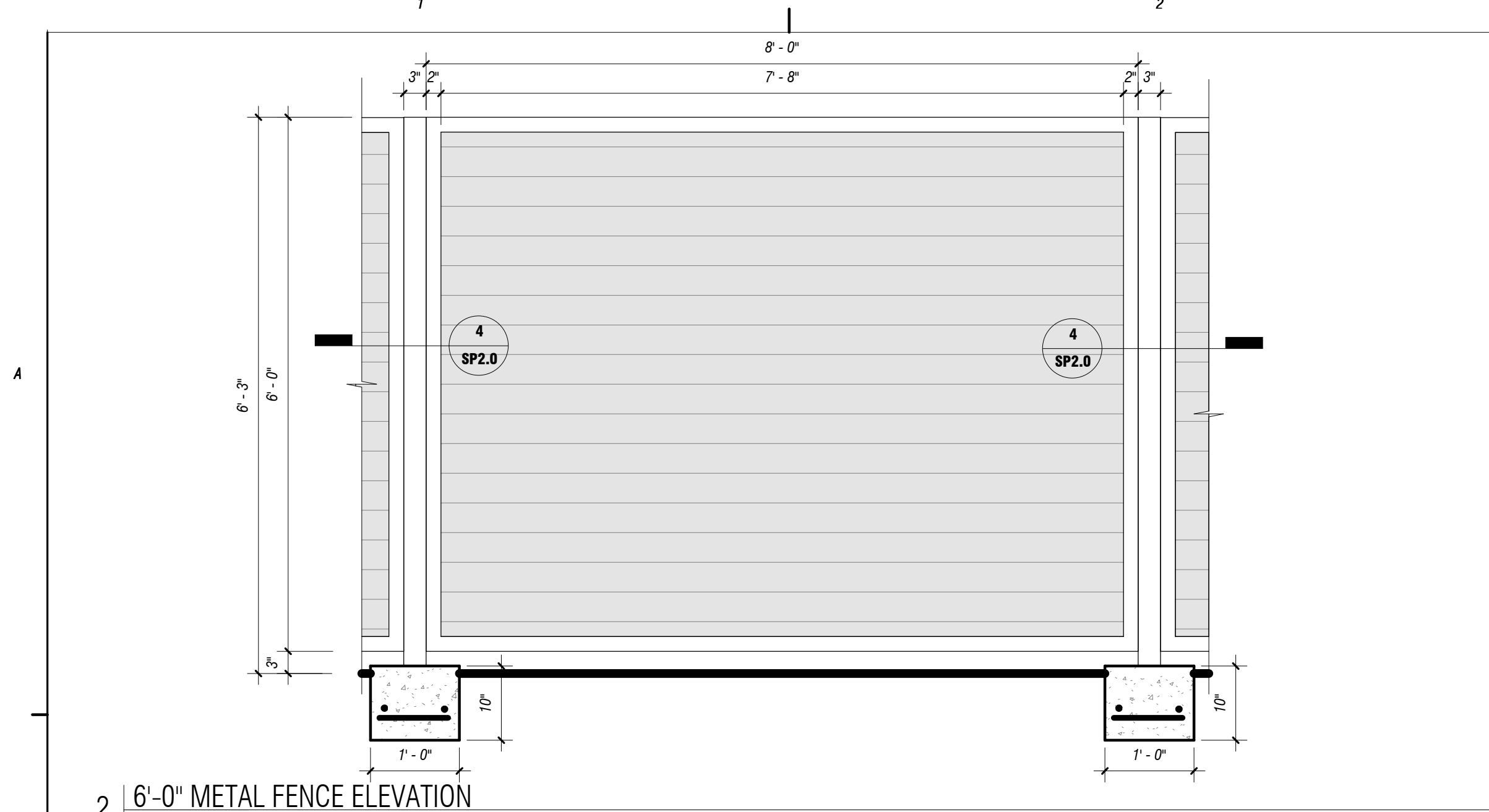
SHEET TITLE:

**DEMOLITION SITE PLAN,
ELEVATIONS AND NOTES**

SP1.0

Sheets: 2 of 12

DO NOT SCALE DRAWINGS



GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL POSSESS ALL PERMITS AS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN AN ACCESSIBLE LOCATION ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- IT IS THE CONTRACTOR SOLE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE EXISTING IMPROVEMENTS AND VEGETATION, INSIDE AND OUTSIDE THE BUILDING ENVELOPE. PAVEMENT, CURBS AND ANY OTHER OBSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
- CONTRACTOR SHALL CALL BLUE STAKE (ARIZONA 811) TO VERIFY LOCATION OF ALL UTILITIES A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- RETAINING WALLS SHALL BE APPROVED BY THE GOVERNING JURISDICTION PRIOR TO CONSTRUCTION.
- DISCLAIMER: NO SURVEY WAS PROVIDED FOR THIS PROJECT. THE LOT LINES ON THE SITE PLAN ARE AN APPROXIMATION BASED ON PRELIMINARY INFORMATION USING THE COUNTY ASSESSORS AND ORTHOPHOTO IMAGERY. THE CONTRACTOR SHALL HIRE A SURVEYOR TO STAKE THE LOCATION OF THE LOT LINES, PROPOSED STRUCTURES, AND DISTURBANCES.
- NATURAL GRADE SHALL SLOPE 5% AWAY FROM THE FOUNDATION FOR A MINIMUM OF 10'-0".

SITE PLAN/ELEVATION KEYNOTES

- NO WORK TO BE DONE IN THE RIGHT OF WAY. ALL LANDSCAPING AND PAVING EXISTING TO REMAIN.
- EXISTING CORRUGATED METAL FENCE TO REMAIN.
- EXISTING MASONRY WALL TO REMAIN.
- EXISTING PORCH TO REMAIN.
- EXISTING STRUCTURE TO REMAIN.
- EXISTING WATER METER TO REMAIN.
- EXISTING CONCRETE STEPS TO REMAIN.
- EXISTING BRICK STEPS TO REMAIN.
- EXISTING CMU PLANTER TO REMAIN.
- RE-SET PAVERS. PATTERN SHALL MATCH EXISTING. REPLACE ANY MISSING/DAMAGED BRICKS WITH THE SAME MATERIAL.
- CONCRETE SITE STEM WALL TO BE REPAIRED.
- CORRUGATED METAL FENCE DETAIL PER 2/SP2.0
- CORRUGATED METAL FENCE PER DETAIL 3/SP2.0
- HOSE BIB PER PLUMBING.
- ELECTRICAL SERVICE METER AND OVERHEAD LINE PER ELECTRICAL.

SITE PLAN LEGEND

PROPERTY LINE	---
PROPERTY PINS	●
ZONING	SR
WATER METER	WM
WATER LINE	---
ELECTRIC LINE (OVERHEAD)	---
SEWER LINE	---
TREE	⊙

METAL FENCE DETAIL

ANCHOR (WET SET OR EPOXY)
1/2" THREADED ROD INTO CONCRETE. 2" EMBEDMENT

WELD 1/4" STEEL PLATE
5'X6" STEEL PLATE

NUT AND WASHER

ATTACH PANEL TO ANGLE BY OPTIONAL CONTINUOUS FILLET WELD OR RIVETS 6" O.C.

2X2 STEEL ANGLE, PRIME AND PAINTED

3X4 STEEL TUBE POST, PRIME AND PAINTED

ATTACH SCREEN ASSEMBLY WITH 1/2" DIA X 4-1/2" THRU BOLT WITH NUT AND WASHER, FIXED PANELS MAY BE WELDED TO POST

24 GA. CORRUGATED METAL PANEL: MILL FINISHED GALVANIZED STEEL

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520.204.2162 | 2536 E. 6th Street, Tucson, Az 85716

KSW 3rd

306 S. 3rd Ave. | Tucson, AZ 85701

Revision Schedule		
No.	Date	Description

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Drawn: JC
Date: 8/1/2025
Scale: As indicated
Job: 2024.48

SHEET TITLE:
SITE/LANDSCAPE PLAN, ELEVATIONS, DETAILS AND NOTES

SP2.0

Sheets: 3 of 12

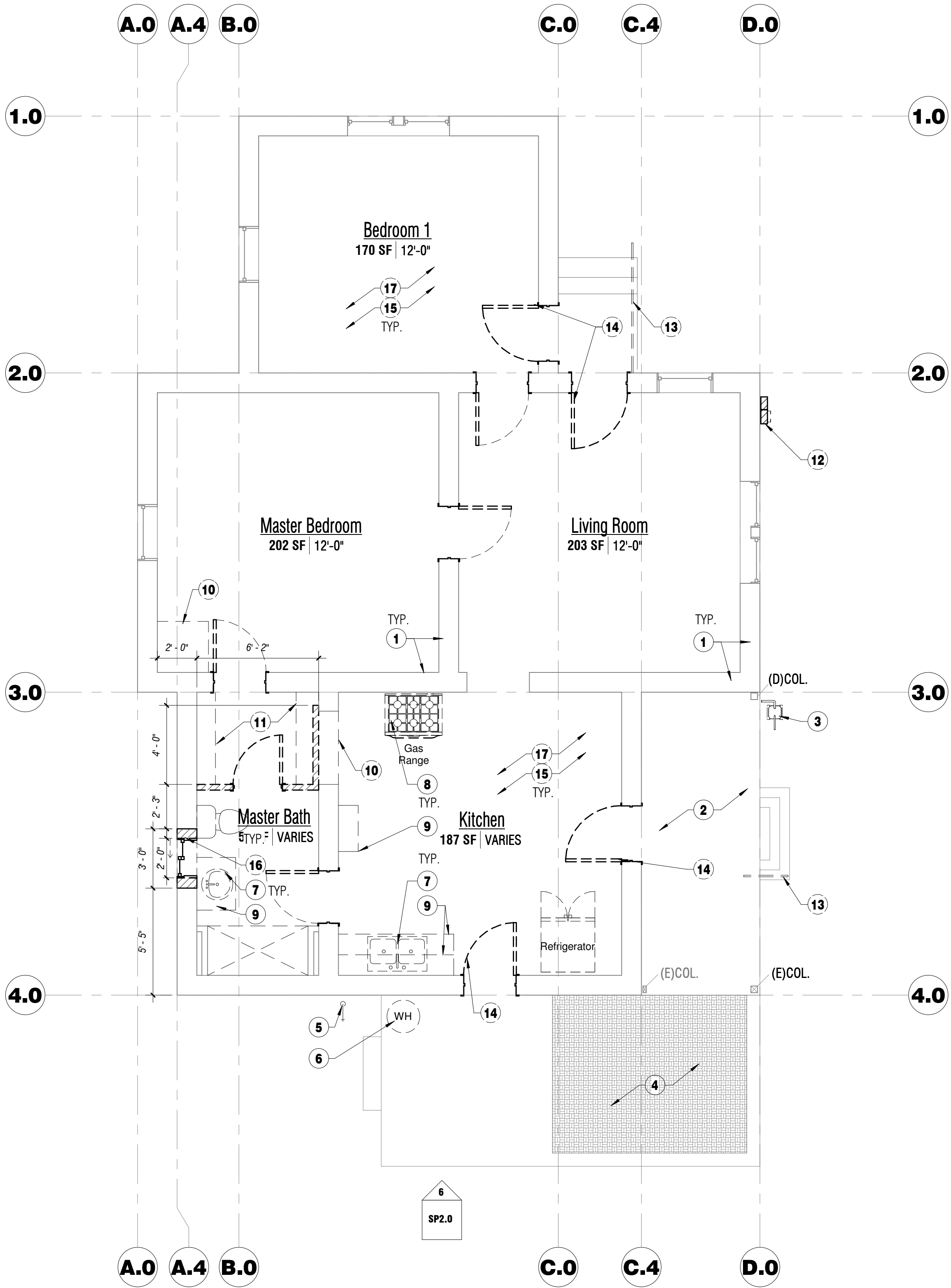
DO NOT SCALE DRAWINGS

A

B

C

D



1 | DEMOLITION PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL VISIT THE SITE AND INFORM ARCHITECT OF ANY CONDITIONS THAT MAY AFFECT THE EXECUTION OF THE WORK PRIOR TO COMMENCING THE PROJECT.
- CONTRACTOR SHALL VERIFY THAT ALL PERTINENT AND REQUIRED DATA IS CONTAINED WITHIN THE DRAWINGS AND SHALL REPORT ALL DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCING THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A CLEAN AND SAFE CONDITION. DEBRIS GENERATED BY THE DEMOLITION SHALL BE REMOVED DAILY.
- CONTRACTOR SHALL MEET WITH THE OWNER ON SITE AND LIST ALL ITEMS THAT ARE TO BE SALVAGED AS DIRECTED BY THE HOMEOWNER.
- IT IS RECOMMENDED FOR EXCAVATORS TO CONTACT "ARIZONA 811" WITH A MINIMUM OF TWO FULL WORKING DAYS PRIOR TO EXCAVATION/DEMOLITION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SHORE ALL EXISTING STRUCTURE TO REMAIN PRIOR TO DEMOLITION AND DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE AND SECURE ALL UTILITY SHUT DOWNS WITH THE HOMEOWNER PRIOR TO DEMOLISHING UTILITIES WITHIN THE DEMOLISHED PREMISES.
- CONTRACTOR RESPONSIBLE FOR DAMAGE DURING DEMO AND MUST BE REPAIRED AT NO COST TO THE OWNER.

DEMOLITION SCOPE

FULL DEMOLITION:

- BUILDING DEMOLITION** - DEMOLISH ALL ARCHITECTURAL ELEMENTS IN THEIR ENTIRETY THAT ARE WITHIN THE LIMITS OF DEMOLITION. THESE ELEMENTS INCLUDE BUT ARE NOT LIMITED TO: ROOF SYSTEMS, PARTITION WALLS AS INDICATED ON DEMOLITION PLAN, DOORS, WINDOWS, FURNISHINGS, AND ALL FINISHES.
- PLUMBING DEMOLITION** - DEMOLISH ALL PLUMBING FIXTURES IN THEIR ENTIRETY THAT ARE FOUND WITHIN THE LIMITS OF DEMOLITION. THESE ELEMENTS INCLUDE BUT ARE NOT LIMITED TO: TOILET, LAVATORY, SHOWER AND FAUCETS. ALL PLUMBING ROUGH INS SHALL REMAIN EXISTING. WASTE LINES AND VENTS ABOVE GROUND SHALL REMAIN EXISTING UNLESS NOTED OTHERWISE.
- ELECTRICAL DEMOLITION** - DEMOLISH ALL ELECTRICAL ELEMENTS WITHIN THE LIMITS OF DEMOLITION. THESE ELEMENTS INCLUDE BUT ARE NOT LIMITED TO: ALL ELECTRICAL DISTRIBUTION, LIGHTING FIXTURES (INTERIOR AND EXTERIOR, RECEPTACLES (INTERIOR AND EXTERIOR) DISCONNECTS, ELECTRICAL SERVICE PANEL TO BE REPLACED.

DEMOLITION KEYNOTES

- EXISTING ADOBE WALLS TO REMAIN
- EXISTING PORCH SLAB TO REMAIN
- EXISTING GAS LINE FROM METER TO REMAIN. CAP ABOVE GRADE
- REMOVE PAVERS PER DEMOLITION SITE PLAN.
- DEMOLISH HOSE BIB
- DEMOLISH WATER HEATER
- DEMOLISH PLUMBING FIXTURES
- DEMOLISH APPLIANCES
- DEMOLISH MILLWORK
- DEMOLISH ROWS OF SHELVING
- DEMOLISH HANGING ROD AND SHELF
- DEMOLISH ELECTRICAL SERVICE ENTRANCE FOR REPLACEMENT
- DEMOLISH RAILINGS AT EXTERIOR STEPS
- REMOVE EXTERIOR DOORS. REFURBISH/REPAIR AND RE-INSTALL
- DEMOLISH GYP BOARD AT ENTIRE CEILING.
- DEMOLISH SMALLER 2'-0" WINDOW AND INFILL
- EXISTING WOOD SUB-FLOOR TO REMAIN EXISTING.

DEMOLITION LEGEND

	EXISTING	DEMOLISH
WALL	=====	~~~~~
DOOR		~ ~ ~ ~ ~
	NOT USED	~ ~ ~ ~ ~
WINDOW	=====	~ ~ ~ ~ ~
	FIXED OR HUNG	FIXED OR HUNG
		SLIDER
COLUMN/POST	(E)COL.	(D)COL.
OVERHEAD ELEMENTS	NOT USED	-----



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Revision Schedule		
No.	Date	Description

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Drawn: | JC
Date: 8/1/2025
Scale: 1/4" = 1'-0"
Job: 2024.48

SHEET TITLE:
DEMOLITION PLAN + NOTES

D1.0

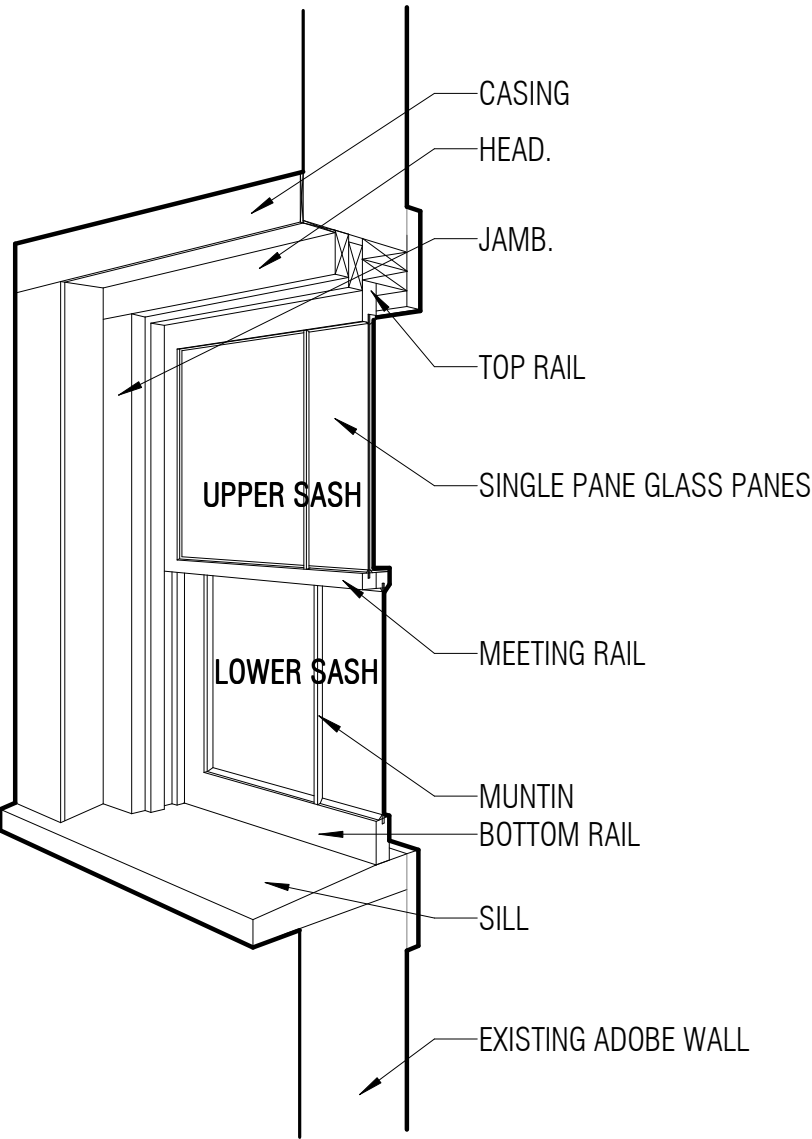
Sheets: 4 of 12

WINDOW SCHEDULE + NOTES

MARK	HEIGHT	WIDTH	SILL HEIGHT	MATERIAL	FINISH	NOTE
1	5'-9"	2'-4"	E	E	S	1,2,4,5
2	5'-9"	2'-4"	E	E	S	1,4,5
3	5'-9"	2'-10"	E	E	S	1,3,4,5
4	5'-9"	2'-10"	E	E	S	1,4,5
5	3'-0"	3'-0"	E	E	S	6,7
6	5'-9"	2'-4"	E	E	S	1,2,4,5
7	5'-9"	2'-4"	E	E	S	1,5
8	5'-9"	2'-10"	E	E	S	1,5

WINDOW ACRONYMS:						
E	.....	EXISTING				
W	.....	WOOD (SOLID CORE)				
S	.....	STAIN AND LACQUER				
ME	.....	MATCH EXISTING				

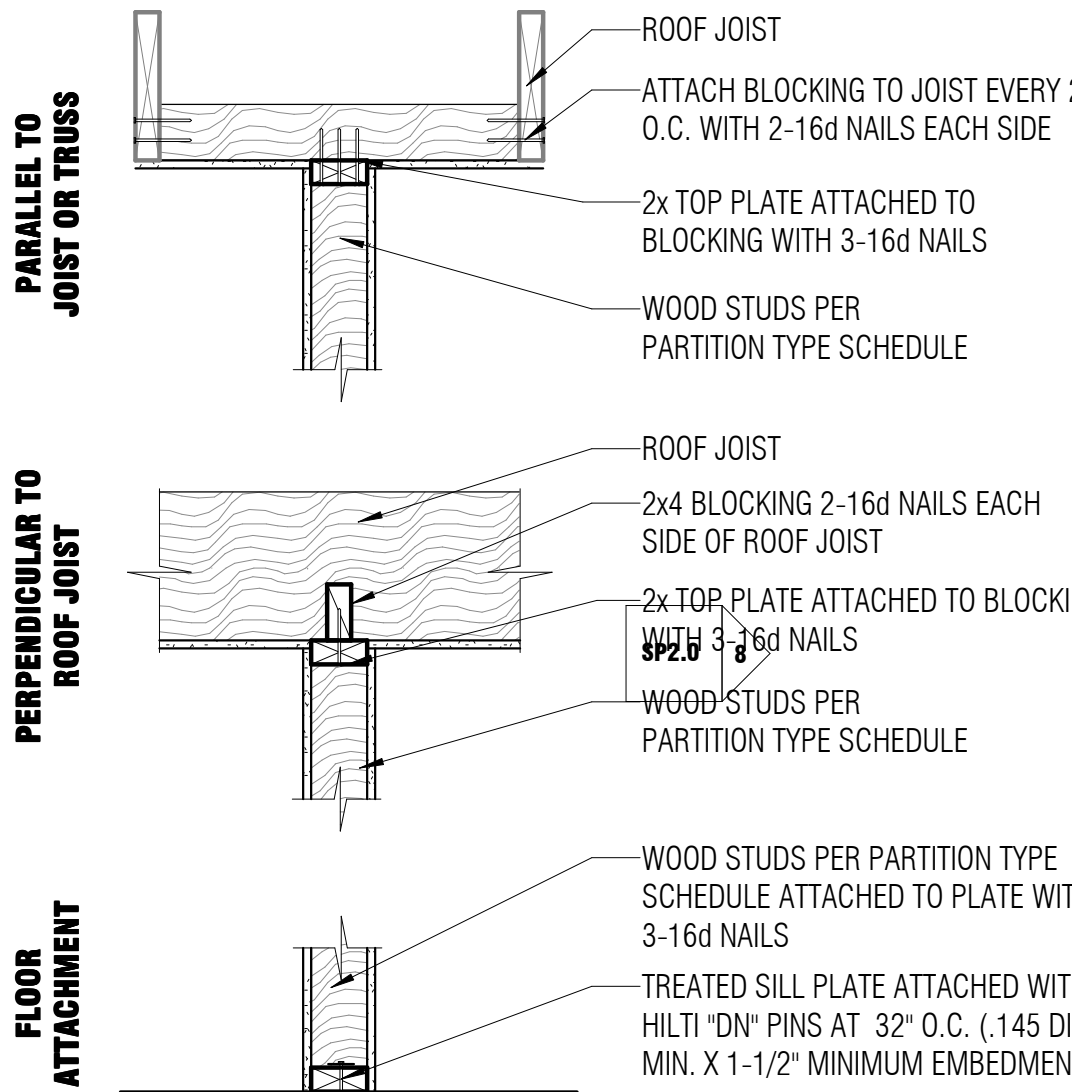
- NOTES:
- REMOVE DANGED DETERIORATED PAINT / LACQUER TO THE NEXT SOUND LAYER USING THE GENTLEST METHOD POSSIBLE. METHODS OF REMOVAL SHALL CONFORM WITH THE GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.
 - REPLACE DAMAGE GLASS PANE ON LOWER SASH
 - FABRICATE MISSING LOWER SASH TO MATCH EXISTING. FABRICATION SHALL CONFORM WITH THE GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.
 - REPAIR DAMAGED PULLY AND OR SASH CORD FOR FULLY FUNCTIONAL OPERATION
 - CAULK AND REPLACE SEALS AS NEEDED.
 - REPLACE NON CONFORMING WINDOW AND ADD MISSING UPPER AND LOWER SASH IN EXISTING CASING.
 - USE OBSCURED GLASS.



3 WINDOW REPAIR DETAIL TYPE 1
1/2" = 1'-0"

PARTITION TYPES

- W1 GENERAL PARTITION: 2x4 @ 24" O.C. MAX WOOD STUDS. 1/2" GYP. ON EXPOSED SIDES (WATER RESISTANT AT PLUMBING WALLS). TAPE, TEXTURE, PRIME AND PAINT.
- W2 GENERAL PARTITION: 2x6 @ 24" O.C. MAX WOOD STUDS. 1/2" GYP. ON EXPOSED SIDES (WATER RESISTANT AT PLUMBING WALLS). TAPE, TEXTURE, PRIME AND PAINT.

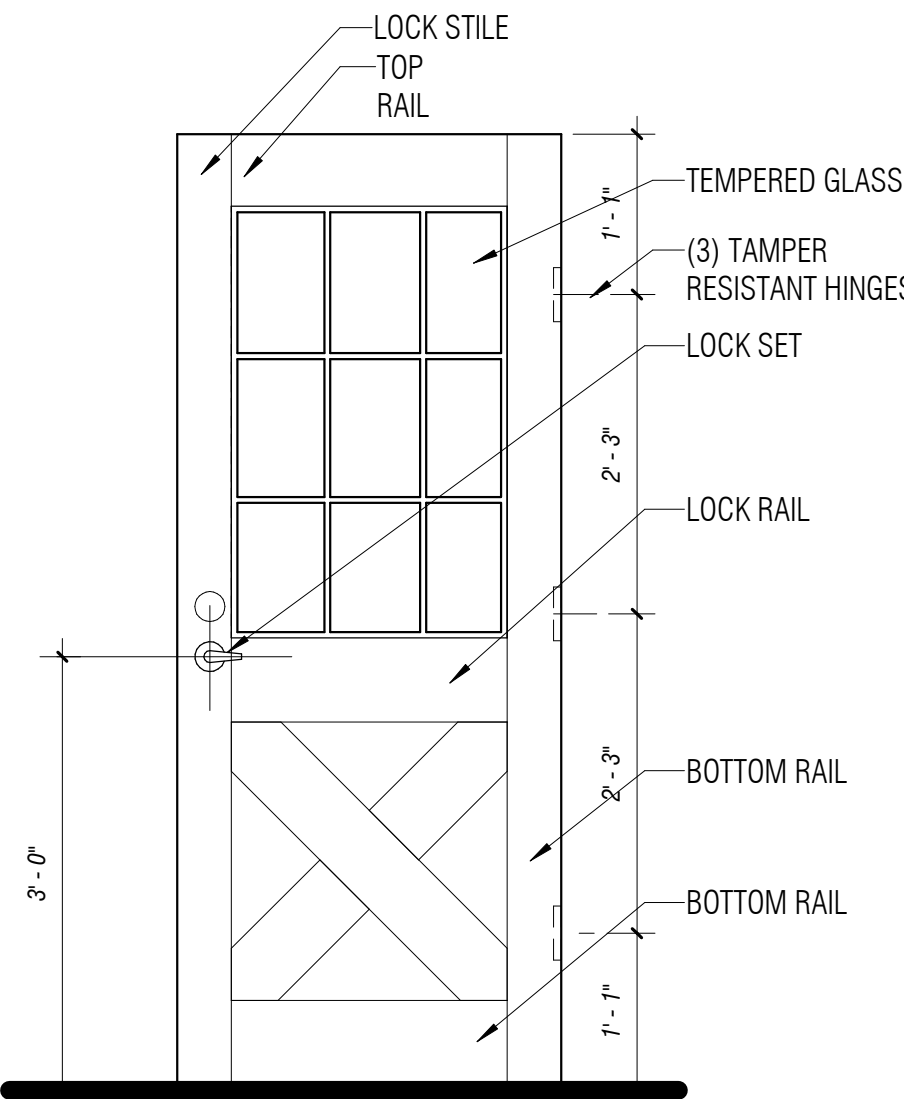


DOOR SCHEDULE + NOTES

DOOR NUMBER	WIDTH	HEIGHT	DOOR		FRAME		ELEVATION REF.	NOTES
			EXTERIOR	INTERIOR	MATERIAL	FINISH		
101	2'-10"	6'-8"	(E)	S	(E)	S	(E) (E)	1,2,4
102	2'-10"	6'-8"	W	S	(E)	S	(E) 2/A1.0	3
103	2'-10"	6'-8"	(E)	S	(E)	S	(E) (E)	1,4
104	2'-8"	6'-8"	(E)	S	(E)	S	(E) (E)	1,4
105	2'-8"	6'-8"	(E)	P	(E)	P	(E) (E)	1,4
106	2'-8"	6'-8"	(E)	P	(E)	P	(E) (E)	1,4
107	2'-8"	6'-8"	(E)	P	(E)	P	(E) (E)	1,4
108	3'-0"	6'-8"	W	P	W	P	ME ME	

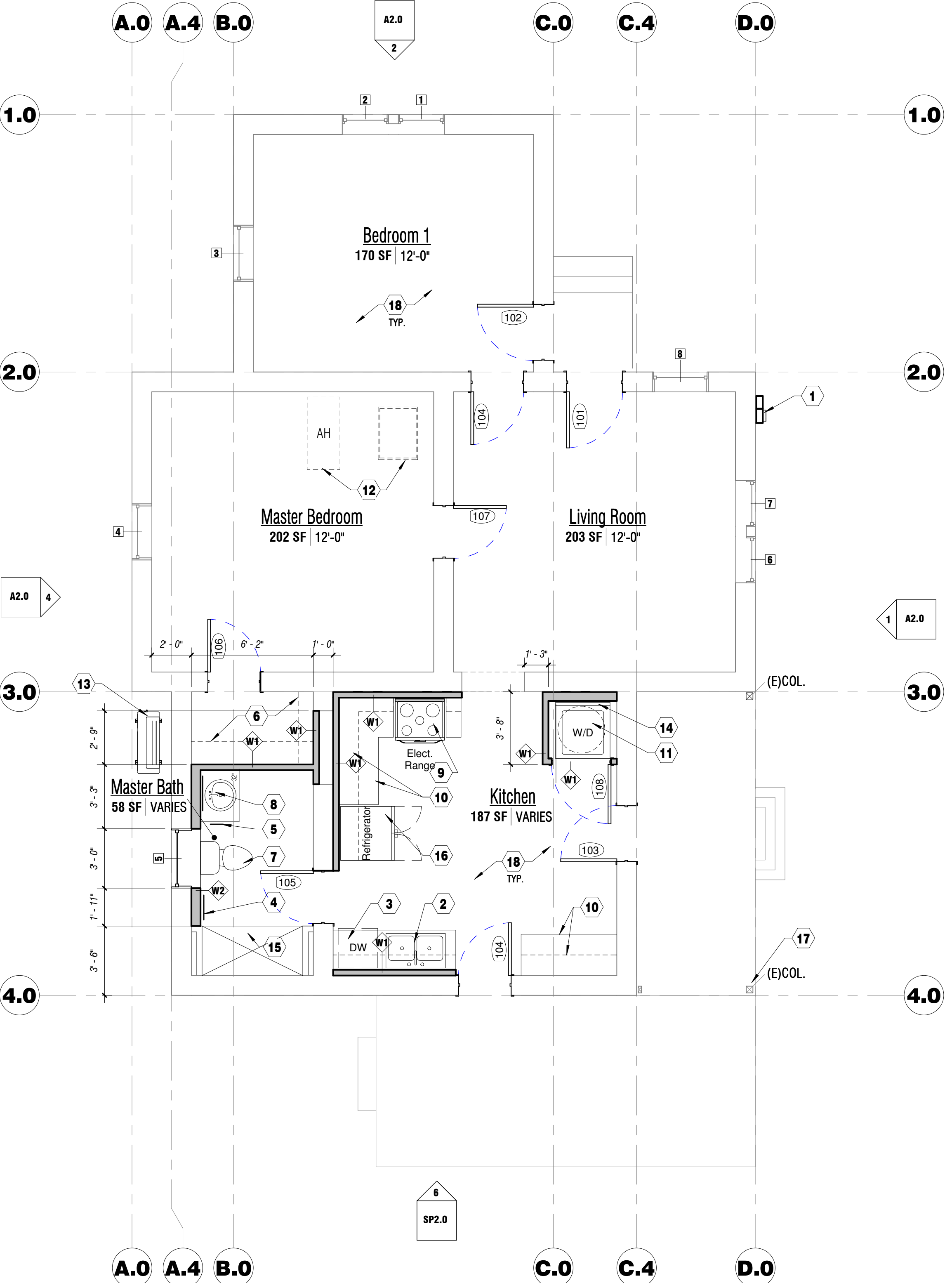
DOOR ACRONYMS:						
E	.....	EXISTING				
W	.....	WOOD (SOLID CORE)				
S	.....	STAIN AND LACQUER				
P	.....	PAINT				
ME	.....	MATCH EXISTING				

- NOTES:
- REMOVE DANGED DETERIORATED PAINT / LACQUER TO THE NEXT SOUND LAYER USING THE GENTLEST METHOD POSSIBLE. METHODS OF REMOVAL SHALL CONFORM WITH THE GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.
 - REPAIR LOCK STILE OF DOOR. METHODS SHALL CONFORM WITH THE GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.
 - REPLACE EXISTING NON CONFORMING DOOR WITH CUSTOM FABRICATED WOOD DOOR TO MATCH DOOR 104. FINISH SHALL MATCH EXISTING.
 - REPLACE NON CONFORMING LOCKSET WITH HISTORICALLY APPROPRIATE HARDWARE. VISIT WWW.VANDYKES.COM



2 DOOR DETAIL
3/4" = 1'-0"

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



GENERAL FLOOR PLAN NOTES

- A. MILLWORK DESIGN AND PARAMETERS ARE THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY ALL DIMENSIONS OF SITE CONDITIONS APPLIANCES WITH MANUFACTURER SPECIFICATIONS PRIOR TO FABRICATING / INSTALLING MILLWORK TO THE APPLIANCES DEDICATED LOCATION. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY HOMEOWNER PRIOR TO FABRICATION
- B. INTERIOR WALL TEXTURE: AS SELECTED BY HOMEOWNER
- C. INTERIOR WALLS AND CEILINGS TO BE PAINTED. ONE COAT PRIMER, TWO COATS PAINT AS SELECTED BY HOMEOWNER
- D. ATTACH CEILING WITH 1/2" GYPSUM BOARD, SAG RESISTANT. CEILING SHALL ATTACH TO CEILING / ROOF JOISTS WITH 5d COOLER NAILS A MAXIMUM SPACING OF 7" O.C. OR 13 GA GYPSUM SCREWS WITH MAXIMUM SPACING OF 12" O.C.
- E. PROVIDE R-38 BATT UNFACED INSULATION ABOVE CEILING OF ENTIRE CONDITIONED SPACE PER N1102.1.1.
- F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING/NEW OPENING SIZES FOR WINDOWS AND DOORS PRIOR TO BIDDING, PURCHASING OR INSTALLING.
- G. ALL DIMENSIONS ARE FROM FACE OF FRAME.
- H. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PRE DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING / ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE THE CONDITION SPACES; U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. PER IRC. SEC. N1101.16
- I. ALL ACCESS DOORS FROM CONDITION SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATION TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER IRC. SEC. N1102.2.4.

FLOOR PLAN KEYNOTES

- NEW ELECTRICAL SERVICE ENTRANCE. REFER TO ELECTRICAL.
- DOUBLE SINK WITH GARBAGE DISPOSAL ON 36" HIGH SINK BASE AS APPROVED BY HOMEOWNER.
- 24" BUILT-IN DISHWASHER AS APPROVED BY HOMEOWNER.
- TOWEL BAR AS APPROVED BY HOMEOWNER.
- TOILET PAPER HOLDER AS APPROVED BY HOMEOWNER.
- CLOSET ROD AND SHELF AS APPROVED BY HOMEOWNER.
- FLOOR MOUNTED FLUSH TANK WATER CLOSET AS APPROVED BY HOMEOWNER.
- LAVATORY ON 36" HIGH BASE CABINET AS APPROVED BY HOMEOWNER.
- 30" ELECTRIC RANGE/OVEN CONNECTION WITH EXHAUST HOOD ABOVE AS APPROVED BY HOMEOWNER.
- MILLWORK CABINETS. COUNTER TOP AND FINISHES AS SELECTED BY HOMEOWNER. TO BE INSTALLED WITH FULL HARDWARE.
- 30 GAL WATER HEATER PLACED ON SHELF. ABOVE STACK WASHER/DRYER. REFER TO DETAIL 4/A4.0
- AIR HANDLER IN ATTIC SPACE WITH 22"x30" MINIMUM CEILING ACCESS PANEL. REFER TO MECHANICAL.
- CONDENSING UNIT ON FIBERGLASS MECHANICAL PAD, REFER TO MECHANICAL DRAWINGS.
- STACK WASHER/DRYER AS APPROVED BY HOMEOWNER. DRYER VENT DUCT SHALL EXHAUST TO THE EXTERIOR. A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED TO ANY ROOM (PER ADOPTED CODE) CONTAINING A CLOTHES DRYER. ALL VENTS TO PENETRATE ROOF IN A MANNER THAT IS NOT EASILY VISIBLE BY A PERSON STANDING ON THE SIDEWALK FROM THE STREET FACING SIDE OF RESIDENCE.
- TILED SHOWER OVER CEMENT BOARD. INSTALL TILE AT MIN. HEIGHT OF 84" ABOVE DRAIN. PROVIDE SHOWER CURTAIN ROD OR SLIDE PANEL SYSTEM AS SELECTED BY HOMEOWNER
- REFRIGERATOR. PROVIDE ICE MAKER WATER BOX WITH SOV, REFER TO PLUMBING DRAWING.
- REPLACE 4X4 WOOD POST. PRIME AND PAINT.
- SAG RESISTANT GYPSUM BOARD AT ENTIRE CEILING.

FLOOR PLAN LEGEND

	EXISTING	NEW
WALL	=====
DOOR STANDARD BI FOLD GLIDE
WINDOW HUNG HUNG
COLUMN/POST	(E)COL. COL.
OVERHEAD ELEMENTS
DROP CEILING 9' - 0" AFF	NOT USED



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KSW 3rd

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Revision Schedule		
No.	Date	Description

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Drawn: JC
Date: 8/1/2025
Scale: As indicated
Job: 2024.48

SHEET TITLE:
FLOOR PLAN, DOOR/WINDOW SCHEDULES + NOTES

A1.0

3 | SOUTH ELEVATION
1/4" = 1'-0"

STUCCO REPORT

VINT & ASSOCIATES ARCHITECTS
312 East Sixth Street Tucson, AZ 85705
520.882.5232 bob@vintarchitects.net
www.vintarchitects.net

DATE 6/30/2024

TO: City of Tucson Planning & Development Services
Historic Preservation Office
Armory Park Historic Preservation Zone Advisory Board

RE: 306 S. 3rd Ave. Tucson, AZ 85701

Introduction: Vint & Associate Architects has been contracted by GGV Designs to evaluate non-conforming stucco, placed over the existing exterior adobe mass walls. The evaluation is intended to determine if the existing stucco should be removed and replaced with appropriate plaster, or if the existing plaster can be repaired and refinished to match the vernacular finishes of adobe walls.

Existing Conditions: The property is located on the southwest corner of 3rd Street and 13th Street. It is a single-family residence located in an HO-3 historic zone. The residence is a contributing structure to Armory Park Historic Residential District. According to the assessor's record, the existing structure was constructed in 1893. The construction consists of a traditional raised wood framed floor set on a rubble stone foundation. The exterior walls are constructed of unstabilized adobe mass walls over the exposed rubble foundation, with a laced stucco finish.

Evaluation: On February 5th, 2025, Vint and Associates evaluated the existing exterior stucco on exterior walls of the dwelling. It was observed that the exterior walls were stuccoed over the existing original plaster, using a modern mixture of Portland cement, sand, lime, water, and synthetic additives. The stucco had a so-called 'Spanish Lace' finish which is consistent with 1970s stucco finishes. The walls appeared to be plumb and in good condition. There was no apparent hollowing at the base of the wall using the tap test method, which is common when there is moisture penetration within the wall. There is a crack on the north end of the structure which appears to be due to settling within the foundation. Areas of the rubble foundation had cracked or have damaged mortar joints

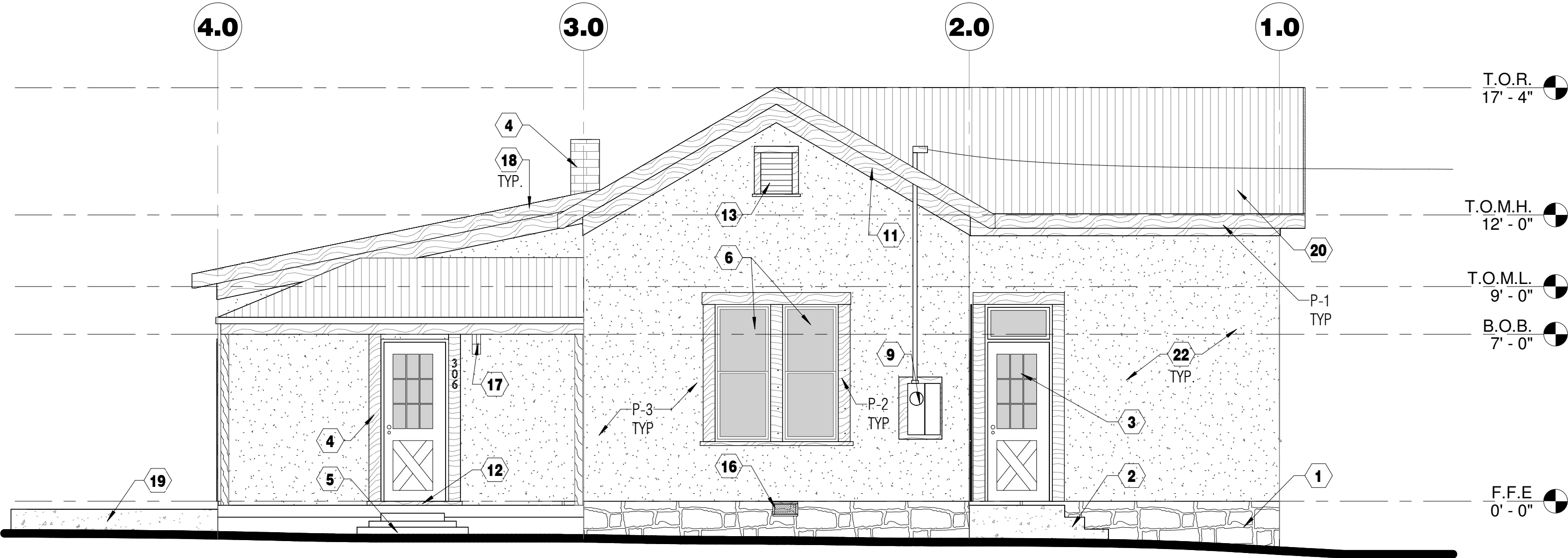
Recommendations: The existing stucco is well-bonded to the original plaster of the wall. In removing the plaster, it is my opinion that the adobe would be compromised during the removal process. The common practice for removing the stucco is scoring and chiseling out sections using hand tools. Since the adobe is not compromised, it is best to leave the stucco in place and re-texture the exterior to match the vernacular fabric of the Armory Park.

The crack on the wall should be repaired using #4 fiberglass rebar, 2'-0" in length, every 48" O.C. along the crack to stitch and fill with new adobe. The contractor shall only remove stucco in the areas where the rebar will be placed. Repair with high-lime & sand plaster and re-texture the exterior wall surfaces with a dash-finish to blend repairs into the overall wall surface.

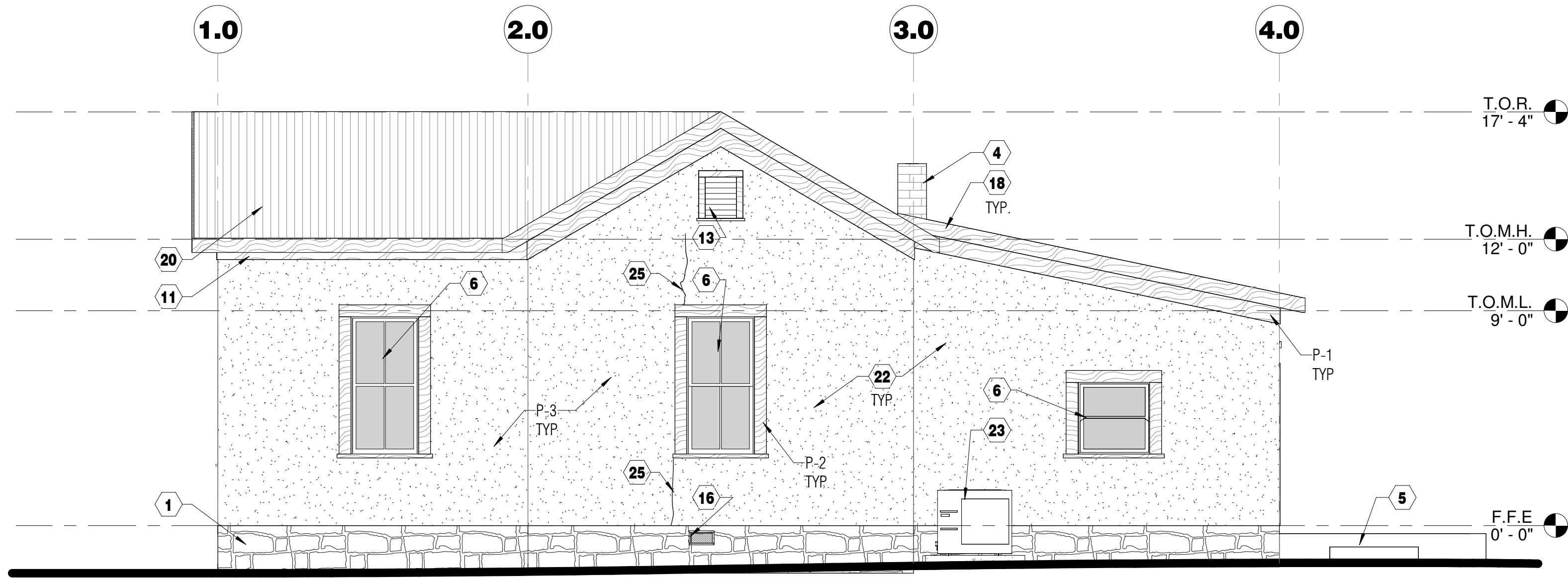
Damaged, loose, or missing mortar joints at the rubble stone foundation shall be cleaned out using hand tools, blown clean with compressed air, and repointed with Type 'O' mortar (high lime content) tinted with integral color to match the existing adjacent mortar joints. Match existing workmanship, typical.

Page 1 of 1

2 | NORTH ELEVATION
1/4" = 1'-0"



1 | EAST ELEVATION
1/4" = 1'-0"



4 | WEST ELEVATION WEST ELEVATION W/ FENCE
1/4" = 1'-0"

ELEVATION KEYNOTES

- EXISTING RUBBLE FOUNDATION TO REMAIN. DETERIORATED MORTAR IN THE EXPOSED RUBBLE FOUNDATION TO BE RE-POINTED WITH MORTAR OF EQUAL STRENGTH, COMPOSITION, COLOR, AND TEXTURE. THE REPAIRS AND CLEANING SHALL COMPLY WITH THE GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS.
- EXISTING CONCRETE STEPS AT ENTRY TO REMAIN.
- EXISTING DOOR PER DOOR SCHEDULE.
- EXISTING FIRE STACK TO REMAIN AS IS. UNPAINTED.
- EXISTING BRICK STEPS TO REMAIN.
- EXISTING WINDOW TO REMAIN. REFER TO WINDOW SCHEDULE .
- NOT USED
- THREE(3) METAL HOOKS BELOW FASCIA TO REMAIN. TAPE WHEN PAINTING.
- NEW ELECTRICAL SERVICE ENTRANCE PER ELECTRICAL.
- NOT USED
- WOOD FRAME AT TOP OF MASONRY PRIME AND PAINT
- REPAIR WOOD SILL AT BACK PORCH DOOR
- REFINISH ROOF VENT.
- HOSE BIB PER PLUMBING
- NOT USED
- EXISTING CRAWL SPACE VENT FRAMES AND SCREENS TO REMAIN
- FULL CUT-OFF WALL SCONCE MOUNTED AT 7' - 0" A.F.F. TO TOP OF FIXTURE.
- FASCIA PRIME AND PAINT.
- CONCRETE STEM WALL PER DETAIL 5/SP2.0
- CORRUGATED METAL ROOF PER MANUFACTURER SPECIFICATIONS AND A3.0
- BACK DOOR REPAIRED PER DOOR DETAIL 3/A4.0
- STUCCO FINISH OVER EXISTING NON-HISTORICAL STUCCO.
- MECHANICAL CONDENSING UNIT ON FIBERGLASS PAD. REFER TO MECHANICAL.
- EXTERIOR DOOR FRAME. PRIME AND PAINT.
- REPAIR THE CRACK IN THE WALL W/ #4 FIBERGLASS REBAR, 2'-0" IN LENGTH EVERY 48". REFER TO STUCCO REPORT ON SHEET A2.0.

ELEVATION ABBREVIATIONS

T.O.R.	-	TOP OF ROOF
T.O.M.H.	-	TOP OF MASONRY
T.O.M.L.	-	TOP OF MASONRY LOAD
B.O.B.	-	BOTTOM OF BEAM
F.F.E.	-	FINISH FLOOR ELEVATION

EXTERIOR PAINT FINISH

TAG: P-1
TYPE: EXTERIOR PAINT
BRAND: DUNN EDWARDS
ONE COAT PRIMER, TWO COATS PAINT
PRIMER: SUPER-LOCK PREMIUM (SLPRA00) OR EQUAL
FINISH: EVERSHIELD; SEMI FLAT (EVSH30) OR EQUAL IBD
COLOR: AS SELECTED BY OWNER
LOCATION: FASCIA

TAG: P-2
TYPE: EXTERIOR PAINT
BRAND: DUNN EDWARDS
ONE COAT PRIMER, TWO COATS PAINT
PRIMER: SUPER-LOCK PREMIUM (SLPRA00) OR EQUAL
FINISH: EVERSHIELD; SEMI FLAT (EVSH30) OR EQUAL IBD
COLOR: AS SELECTED BY OWNER
LOCATION: WINDOW/DOOR FRAMES

TAG: P-3
TYPE: EXTERIOR PAINT
BRAND: DUNN EDWARDS
ONE COAT PRIMER, TWO COATS PAINT
PRIMER: SUPER-LOCK PREMIUM (SLPRA00) OR EQUAL
FINISH: EVERSHIELD; SEMI FLAT (EVSH30) OR EQUAL IBD
COLOR: AS SELECTED BY OWNER
LOCATION: STUCCO



GGV Designs, PLLC
520.204.2162 | 2536 E. 6th Street, Tucson, Az 85716

KSW 3rd

306 S. 3rd Ave. | Tucson, AZ 85701

Revision Schedule		
No.	Date	Description

These drawings are the instruments of service and the property of GGV Designs, PLLC. All designs and other information on the drawings are for the purposes of this project and shall not be used otherwise without the expressed written permission of GGV Designs, PLLC.

Drawn: JC
Date: 8/1/2025
Scale: 1/4" = 1'-0"
Job: 2024.48

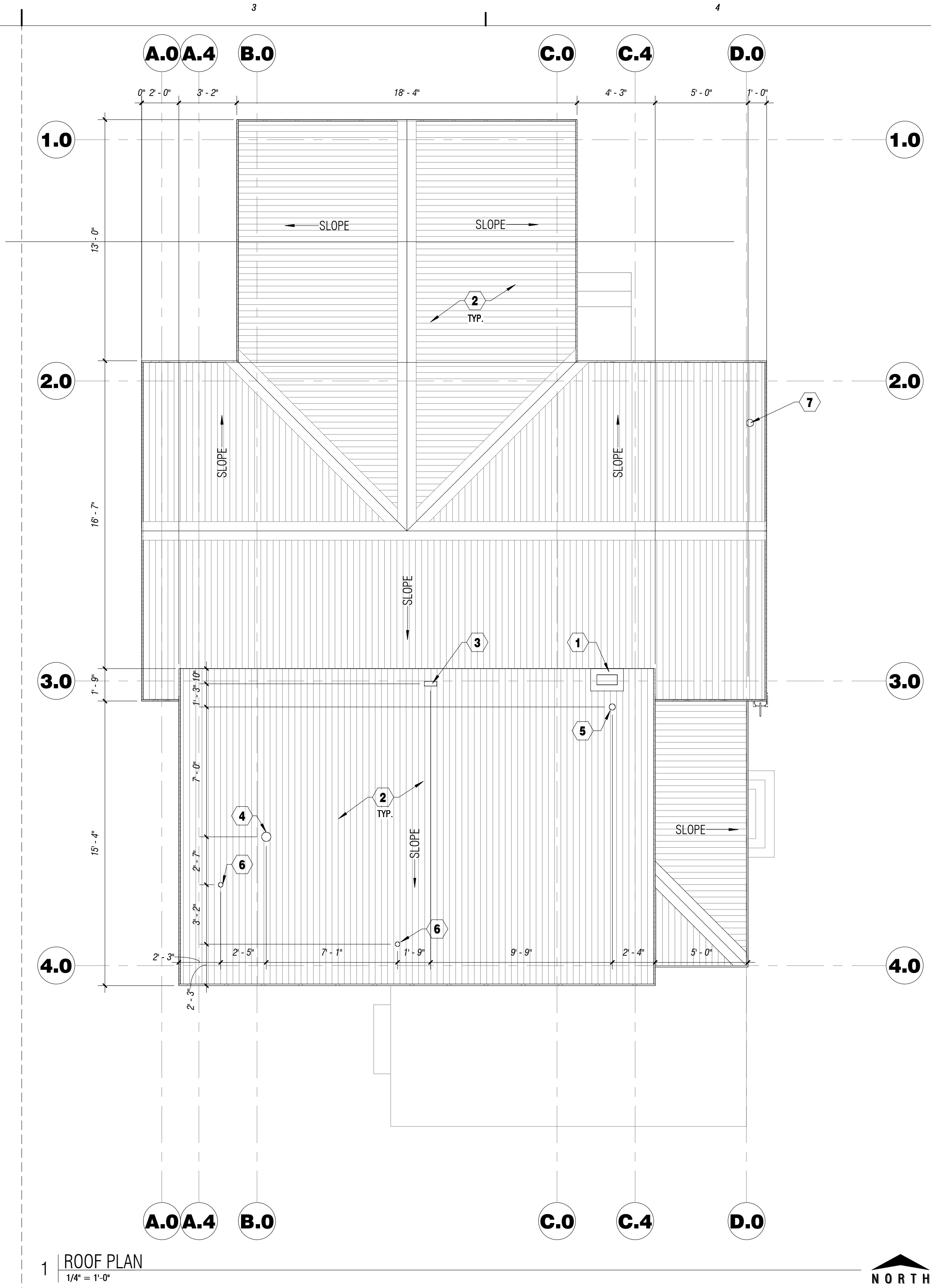
SHEET TITLE:

**EXTERIOR ELEVATIONS +
NOTES**

A2.0

Sheets: 6 of 12

A
B
C
D



1 | ROOF PLAN
1/4" = 1'-0"

GENERAL ROOF NOTES

- ALL EXPOSED BLACK MASTIC SHALL BE PAINTED WHITE OR APPLY AN ALUMINUM REFLECTIVE COATING.
 - ALL FLASHING AND TRIM SHALL BE 20 GA. GALVANIZED SHEET METAL, PAINTED.
- EXISTING FIRE STACK TO REMAIN AS IS, UNPAINTED.
 - CORRUGATED METAL ROOF PANEL. INSTALL PER MANUFACTURER SPECIFICATIONS
 - RANGE HOOD VENTILATION DUCT PER MECHANICAL DRAWINGS SPECIFICATIONS
 - EXHAUST FAN VENT THRU ROOF PIPE. TERMINATED WITH ROOF CAP. COORDINATE LOCATION WITH MECHANICAL DRAWINGS.
 - DRYER VENT DUCT PER MECHANICAL DRAWINGS SPECIFICATIONS
 - VTR PER MECHANICAL DRAWINGS
 - WEATHER POLE. ELECTRICAL SERVICE ENTRANCE PER UTILITY COMPANY.

ROOFING UNDERLAYMENT NOTES

- UNDERLAYMENT SHALL COMPLY WITH ASTM D226.M D1970, D4869, AND D6757.
- PROVIDE TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II OR ASTM D4869 TYPE III OR TYPE IV.
- APPLY A 19" MINIMUM STRIP OF SELF ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT AT EAVE.
- STARTING AT THE EAVE, APPLY A MINIMUM 36" WIDE STRIP OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS AT A MINIMUM OF 19".
- UNDERLAYMENT SHALL HAVE END LAPS (TOP AND SIDE) OF A MINIMUM OF 4", SIDE AND OFFSETS BY 6'-0".
- UNDERLAYMENT SHALL BE ATTACHED WITH CORROSION-RESISTANT FASTENERS IN A GRID PATTERN OF 12" BETWEEN SIDE LAPS WITH A 6" SPACING AT TOP AND SIDE LAPS.
- AS AN ALTERNATIVE, SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION, AND CLIMATE EXPOSURE FOR THE DECK MATERIAL SHALL BE PERMITTED.

ROOFING MATERIAL

TYPE: CORRUGATED C-PANEL
BRAND: TBD APPROVED BY HOMEOWNER
MODEL: TBD APPROVED BY HOMEOWNER
COLOR: TBD APPROVED BY HOMEOWNER
UNDERLAYMENT: MOISTURE BARRIER OR PER MANUFACTURER RECOMMENDATIONS
LOCATION: ENTIRE ROOF

- NOTES:
- INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - HOMEOWNER SHALL SELECT COLOR OF FINISH AND PRODUCT.
 - MANUFACTURER AND ROOF TYPE MAY BE SUBSTITUTED WITH EQUAL PRODUCT OR ACCEPTABLE ALTERNATIVE SYSTEM.



GGV Designs, PLLC
520.204.2162 | 2536 E. 6th Street, Tucson, Az 85716

KSW 3rd

306 S. 3rd Ave. | Tucson, AZ 85701

Revision Schedule		
No.	Date	Description

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Drawn: JC
Date: 8/1/2025
Scale: 1/4" = 1'-0"
Job: 2024.48

SHEET TITLE:

ROOF PLAN + NOTES

A3.0

Sheets: 7 of 12

Historic Demolition Documentation
(Per City of Tucson Ordinance 10776)

Permit Number: TC-RES-1124-06890 Date Submitted: 8/18/2025

Property Address: 306 S 3RD AV

Pima County Assessor Parcel Number(s): 117-06-2680

National Register District (if applicable): NA

Listed on or Eligible for National Register of Historic Places: ☐ Yes - Full Documentation Required
☒ No - Minor Documentation Required

Original Architect (if known): NA

Original Builder (if known): NA

Assessor's Effective Construction Date: 1893 Earliest Construction Date: NA
If different

Type of Demolition: ☐ Full (main building) ☒ Full (secondary structure) ☐ Partial, ft²: _____

Describe proposed work or attach site plan: _____
Demolition of an existing 70 sf Wood Shed.

Describe construction materials (exterior walls, roofing, windows, porches, etc.) to be demolished:
wood walls, floor, and roof.

Property Owner Name: _____ Phone: _____

Owner Email: _____

Applicant Name (if other than owner): GGV Designs

Title: Architect Phone: (520)204-2162

Applicant Email: permits@ggvdesigns.com

Submit form and all required information through [TDC Online](#) as an attachment to the building permit, or if instructed, as part of a Special District application.
Contact PDSDhistoric@tucsonaz.gov with any questions.



NORTH VIEW



EAST VIEW



SOUTH VIEW



WEST VIEW

RESIDENTIAL PROPERTY RECORD CARD

117-06-268



117062680

AFF. FILED
ENT. OF
DATE 10-26-92

TAX CREDIT
ENT. *07*
DATE *10-26-92*

AREA CODE				
SPECIAL DISTRICT				
	BASIS	CODE	UNITS	

Continuation Card

92-0237
91-3342
TC 90-8519

ANNUAL ASSESSMENT

	Change	Land	Improvements	Total
19 90	T.C. 14% to 12.3%			ENT of
19 91	order cl 6 → cl 5	10%		ENT of
19 92	order cl 6 → cl 5	10%		ENT of
19 93	cl 6 → cl 5	10%	per aff	ENT of
19 94	order cl 6 → cl 5			ENT
19				ENT
19				ENT
19				ENT
19				ENT

SUMMARY OF VALUES

Property	Class	Appraised Value	%	Assessed Value
Land		\$		\$
		\$		\$
Buildings and Improvements		\$		\$
Household Furnishings		\$		\$
TOTAL VALUE		\$		\$

SERVICES AND AREA

Off Site Improvements		Utilities		Zoning		Neighborhood	
Paved Street		City Water		Single Family		Improving	
Block Topped Street		Well		Two Family		Static	
Gravelled Street		Sewer		Multi Family		Declining	
Unimproved		Septic Tank		Business		Blighted	
Public Walks		Natural Gas		Commercial			
Curbs and Gutters		Cesspool		Industrial			
Alley		L. P. Gas					
No Alley		Electricity					
Topography							

DATE OF APPRAISAL

MEASURED BY

LISTED BY

LISTED BY

PRICED BY

REVIEWED BY

DATE _____

POSTED BY

DATE _____

LAND VALUE CALCULATION

[illegible]

TOTAL \$

REMARKS

9/00 County Review: update heating and/or cooling to reflect current building standards for 2002 tax year.

CLASSIFICATION NO.						Grade				Grade				
STORIES		ROOMS		NO. APTS.		INTERIOR FINISH		ELECTRICAL						
Type & Use		Construction		Quality of Construction		Unfinished		Wiring						
Single Dwlg.		Frame		Grade		Plastered		Fixtures						
Two Fam. Dwlg.		Solid Masonry	4	Excellent		Drywall		BASEMENT						
Three Fam. Dwlg.		Block	3	Good		Wallboard		None						
Four Fam. Dwlg.		Brick Veneer	2	Fair		Plywood Plain		Full Unfinished						
		Prefab.	1	Minimum		Plywood Detailed		Part: Unfinished						
						Hardwood Panel		Area:					Sq. Ft.	
						Knotty Pine		Part: Finished						
						BATH WALLS		Area:					Sq. Ft.	
Grade	4	3	2	1	Grade	4	3	2	1	Metal Tile			Concrete Floor	Sq. Ft.
FOUNDATION					ROOFING					Plastic Tile			Other	Sq. Ft.
Concrete					Wood Shingles					Ceramic Tile			GRADE RATE	
Cemt. Blk.					Asphalt Shingles					Plastered			Description:	
Stone					Asbestos Shingles					Drywall				
Brick					Built Up T. & G.					HEATING & COOLING				
Piers					Tile					Hot Air Grav.			ATTIC	
None					Slate					Hot Air Forced			Unfinished	
EXTERIOR WALLS					Metal					Steam			Finished	
A. Fr. Wd. or Comp. Siding					Prepared Roll					Hot Water			Area:	Sq. Ft.
B. Fr. Brk. Veneer					Insul Ceiling					Radiant			GRADE RATE	
C. Blk. 8" Painted					Other					Floor Furn.			Description:	
D. Blk. 8" Stucco										Wall Furn.				
E. Brk. & Blk. or Brk.										Elec. Panel				
F. Native Stone										Refrigeration				
G. Slump Block					FLOORS					Evap. Cooler			PORCHES	
H. Adobe					Wd. Joist					Fireplace			Number: Open	
Insul. Walls					Sub. Floor					O. S. Chimney			Number: Closed	
Other					Softwood Flrng.					PLUMBING			Frame	
					Hardwood Flrng.					Base			Masonry	
					Concrete					2 Fix. Bath			Terraces	
					Resilient Flrng.					3 Fix. Bath			Patio	
					Carpet					Water Closet				
ROOF										Lavatory			PHYSICAL CONDITION	
Flat					BATH FLOORS					Tub			4	3
Shed					Ceramic Tile					Shower Stall			2	1
Gable					Resilient Tile					Kit. Sink			Other Items	
Hip					Linoleum					Lndrv. Tubs				
Gambrel										Hot Water Htr.				
Other										Disposal				

REPLACEMENT COST AND FINAL VALUE

[illegible]

10-117-06-268

RESIDENTIAL PROPERTY RECORD CARD

1964

000 102

002 01-02 001. 0150 -51

SANCHEZ GUADALUPE M & ANTONIO
306 S 3RD AVE
TUCSON ARIZ

TUCSON E 46.2° OF L 1

AREA CODE	
0150	
S P E C I A L D I S T R I C T	
BASIS CODE UNITS	

AFF. FILED

ENT. 9

DATE 11-18-83

306 So. 3RD AVE

SUMMARY OF VALUES

ANNUAL ASSESSMENT	Property	Class	Appraised Value	Assessed Value
1970	Land	01	1982	102
1972	Land	01	78.9	102
1973	Buildings and Improvements	01	1038	102
1974	Buildings and Improvements	01	1015	102
1975	Household Furnishings			
1976	TOTAL VALUE			

SERVICES AND AREA

Off Site Improvements	Utilities	Zoning	Neighborhood
Paved Street	City Water	Single Family	Improving
Black Topped Street	Well	Two Family	Static
Gravelled Street	Sewer	Multi Family	Declining
Unimproved	Septic Tank	Business	Blighted
Public Walks	Natural Gas	Commercial	
Curbs and Gutters	Cesspool	Industrial	
Alley	L. P. Gas		
No Alley	Electricity		
Topography			

DATE OF APPRAISAL

4-1-68

MEASURED BY

PRL

LISTED BY

PRICED BY P. H. 5/12/66

REVIEWED BY

DATE

POSTED BY

DATE

LAND VALUE CALCULATION

LAND VALUE CALCULATION					
Regular Lot Size		Irregular Lot Size			
	x	x	x	x	
66 x 46	x	x	x	x	
x	x	x	x	x	
x	x	x	x	x	
Front Foot or Sq. Foot	Unit Value	Depth, Corner, Other Table		Factor	Value
3036	.24				\$ 789
3049	.65				1982

Property Owner Order Verified 11-18-83

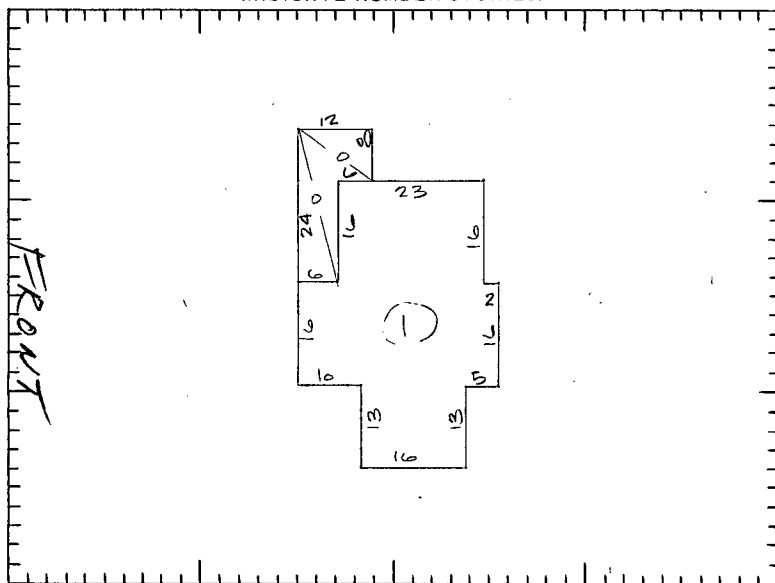
REMARKS

7/3/51 FC NC. Thomas
L/V OF SUB. REVALUED FOR 1976 by PC 12-3-75
1- RES
FC NC 6/15/76
PET CK MAKE LMR CLASS- 3-24-78
Changed. Class from 6 to 5 (1070) 2/9/83
House for rent in 1983 per DM Frank 5/1/82
'85 Rental per owner MEK 11-2-84
See add chg. file
FCR2 2/24/86
back in 8-90. L.S. 10-16-92

CLASSIFICATION NO. R-1-D

CLASSIFICATION NO. R-1-D-1					Grade					Grade					Grade				
STORIES		ROOMS		NO. APTS.		INTERIOR FINISH					ELECTRICAL								
Type & Use		Construction		Quality of Construction		Unfinished					Wiring								
X	Single Dwlg.	Frame	Grade	Plastered					X										
	Two Fam. Dwlg.	Solid Masonry	4	Excellent	Drywall					Fixtures									
	Three Fam. Dwlg.	Block	3	Good	Wallboard					BASEMENT									
	Four Fam. Dwlg.	Brick Veneer	2	Fair	Plywood Plain					None									
		Prefab.	1	Minimum	Plywood Detailed					Full Unfinished									
					Hardwood Panel					Part: Unfinished									
					Knotty Pine					Area: Sq. Ft.									
					BATH WALLS					Part: Finished									
					Metal Tile					Area: Sq. Ft.									
					Plastic Tile					Concrete Floor									
					Ceramic Tile					Other									
					Plastered					GRADE RATE									
					Drywall					Description:									
					HEATING & COOLING					ATTIC									
					Hot Air Grav.					Unfinished									
					Hot Air Forced					Finished									
					Steam					Area: Sq. Ft.									
					Hot Water					GRADE RATE									
					Radiant					Description:									
					Floor Furn.														
					Wall Furn.														
					Elec. Panel														
					Refrigeration														
					Evap. Cooler					PORCHES									
					Fireplace					Number: Open									
					O. S. Chimney					Number: Closed									
					PLUMBING					Frame									
					Base					Masonry									
					2 Fix. Bath					Terraces									
					3 Fix. Bath					Patio									
					Water Closet														
					Lavatory					PHYSICAL CONDITION									
					Tub					4 3 2 1									
					Shower Stall					Other Items									
					Kit. Sink														
					Lndry. Tubs														
					Hot Water Htr.														
					Disposal														
					BATH FLOORS														
					Ceramic Tile														
					Resilient Tile														
					Linoleum														
					ROOF														
					Flat														
					Shed														
					Gable														
					Hip														
					Gambrel														
					Other														

GROUND PLAN SKETCH
(INDICATE NUMBER STORIES)



DATE OF CONSTRUCTION

Date 1891 1893

Age 78

Source OWN N.E. & Cousins

REPLACEMENT COST AND FINAL VALUE

[illegible]

OTHER

[illegible]

Total

19

REPLACEMENT COST	\$ 3286
FINAL NET CONDITION	31 %
FINAL VALUE MAIN BUILDING	\$ 1018
OTHER	\$
OTHER IMPROVEMENTS	\$
TOTAL BUILDINGS AND IMPROVEMENTS	\$ 1018

Form 101-3

6-70