EMPIRE PIZZA EXPANSION | 137 & 145 E. CONGRESS ST. | 8.24.2026

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF EXTERIOR RENOVATION OF THE CURRENT EMPIRE PIZZA BUILDING (137 E CONGRESS / NON-CONTRIBUTING) AND THE FORMER HYDRA / DAVE BLOOM BUILDING (145 E CONGRESS / CONTRIBUTING). THESE ARE EXTERIOR SHELL IMPROVEMENTS ONLY, AND ALL INTERIOR WORK WILL BE BY SEPARATE PERMIT. THE JEWELRY STORE LOCATED IN 9 N 6TH AVE IS A SEPARATE TENANT, AND NO WORK IS PROPOSED TO THAT PORTION OF THE BUILDING.

ALL CHARACTER DEFINING FEATURES OF 145 E CONGRESS WILL BE RESTORED OR REPLACED IN-KIND AT THE SOUTH ELEVATION AND CORNER, AND IMPROVEMENTS WILL BE MADE ALONG THE EAST ELEVATION TO PROVIDE ADDITIONAL DAYLIGHT AND MEET EGRESS REQUIREMENTS. OPERABLE GLAZING ON THE SOUTH WILL ALLOW FOR WINDOW CARRY-OUT SERVICE OUTSIDE OF NORMAL OPERATING HOURS. 137 E CONGRESS WILL BE IMPROVED TO CREATE A MORE COHESIVE APPEARANCE BETWEEN THE TWO BUILDINGS BUT RETAIN A CLEAR DELINEATION BETWEEN THE CONTRIBUTING AND NON-CONTRIBUTING FACADES. FUTURE OPENINGS WILL BE CREATED IN THE EXISTING PARTITION WALL TO PHYSICALLY CONNECT THE SPACES AND ALLOW THEM TO FUNCTION AS ONE SPACE.

THERE IS NO EXISTING ON-SITE PARKING, AND NONE IS PROPOSED. THERE ARE TWO EXISTING \ STREET TREES ON THE SOUTH SIDE WHICH WILL BE RETAINED. THERE ARE NO TREES ON THE EAST SIDE AND NEW TREES WILL BE PROVIDED. THERE IS A DEFUNCT FABRIC AWNING SYSTEM ON THE SOUTHEAST CORNER THAT WILL BE REMOVED BECAUSE THE TRAFFIC LIGHT BLOCKS IT'S OPERATION. EXISTING BRICK AND CONCRETE SIDEWALKS WILL REMAIN, AND THE ORIGINAL TERRAZZO ENTRY WILL BE RETAINED.

THE EXPANSION OF EMPIRE PIZZA INTO THE LONG-SHUTTERED CORNER BUILDING WILL REACTIVATE A PROMINENT BUILDING IN DOWNTOWN, AND ALLOW FOR THE GROWTH OF A SUCCESSFUL LOCAL BUSINESS. THIS PROPERTY IS LOCATED IN THE DOWNTOWN TUCSON HISTORIC DISTRICT, RIO NUEVO AREA (RNA), AND THE DOWNTOWN INFILL INCENTIVE DISTRICT (IID).



CURRENT CONDITION (LOOKING NORTHWEST)

DESIGN NARRATIVE

145 E CONGRESS IS PRIMARILY AN INTERNATIONAL STYLE BUILDING, WITH VESTIGIAL ELEMENTS OF PREVIOUS ITALIANATE AND ART DECO ITERATIONS. LIKE MANY DOWNTOWN RETAILERS, THE ARCHITECTURAL STYLE WAS UPDATED PERIODICALLY IN RESPONSE TO BROADER ARCHITECTURAL TRENDS AND CONSUMER PREFERENCE. THE BUILDING WAS OCCUPIED FOR DECADES BY THE MEN'S CLOTHING STORE 'DAVE BLOOM & SONS' BEFORE IT MOVED TO EL CON MALL IN THE 1960'S. MORE RECENTLY THE BUILDING WAS OCCUPIED BY HYDRA, A CLOTHING BOUTIQUE, UNTIL IT CLOSED IN 2017 AFTER MORE THAN 20 YEARS IN BUSINESS. NO SIGNIFICANT ARCHITECTURAL CHANGES WERE MADE IN THIS PERIOD AND THE BUILDING RETAINS MUCH OF ITS INTERNATIONAL STYLING FROM THE LAST INTERNATIONAL STYLE ERA.

THE MOST PROMINENT FEATURE OF THE BUILDING IS THE SOUTH FACING MAIN ENTRY WHICH IS COMPOSED OF ALUMINUM AND GLASS DISPLAY CASES, RECESSED INTO THE FACADE AT AN ACUTE ANGLE TO CONGRESS STREET. THE DISPLAY CASES ARE SUPPORTED BY LOW WALLS OF RED ROMAN BRICK AND PROTRUDE FROM THE SURFACE OF THE WALL TO GIVE A FLOATING, PICTURE FRAME EFFECT. THE SIMPLE RECTILINEAR PARAPET ABOVE IS DEVOID OF ANY ORNAMENTATION AND IS SUPPORTED BY TWO CYLINDRICAL POSTS, ORIGINALLY CLAD IN MILL-FINISH ALUMINUM. THE CORNER ENTRY IS OUTLINED IN A RECTANGULAR EXTRUDED ALUMINUM TRIM, WITH REMNANTS OF A RETRACTABLE FABRIC AWNING SYSTEM BELOW. THE CONFIGURATION OF THIS ENTRY IS TO REMAIN. THE SINGLE-PANE STOREFRONT GLAZING SYSTEM WILL BE REPLACED WITH A DUAL-PANE SYSTEM AND RETAIN THE SAME BASIC CONFIGURATION. OPERABLE SECTIONS WILL BE ADDED TO THE SMALLER DISPLAY CASE ON THE LEFT HAND SIDE AND ALLOW FOR CARRY-OUT WINDOW SERVICE. THE PAINTED METAL COLUMN CLADDING WILL BE REPLACED WITH MILL FINISH ALUMINUM TO RESTORE THEM TO ORIGINAL CONDITION.

THE EAST FACING 6TH AVE FACADE HAS FOUR EQUAL SQUARE WINDOWS ON A RELATIVELY PLAIN STUCCO / PLASTER WALL. THE ALUMINUM FRAMES OF THESE WINDOWS PROTRUDE FROM THE FACADE IN A SIMILAR MANNER TO THE FRONT FACADE, ALLUDING TO THEIR ORIGINAL USE AS DISPLAY CASES. THESE WINDOWS WILL ALSO BE REPLACED IN-KIND WITH A NEW DUAL-GLAZED AND MILL FINISH ALUMINUM SYSTEM. THE NORTHERNMOST WINDOW OPENING WILL BE MODIFIED TO ADD A STOREFRONT DOOR, WHICH IS NECESSARY TO PROVIDE A SECONDARY ADA ACCESSIBLE EMERGENCY EXIT. ADDITIONAL CLERESTORY WINDOWS WILL BE ADDED DIRECTLY ABOVE THESE WINDOWS TO ALIGN WITH THE ENTRY CANOPY HEIGHT, AND LET MORE LIGHT INTO THE SPACE. THE NEW CLERESTORIES WILL ALSO ALIGN WITH THE ART DECO ERA CONTINUOUS CLERESTORY, OF WHICH A SMALL PORTION REMAINS, ALBEIT COVERED OVER.

A PORTION OF THIS FACADE RETAINS THE 1930'S ART DECO STYLING, COMPRISED OF TWO SEPARATE RETAIL SUITES. ONE SUITE (7 N 6TH AVE) IS VACANT AND NO WORK IS PROPOSED. THE OTHER SUITE (9 N 6TH AVE) WILL REMAIN OCCUPIED BY THE JEWELRY STORE AND IS NOT INCLUDED IN THIS SCOPE OF WORK. THE REAR OF THE BUILDING WHICH ABUTS THE ALLEY RETAINS ELEMENTS OF THE ITALIANATE STYLING, WITH SHALLOW ARCHED OPENINGS AND EXPOSED PAINTED BRICK. NO WORK IS PROPOSED TO THE REAR OF THE BUILDING AT THIS TIME. THE MAIN BODY OF THE BUILDING IS CLAD IN SMOOTH STUCCO, WITH NO ORNAMENTATION OR ARTICULATION OF THE PARAPET. EXTERIOR LIGHTING AND SIGNAGE WILL BE SUBMITTED SEPARATELY.

137 E CONGRESS, THE CURRENT EMPIRE PIZZA SPACE, WILL HAVE THE EXISTING FRONT OPENING RAISED TO ALIGN WITH 145 E CONGRESS. THE ALUMINUM GARAGE DOOR AND LOW RAILING WILL BE REMOVED AND REPLACED WITH A CUSTOM STEEL GATE SYSTEM. A STUCCO REVEAL WILL BE ADDED BETWEEN THE TWO FACADES TO CREATE A CLEAR DELINEATION BETWEEN THE TWO. ALL STUCCO WILL BE REPAIRED AND REPAINTED. HYDRA SIGNAGE WILL BE REMOVED AS PART OF FACADE RESTORATION WORK AND WILL NOT BE REPLACED. EXISTING EMPIRE SIGNAGE WILL BE UPDATED AND/OR RELOCATED BY OTHERS UNDER A SEPARATE PERMIT.

UNDERLYING ZONING REQUIREMENTS

PARCEL #:	117-12-1290
LEGAL DESCRIPTION	TUCSON MANNING RESUB W PTN LOT 13 & LOT 12 BLK 195
ZONING	C-1
ZONING OVERLAYS	INFILL INCENTIVE DISTRICT (IID) - DOWNTOWN CORE SUBDISTRICT RIO NUEVO & DOWNTOWN ZONE REDEVELOPMENT DISTRICT (PARKING)
ALLOWABLE USES	LOW-INTENSITY, COMMERCIAL AND OTHER USES THAT ARE COMPATIBLE WITH ADJACENT RESIDENTIAL USES. RESIDENTIAL AND SELECT OTHER AGRICULTURE, CIVIC, RECREATIONAL, AND UTILITY USES MAY ALSO BE PERMITTED THAT PROVIDE REASONABLE COMPATIBILITY WITH ADJOINING RESIDENTIAL USES
RESIDENTIAL DENSITY (MAX.)	36/ACRE
LOT SIZE/SITE AREA (MIN.)	0 SF
LOT COVERAGE (MAX.)	RES: 75%, NON-RES: N/A
HEIGHT (MAX.)	RES: 25', NON-RES: 30'
PERIMETER YARD STREET	10' CONGRESS (ARTERIAL), 10' 6TH AVE (COLLECTOR)
PERIMETER SIDE/REAR	0' (INTERIOR, NON-RES USE ADJACENT TO NON-RES ZONE)
VEHICLE PARKING	0 (PER 7.4.5.B DOWNTOWN PARKING DISTRICT)
ACCESSIBLE PARKING	0 (PER 7.4.5.B DOWNTOWN PARKING DISTRICT)
SHORT TERM BICYCLE PARKING	0 (PER 7.4.5.B DOWNTOWN PARKING DISTRICT)
LONG TERM BICYCLE PARKING	0 (PER 7.4.5.B DOWNTOWN PARKING DISTRICT)
LOADING ZONE	1 TYPE A
STREET LANDSCAPE BORDER	0'
INTERIOR LANDSCAPE BORDER	0'

PROPOSED CONDITIONS

PARCEL #:	117-04-2880
LEGAL DESCRIPTION	TUCSON MANNING RESUB W PTN LOT 13 & LOT 12 BLK 195
ZONING	C-1
ZONING OVERLAYS	INFILL INCENTIVE DISTRICT (IID) - DOWNTOWN CORE SUBDISTRICT RIO NUEVO & DOWNTOWN ZONE REDEVELOPMENT DISTRICT (PARKING)
PROPOSED USE	FOOD SERVICE ALCOHOLIC BEVERAGE SERVICE (ALL INTERIOR TENANT IMPROVEMENTS BY SEPARATE PERMIT)
RESIDENTIAL DENSITY	N/A
LOT SIZE/SITE AREA	0.14 ACRES/5,883 SF (ASSESSOR)
LOT COVERAGE	88.39% (NO CHANGE)
HEIGHT	22'-0" (NO CHANGE)
PERIMETER YARD STREET	0' CONGRESS, *0' 6TH AVE (NO CHANGE) *NOTE: EXISTING BASEMENT PARTIALLY UNDER 6TH AVE ROW
PERIMETER SIDE/REAR	0' (NO CHANGE)
VEHICLE PARKING	0 (NO CHANGE)
ACCESSIBLE PARKING	0 (NO CHANGE)
SHORT TERM BICYCLE PARKING	4 (NO CHANGE)
LONG TERM BICYCLE PARKING	0 (NO CHANGE)
LOADING ZONE	NONE (NOT FEASIBLE)
STREET LANDSCAPE BORDER	0'
INTERIOR LANDSCAPE BORDER	0'

A | APPLICABILITY

CHANGE OF USE FROM RETAIL TO FOOD SERVICE & ALCOHOLIC BEVERAGE SERVICE

B | PERMITTED USES AND BUILDING HEIGHTS

LOW-INTENSITY COMMERCIAL, 30' MAX. HEIGHT

C | BUILDING DESIGN STANDARDS

1. THE PROPOSED BUILDINGS SHALL RESPECT THE SCALE OF THOSE BUILDINGS LOCATED IN THE DEVELOPMENT ZONE AND SERVE AS AN ORDERLY TRANSITION TO A DIFFERENT SCALE PURSUANT TO SECTION 5.12.8.B, DEVELOPMENT TRANSITION STANDARDS. BUILDING HEIGHTS WITH A VASTLY DIFFERENT SCALE THAN THOSE ON ADJACENT PROPERTIES SHOULD HAVE A TRANSITION IN SCALE TO REDUCE AND MITIGATE POTENTIAL IMPACTS. IN AREAS UNDERGOING CHANGE, LONG RANGE PLANS SHOULD BE CONSULTED FOR GUIDANCE AS TO APPROPRIATE HEIGHTS;
   NO CHANGE TO BUILDING HEIGHT OR SIZE.
2. ALL NEW CONSTRUCTION MUST BE CONSISTENT WITH THE PREVAILING SETBACK EXISTING WITHIN ITS DEVELOPMENT ZONE EXCEPT THAT THE PDSD DIRECTOR MAY APPROVE A DIFFERENT SETBACK THAN THE PREVAILING SETBACK UPON A WRITTEN FINDING DURING THE REVIEW PROCESS THAT A DIFFERENT SETBACK IS WARRANTED BY SITE CONDITIONS OR APPLICABLE DEVELOPMENT DESIGN GOALS CONSISTENT WITH SECTION 5.12.1. PURPOSE, AND THE PROPOSED SETBACK WILL NOT BE INCOMPATIBLE WITH ADJACENT PROPERTIES, AS DEFINED IN SECTION 11.4.2.A.
   NO CHANGE TO BUILDING FOOTPRINT OR EXISTING SETBACKS.
3. ALL NEW CONSTRUCTION SHALL PROVIDE SCALE DEFINING ARCHITECTURAL ELEMENTS OR DETAILS AT THE FIRST TWO FLOOR LEVELS, SUCH AS WINDOWS, SPANDRELS, AWNINGS, PORTICOS, CORNICES, PILASTERS, COLUMNS, AND BALCONIES
   ALL EXPOSED SIDES OF THE BUILDING HAVE EXISTING WINDOWS, WHICH ARE RETAINED ALONG WITH EXISTING ARCHITECTURAL DETAILS. EXISTING PRIMARY ENTRANCES ARE RECESSED. ADDITIONAL CLERESTORY WINDOWS ARE PROVIDED ON THE EAST FACADE.
4. EVERY COMMERCIAL BUILDING FRONTAGE SHALL PROVIDE A GREATER FLOOR-TO-FLOOR HEIGHT (14' RECOMMENDED) THAN THE FLOORS ABOVE. IT SHALL HAVE WINDOWS, WINDOW DISPLAYS, OR VISIBLE ACTIVITY WITHIN AND ADJACENT TO THE BUILDING AT THE GROUND FLOOR LEVEL, WITH A MINIMUM OF 50 PERCENT OF THE BUILDING FRONTAGE PROVIDING SUCH FEATURES; COMMERCIAL AND/OR RETAIL USES ARE RECOMMENDED WHERE ECONOMICALLY VIABLE.
   THIS PROJECT IS ONE STORY AND HAS VISIBLE ACTIVITY AT THE GROUND FLOOR LEVEL.
5. A SINGLE PLANE OF A FAÇADE AT THE STREET LEVEL MAY NOT BE LONGER THAN 50 FEET WITHOUT ARCHITECTURAL RELIEF OR ARTICULATION BY FEATURES SUCH AS WINDOWS, TRELLISES, AND ARCADES
   THIS PROJECT HAS WINDOWS AT THE GROUND FLOOR ON ALL FACADES.
6. BUILDING FAÇADE DESIGN SHALL INCLUDE PEDESTRIAN-SCALED, DOWN-SHIELDED, AND GLARE CONTROLLED EXTERIOR BUILDING AND WINDOW LIGHTING
   ALL EXISTING LIGHTS ARE INTERIOR TO THE BUILDING AND EXCLUDED FROM THIS SCOPE OF WORK.
7. THE FRONT DOORS OF ALL COMMERCIAL AND GOVERNMENT BUILDINGS SHALL BE VISIBLE FROM THE STREET AND VISUALLY HIGHLIGHTED BY GRAPHICS, LIGHTING, MARQUEES, OR CANOPIES
   THE FRONT DOORS OF THIS PROJECT ARE STREET FACING AND HIGHLIGHTED BY EXISTING RECESSED ENTRIES / OVERHANGS.
8. MODIFICATIONS TO THE EXTERIOR OF HISTORIC BUILDINGS SHALL COMPLEMENT THE OVERALL HISTORIC CONTEXT OF THE DOWNTOWN AND RESPECT THE ARCHITECTURAL INTEGRITY OF THE HISTORIC FAÇADE
   THE MODIFICATIONS TO THE EXTERIOR OF THE BUILDING ARE IN KEEPING WITH THE HISTORIC CONTEXT AND HAVE BEEN INFORMALLY REVIEWED BY THE AZ SHPO AND THE TUCSON CHPO.
   THE CONTRIBUTING STATUS OF 145 E CONGRESS SHALL BE MAINTAINED.
9. BUILDINGS SHALL BE DESIGNED TO SHIELD ADJACENT BUILDINGS AND PUBLIC RIGHTS-OF-WAY FROM REFLECTED HEAT AND GLARE
   ALL GLAZING IS TO BE REPLACED IN-KIND AND WILL HAVE A CLEAR LOW-E COATING.

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

C | BUILDING DESIGN STANDARDS

10. SAFE AND ADEQUATE VEHICULAR PARKING AREAS DESIGNED TO MINIMIZE CONFLICTS WITH PEDESTRIANS AND BICYCLES SHALL BE PROVIDED
    NO NEW PARKING AREAS ARE PROPOSED, PROJECT IS IN THE DOWNTOWN REDEVELOPMENT DIST..
11. ADEQUATE SHADE SHALL BE PROVIDED FOR SIDEWALKS AND PEDESTRIAN PATHWAYS, USING SHADE STRUCTURE OR VEGETATION, WHERE PERMITTED BY THE CITY
    SHADE IS PROVIDED BY THE EXISTING SOUTH ENTRY RECESSES AND TWO SIDEWALK TREES ON THE SOUTH SIDE OF THE BUILDING. NEW SIDEWALK CONTAINER SHRUBS ARE PROPOSED ON THE EAST SIDE OF THE BUILDING. FULL TREES ARE NOT POSSIBLE ON THE EAST SIDE AS THE SIDEWALK IS DIRECTLY OVER THE ORIGINAL BASEMENT. THE STRUCTURE HAS BEEN EVALUATED FOR BEARING CAPACITY AND THE LARGEST POSSIBLE CONTAINER PLANTS ARE PROPOSED, WHICH WILL PROVIDE SOME SHADE AND HEAT MITIGATION.
12. COLORS MAY CONFORM TO THE OVERALL COLOR PALETTE AND CONTEXT OF THE DOWNTOWN AREA OR MAY BE USED EXPRESSIVELY TO CREATE VISUAL INTEREST, VARIETY, AND STREET RHYTHMS. THE RATIONALE FOR AN EXPRESSIVE OR IDIOSYNCRATIC USE OF COLOR SHALL BE DESCRIBED IN THE SITE PLAN SUBMITTAL
    EXISTING BUILDING FINISH MATERIALS ARE PROPOSED TO BE REPLACED IN-KIND: ALUMINUM STOREFRONT, MILL FINISH ALUMINUM CLADDING AND BRAKE METAL, PAINTED STUCCO. EXISTING RED ROMAN BRICK SPANDRELS WILL REMAIN.
13. NEW BUILDINGS SHALL USE MATERIALS, PATTERNS, AND ELEMENTS THAT RELATE TO THE TRADITIONAL CONTEXT OF THE DOWNTOWN AREA
    THE BUILDING IS EXISTING, NO ADDITION/EXPANSION IS PROPOSED.
14. TWENTY-FOUR-HOUR, STREET-LEVEL ACTIVITY IS ENCOURAGED BY PROVIDING A MIXTURE OF RETAIL, OFFICE, AND RESIDENTIAL USES WITHIN EACH BUILDING
    THIS PROJECT PROPOSES FOOD SERVICE WITH AN AUXILIARY BAR UTILIZED IN THE EVENINGS. AN EXISTING JEWELER TENANT OCCUPIES THE NORTHERNMOST SUITE AND IS NOT PART OF THIS SCOPE.
15. PRIMARY PUBLIC ENTRIES SHALL BE DIRECTLY ACCESSED FROM A SIDEWALK ALONG A STREET RATHER THAN FROM A PARKING LOT. PUBLIC ACCESS TO COMMERCIAL AND GOVERNMENTAL BUILDINGS SHALL BE PROVIDED AT SIDEWALK GRADE. THE PRIMARY FLOOR OF, AND ACCESS TO, RESIDENTIAL STRUCTURES MAY BE ELEVATED. SECONDARY ACCESS MAY BE PROVIDED FROM OFF-STREET PARKING AREAS.
    THE PRIMARY PUBLIC ENTRIES OF THIS PROJECT ARE OFF OF CONGRESS AND 6TH AVENUE, DIRECTLY ACCESSED AT GRADE FROM EXISTING SIDEWALKS.

D | SITE DESIGN STANDARDS

VEHICULAR CIRCULATION

1. 1A. ALL PARKING AREA ACCESS LANES (PAALS) ADJACENT TO BUILDINGS SHALL HAVE PEDESTRIAN CIRCULATION PATHS BETWEEN THE PAAL AND THE BUILDING WITH A MINIMUM WIDTH OF SIX FEET.
   A SIDEWALK EXISTS ALONG CONGRESS AND 6TH AVENUE BETWEEN THE BUILDING AND EXISTING STREET PARKING. ADEQUATE CLEARANCE IS MAINTAINED BETWEEN THE BUILDING AND PROPOSED SIDEWALK CONTAINER TREES.

   1B. THE LOCATIONS OF ALL POINTS OF VEHICULAR INGRESS AND EGRESS SHALL BE PERPENDICULAR TO THE INTERSECTING STREET. POINTS OF INGRESS AND EGRESS POINTS SHALL BE DESIGNED TO MINIMIZE VEHICULAR/PEDESTRIAN AND VEHICULAR/BICYCLE CONFLICTS. ADEQUATE STORAGE FOR VEHICULAR QUEUING AT PARKING FACILITIES SHALL BE CONTAINED ON SITE. RIGHT TURN BAYS ARE STRONGLY DISCOURAGED. POINTS OF INGRESS AND EGRESS SHALL BE MINIMIZED WHEREEVER POSSIBLE. ADDITIONAL TEMPORARY INGRESS AND EGRESS LOCATIONS MAY BE PERMITTED FOR PARKING STRUCTURES WHEN OCCASIONAL HIGH PEAK PERIOD TRAFFIC FLOWS (I.E. PARKING PARKING FACILITIES FOR EVENT VENUES) ARE ANTICIPATED.
   NO VEHICULAR INGRESS OR EGRESS IS PROPOSED.

5.12.7. RIO NUEVO AREA (RNA) ZONING DESIGN STANDARDS

D | SITE DESIGN STANDARDS

2 PARKING

2A GENERAL PARKING STANDARDS ARE LISTED IN SECTION 7.4. SOME PROPERTIES IN THE RNA MAY ALSO BE LOCATED IN THE DOWNTOWN PARKING DISTRICT WHICH ALLOWS FOR A REDUCTION IN THE NUMBER OF SPACES AS PROVIDED IN SECTION 7.4.5.B.

PROJECT IS LOCATED IN THE DOWNTOWN PARKING DISTRICT. PER 7.4.5.B.1: NO ADDITIONAL MOTOR VEHICLE OR BICYCLE PARKING SPACES ARE REQUIRED FOR A CHANGE OF USE WHICH DOES NOT EXPAND THE EXISTING BUILDING.

2B SCREENING OF PARKING - ALL NEW PARKING SHALL BE DESIGNED SO THAT VEHICLES ARE NOT VISIBLE FROM THE ADJOINING STREET LEVEL, THROUGH INCORPORATION OF PEDESTRIAN ARCADES, OCCUPIED SPACE, OR DISPLAY SPACE.

NO NEW PARKING AREAS PROPOSED.

2C EMPLOYEE PARKING - EMPLOYEE PARKING FOR ALL USES SHOULD BE PROVIDED AT REMOTE LOCATIONS IN ORDER TO MAXIMIZE THE AVAILABILITY OF SPACE FOR DEVELOPMENT.

NO EMPLOYEE PARKING PROPOSED.

3 PLAZAS AND OPEN SPACE

3A PLAZAS AND PEDESTRIAN NODES
FIVE PERCENT OF THE GROSS FLOOR AREA OF NEW CONSTRUCTION SHALL BE PROVIDED IN PUBLIC PLAZAS OR COURTYARDS. OPEN SPACE PLAZAS, COURTYARDS, AND PATIOS ARE LANDSCAPED OUTDOOR AREAS DESIGNED TO ACCOMMODATE MULTIPLE USES, FROM LARGE GATHERINGS OF THE PEOPLE FOR PERFORMING ARTS TO SMALLER GATHERINGS. THE PLAZAS AND COURTYARDS WILL BE ONE OF THE WAYS THAT SPACES AND USES CAN BE LINKED. THE REQUIREMENT OF THIS SECTION MAY BE WAIVED OR REDUCED BY THE PDSD DIRECTOR UPON A WRITTEN FINDING DURING THE REVIEW PROCESS THAT THE ENHANCES THE DOWNTOWN PEDESTRIAN ENVIRONMENT EVEN WITH A SMALLER PERCENT OR ELIMINATION OF THE REQUIREMENT.

NO NEW CONSTRUCTION IS PROPOSED. EXISTING EMPIRE PATIO AND RECESSED ENTRIES TOTAL ROUGHLY 550 SF / EXISTING GROSS FLOOR AREA OF 11,766 SF = 4.7%.

3B VIEWSHED CORRIDORS
VIEWS OF ALL HISTORIC PROPERTIES AND ALL NATURAL ELEMENTS SURROUNDING THE DOWNTOWN SHOULD BE CONSIDERED DURING DESIGN. PLAZAS, COURTYARDS, AND OPEN SPACES SHALL BE SITED TO INCLUDE VIEWS TO OTHER PUBLIC SPACES, WHERE FEASIBLE.

THE EXISTING CONTRIBUTING BUILDING IS RETAINED, AND NO NEW CONSTRUCTION WILL ALTER EXISTING VIEWSHEDS OF ADJACENT HISTORIC PROPERTIES OR NATURAL ELEMENTS.

3C LINKAGES (PHYSICAL AND VISUAL)
NEIGHBORHOOD LINKAGES SHALL BE MAINTAINED THROUGHOUT DOWNTOWN.

THIS PROJECT DOES NOT PROPOSE TO INTERRUPT ANY NEIGHBORHOOD LINKAGES.

4 STREETSCAPE

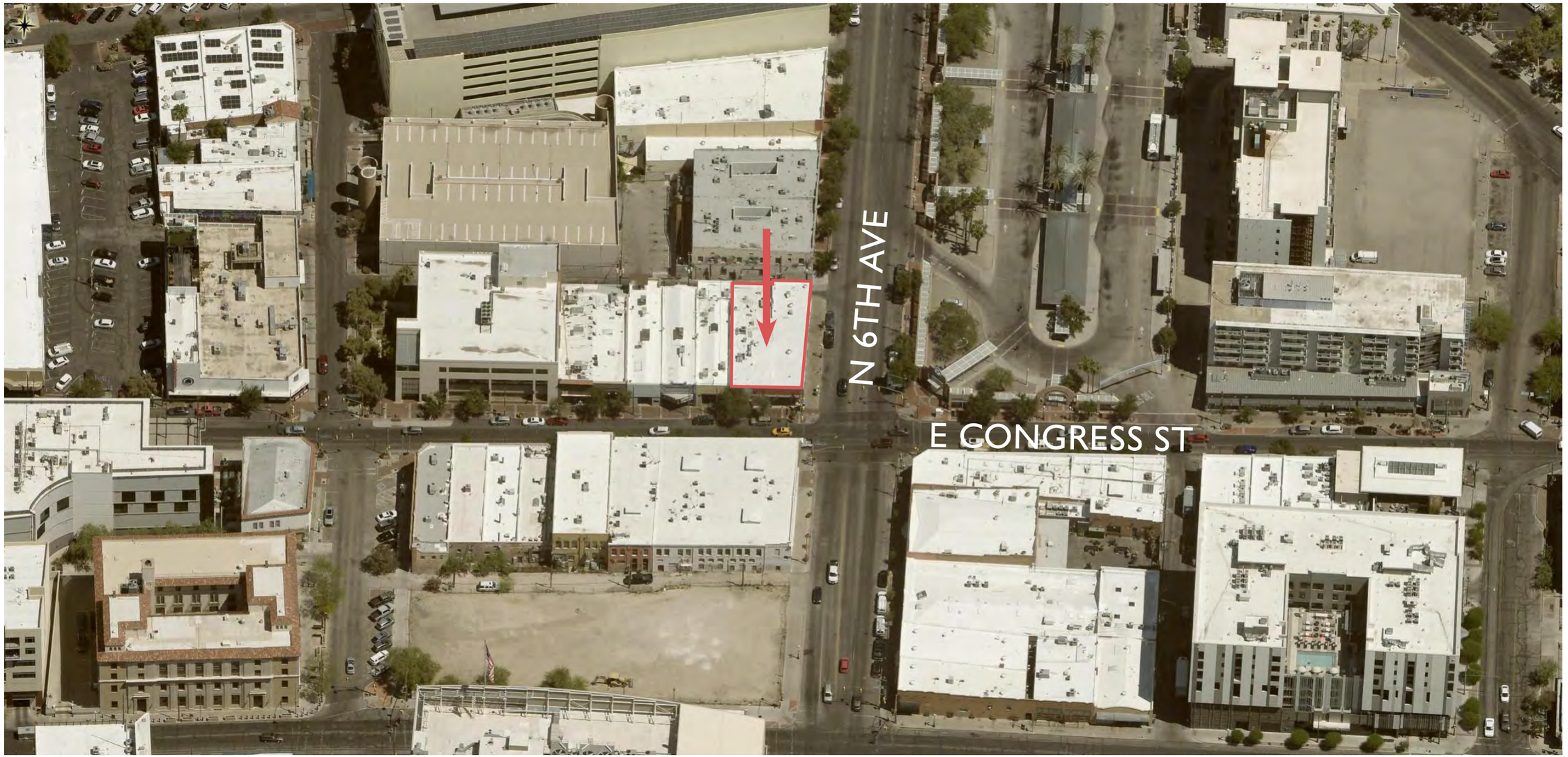
4A STREETSCAPES MUST BE CONSISTENT WITH THE STREETSCAPE DESIGN POLICY. IN STREETSCAPE DESIGN, PRIORITY IS GIVEN TO PEDESTRIANS.

THIS PROJECT MAINTAINS THE EXISTING STREETSCAPE, AND ENHANCES PEDESTRIAN EXPERIENCE BY THE PROPOSED ADDITION OF SIDEWALK PLANTERS.

4B SHADE SHALL BE PROVIDED FOR AT LEAST 50 PERCENT OF ALL SIDEWALKS AND PEDESTRIAN PATHWAYS AS MEASURED AT 12:00 P.M. ON JUNE 21 WHEN THE SUN IS 80° ABOVE THE HORIZON (BASED ON 32°N LATITUDE). SHADE MAY BE PROVIDED BY ARCADES, CANOPIES, OR SHADE STRUCTURES, PROVIDED THEY AND THEIR LOCATION AND DESIGN CHARACTERISTICS ARE COMPATIBLE WITH THE PREVAILING AND DESIGN CONTEXT OF THE STREET AND THE ARCHITECTURAL INTEGRITY OF THE BUILDING. DECIDUOUS TREES, AS PROPOSED IN THE DOWNTOWN COMPREHENSIVE STREET TREE PLAN, ARE ENCOURAGED TO SUPPLEMENT EXISTING EVERGREEN TREES. THE USE OF PLANTINGS AND SHADE STRUCTURES IN THE CITY RIGHT-OF-WAY ARE PERMITTED TO MEET THIS STANDARD WITH THE APPROVAL OF THE DEPARTMENT OF TRANSPORTATION. THE SHADE PROVIDED BY A BUILDING MAY SERVE TO MEET THIS STANDARD.

THERE ARE TWO EXISTING SHADE TREES IN THE SOUTHERN SIDEWALK. THE MAIN ENTRY IS RECESSED INTO THE BUILDING, PROVIDING SOME ADDITIONAL SHADE FROM THE ROOF ABOVE. ADDITIONAL IN-GROUND SIDEWALK TREES ARE NOT FEASIBLE ON THE EAST SIDE AS THE EXISTING SIDEWALK IS BUILT ENTIRELY OVER THE ORIGINAL BASEMENT CONTAINER TREES LARGE ENOUGH TO PROVIDE SHADE CANOPY CANNOT FEASIBLY BE

(CONT.)
PLACED ON THE SIDEWALK. SEE SUBMITTED STRUCTURAL ENGINEER'S MEMO EXPLAINING THE BEARING LIMITATIONS OF THE SIDEWALK / BASEMENT CEILING SYSTEM. THERE IS A DEFUNCT AWNING SYSTEM THAT CANNOT BE REUSED DUE TO CURRENT CONFIGURATION OF THE TRAFFIC SIGNAL AT THE SOUTHEAST CORNER. IN THE SPIRIT OF THE ORDINANCE, (4) PLANTERS (48" L X 30" W X 36" H) PROPOSED ALONG EAST SIDEWALK TO PROVIDE BUFFER FROM ROAD.


N 6TH AVE
E CONGRESS ST



The original building that stood at the corner of 6th Ave. and Congress St. was a three room mud adobe building that served as Tucson's first purpose-built school. The school was built entirely with funds donated by citizens of Tucson, totaling around $12,000: "Not a cent of the public money has been expended in the erection of this building, and we owe it to the ladies of Tucson[...]". Completed in October of 1875, the building stood until being sold on Christmas Eve, 1900 to make way for commercial development in a rapidly changing downtown. Among the school's notable attendees was Mrs. Dave Bloom, ca. 1890.

-The History of Tucson School District 1







The only visible elements of the original two-story, Italianate-style building are the brick masonry and arched openings at the rear façade in the alley.

Based upon the physical evidence of the complete, one-story Art Deco parapet

at the side elevation, it may have been possible that the original second story was removed during the 1931 remodel project. Did a fire necessitate the removal of the irreparable upper story? Such reconstruction action was the case at the originally three-story Hotel Congress after its fire on 22 January 1934. - DWR

- Historic Property Inventory Form







The Art Deco upper facades and lower storefronts also contribute to the significance of the whole building for they remained untouched by the International-style remodeling and survived through the end of the period of significance in 1968.

At the north end of the side elevation, the Art Deco upper façade has angular folds and triangular (zigzag) articulation above the (covered) transom window. The south bay of three small storefronts has well-preserved Art Deco display cases floating above recessed black marble spandrels.

- Historic Property Inventory Form









Storefront on south façade angles inward from the parapet wall above. The storefront windows are formed by glass display cases "floating" above the sidewalk on recessed Roman brick spandrel walls. Terrazzo flooring with "David Bloom & Sons" logo still covers the recessed entry area. Glass entrance doors are rare surviving examples of the frameless "Herculite" type. Mill finish aluminum frames outline the glass windows and display cases. Steel pipe columns (originally clad in aluminum) support the upper facade of building. The walls are finished with smooth stucco.

- Historic Property Inventory Form







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, 1300 W. Washington, Phoenix, AZ 85007*

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 117-12-1280 Survey Area: Downtown Tucson Historic District

Historic Name(s): Dave Bloom Store
(*Enter the name(s), if any that best reflects the property's historic importance.*)

Address: 137 E. Congress Street
City or Town: Tucson ☒ vicinity County: Pima Tax Parcel No.: 117-12-1280
Township: 14S Range: 13E Section: 12 Quarter Section: SE Acreage: <1

Block: 195 Lot(s): 12 Plat (Addition): Tucson Townsite Year of plat (addition): 1871

UTM reference: Zone 12 Easting: 502934 Northing: 3565055 USGS 7.5' quad map: Tucson, Arizona

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

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

Construction Date: 1905 ☐known ☒ estimated (source: Pima County Assessor)

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.

Historic:
COMMERCE/Specialty store
Current:
COMMERCE/Restaurant

Sources:
Sanborn maps, field observation

PHOTO INFORMATION
Date of photo: 11/11/2011
View Direction (*looking towards*)
North
Negative No.: DSC06539



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 or a master, or possesses high artistic values.)

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

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): The 2010 remodeling changed the character-defining recessed entry into an open dining patio. The height of the storefront opening was lowered by infilling the transom area with stucco on frame. The matching, raised display window cases atop stack-bond Roman brick were removed from either side of entry and replaced by low steel fences at opening. The storefront entrance and full-width transom was removed and replaced deeper into the building. Upper wall and side piers were veneered with stucco. Postmodern metal ornament was mounted at parapet. Changes adversely affect the essential character-defining elements of the 1948 International-style façade.

3. SETTING (Describe the natural and/or built environment around the property) Describe how the setting has changed since the property's period of significance: Urban setting of canyon-like streetscape; deep brick sidewalk at building storefront; minimal landscaping of a few trees; modern streetcar tracks and stops.

4. MATERIALS (*Describe the materials used in the following elements of the property)*
Walls (structure): Brick Foundation: Concrete or stone Roof: Rolled asphalt
Windows: Aluminum storefront What were they originally? Aluminum or bronze
Wall Sheathing: Stucco If sheathing altered, what was it originally? Brick

5. WORKMANSHIP (*Describe the distinctive elements, if any, of craftsmanship or method of construction*)
No historic materials or workmanship survive.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)
☐ Individually listed; ☐Contributor ☐Non-contributor to _____ 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: Integrity loss: no historic form or fabric visible

FORM COMPLETED BY:
Name and Affiliation: Don W. Ryden, AIA – Ryden Architects, Inc. Date: 15 January 2015
Mailing Address: 902 W. McDowell Rd, Phoenix, AZ 85007 Phone No.:602-253-5381

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property 137 E. Congress Street Tucson, AZ Continuation Sheet No. 1
==========

A. HISTORIC EVENTS/TRENDS (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.)

The original 1905 retail store at 137 E. Congress has been remodeled several times (1931, 1948, and 2010) in response to changing popular taste and economic conditions of Downtown Tucson. The 1948 remodel transformed the pre-WWII façade to International style which expressed optimism for the future. The feeling of the mid-20th-century Modern storefront was lost when the "David Bloom & Sons" retail store was converted in 2010 to a restaurant.

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

None determined.

C. ARCHITECTURE (describe how the property embodies the distinctive characteristics of a type, period, or method of construction.)

Due to inappropriate remodeling, the façade has irretrievably lost its integrity of design, materials, workmanship, and feeling so that it no longer conveys its significance as a Modern-period contributor to the Downtown Tucson Historic District. It has lost not only its major and minor character-defining elements of style but also its essential elements of form, proportion, façade composition, spaces, and openings.

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

None.

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, 1300 W. Washington, Phoenix, AZ 85007*

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: 117-12-1290 Survey Area: Downtown Tucson Historic District

Historic Name(s): Dave Bloom Store (Hydra)
(*Enter the name(s), if any that best reflects the property's historic importance.*)

Address: 145 E. Congress Street
City or Town: Tucson ☒ vicinity County: Pima Tax Parcel No.: 117-12-1290
Township: 14S Range: 13E Section: 12 Quarter Section: SE Acreage: <1

Block: 195 Lot(s): 13 Plat (Addition): Tucson Townsite Year of plat (addition): 1871

UTM reference: Zone 12 Easting: 502943 Northing: 3565055 USGS 7.5' quad map: Tucson, Arizona

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

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

Construction Date: 1905 ☐known ☒ estimated (source: Pima County Assessor)

STRUCTURAL CONDITION

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

☒ Fair (*some problems apparent*) Describe: Weathering of finishes; maintenance needed. Older facades at N end of east façade require preservation.

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

☐ Ruin/Uninhabitable

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

Historic and Current:
COMMERCE/Specialty store

Sources:
Sanborn maps, field observation

PHOTO INFORMATION
Date of photo: 1/25/2012
View Direction (*looking towards*)
Northwest
Negative No.: DSC08008



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.)

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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): Original Commercial-style façade changed to Art Deco in 1931 and then to International style after 1949 (per Sanborn Map). The front façade and most of the side façade retain their design integrity of International style. The secondary east side of the building is notable for also distinctly retaining two earlier styles at three small shop facades near the rear of the building. These surviving storefronts do not have the level of integrity or condition seen in the International-style treatments of the building.

3. SETTING (Describe the natural and/or built environment around the property) Describe how the setting has changed since the property's period of significance: Urban setting of canyon-like streetscape; deep brick sidewalk at building storefront; minimal landscaping of a few trees; modern streetcar tracks and stops.

4. MATERIALS (*Describe the materials used in the following elements of the property)*
Walls (structure): Brick Foundation: Concrete or stone Roof: Rolled asphalt
Windows: Aluminum fixed What were they originally? n/a
Wall Sheathing: Stucco If sheathing altered, what was it originally? Brick

5. WORKMANSHIP (*Describe the distinctive elements, if any, of craftsmanship or method of construction*)
Roman brick masonry, aluminum display windows (floating and punched), aluminum-clad pipe columns, and terrazzo flooring show exceptional craftsmanship in the characteristic materials of International style.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)
☐ Individually listed; ☐Contributor ☐Non-contributor to _____ 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: Don W. Ryden, AIA – Ryden Architects, Inc. Date: 15 January 2015
Mailing Address: 902 W. McDowell Rd, Phoenix, AZ 85007 Phone No.:602-253-5381

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

Name of property 145 E. Congress Street Tucson, AZ Continuation Sheet No. 1
==========

A. HISTORIC EVENTS/TRENDS (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.)

This 1949 International-style retail facade reflects the architectural evolution of the building in its surviving remnants of 1905 Italianate masonry and 1931 Art Deco-style features. This series of styles are associated with major economic changes in Downtown Tucson.

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

None determined.

C. ARCHITECTURE (describe how the property embodies the distinctive characteristics of a type, period, or method of construction.)

As an excellent example of International-style commercial architecture, the "David Bloom & Sons" store at 145 E. Congress is eligible for listing on the National Register as a contributor to the Downtown Tucson Historic District. Furthermore, its surviving secondary shop facades near the rear of the side façade provide insight into the architectural evolution of the building (and of Downtown Tucson) through a distinct series of stylistic up-dates. The Art Deco upper facades and lower storefronts also contribute to the significance of the whole building for they remained untouched by the International-style remodeling and survived through the end of the period of significance in 1968. The only visible elements of the original two-story, Italianate-style building are the brick masonry and arched openings at the rear façade in the alley.

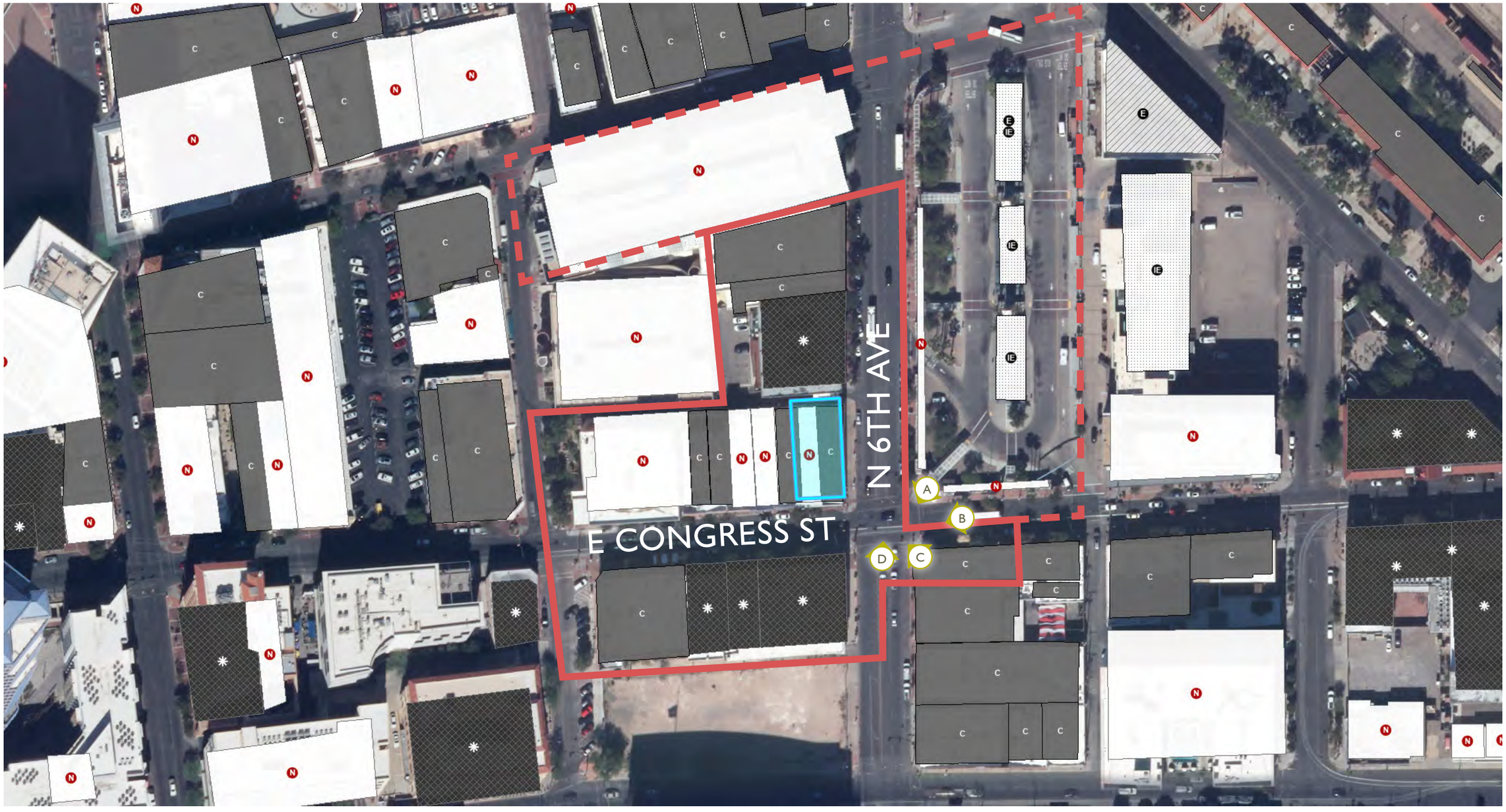
This single-story International-style building on a corner lot has simple box-like massing. Storefront on south façade angles inward from the parapet wall above. (Similar in form to the 1941 "Town Shops" façade at 135 E. Congress.) The storefront windows are formed by glass display cases "floating" above the sidewalk on recessed Roman brick spandrel walls. Terrazzo flooring with "David Bloom & Sons" logo still covers the recessed entry area. The opening for the storefront is edged with neon lighting. Glass entrance doors are rare surviving examples of the frameless "Herculite" type. Mill finish aluminum frames outline the glass windows and display cases. Four square display windows are cut into side façade. Steel pipe columns (originally clad in aluminum) support the upper facade of building. The walls are finished with smooth stucco. The parapet tops have no trim or coping.

At the north end of the side elevation, the Art Deco upper façade has angular folds and triangular (zigzag) articulation above the (covered) transom window. The south bay of three small storefronts has well-preserved Art Deco display cases floating above recessed black marble spandrels.

[Recommendation for further investigation: Based upon the physical evidence of the complete, one-story Art Deco parapet at the side elevation, it may have been possible that the original second story was removed during the 1931 remodel project. Did a fire necessitate the removal of the irreparable upper story? Such reconstruction action was the case at the originally three-story Hotel Congress after its fire on 22 January 1934. - DWR]

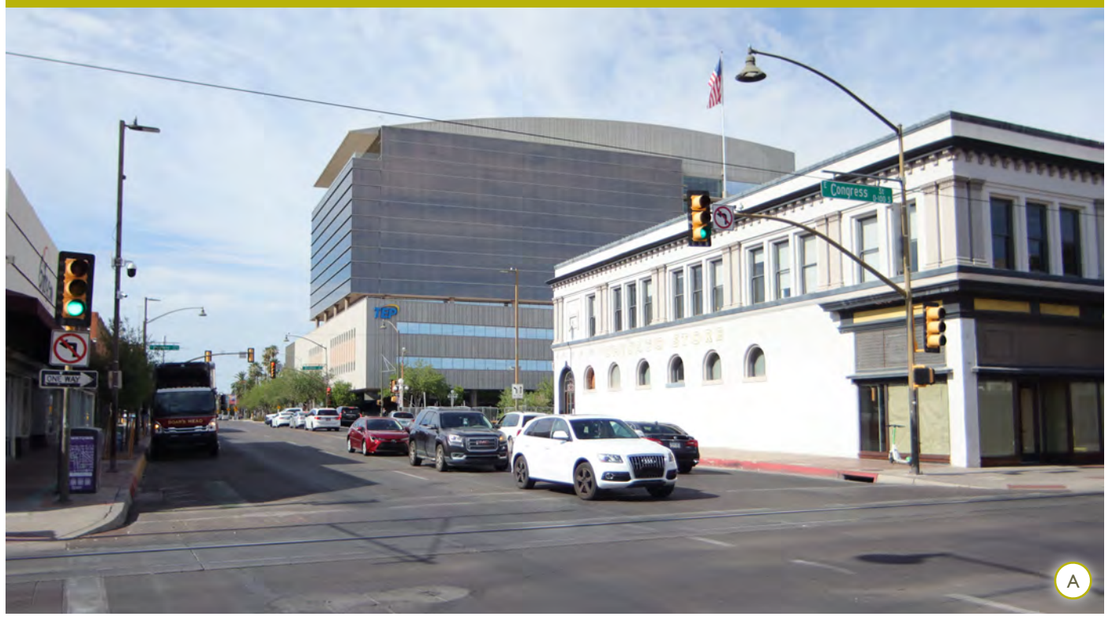
Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None.

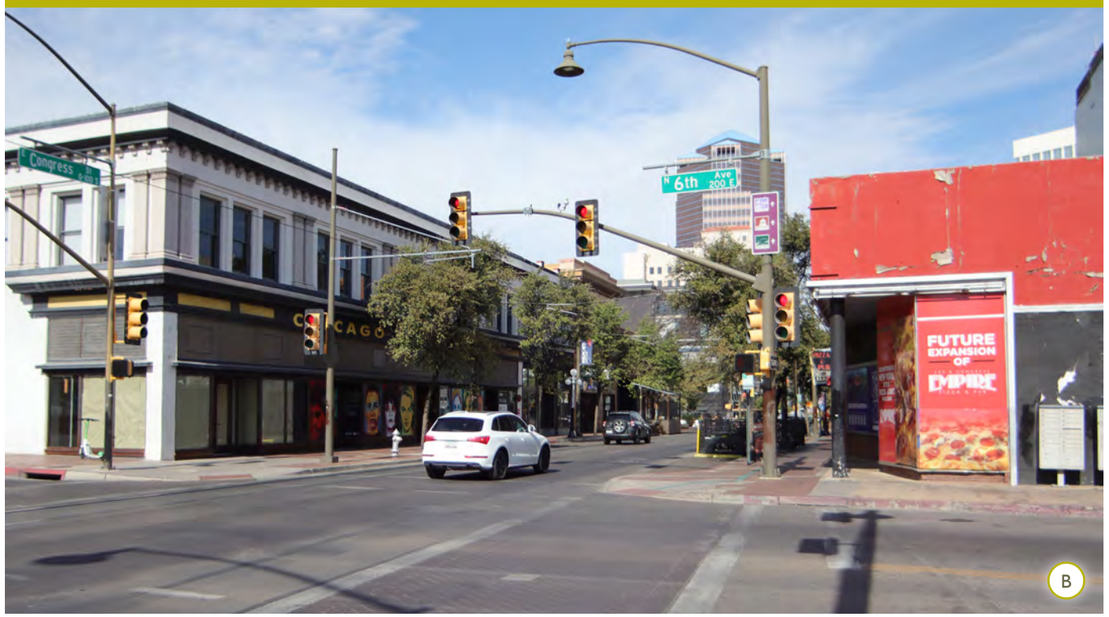


DEVELOPMENT ZONE
EXCLUDED PUBLIC STRUCTURES

NORTHEAST CORNER LOOKING SOUTHWEST



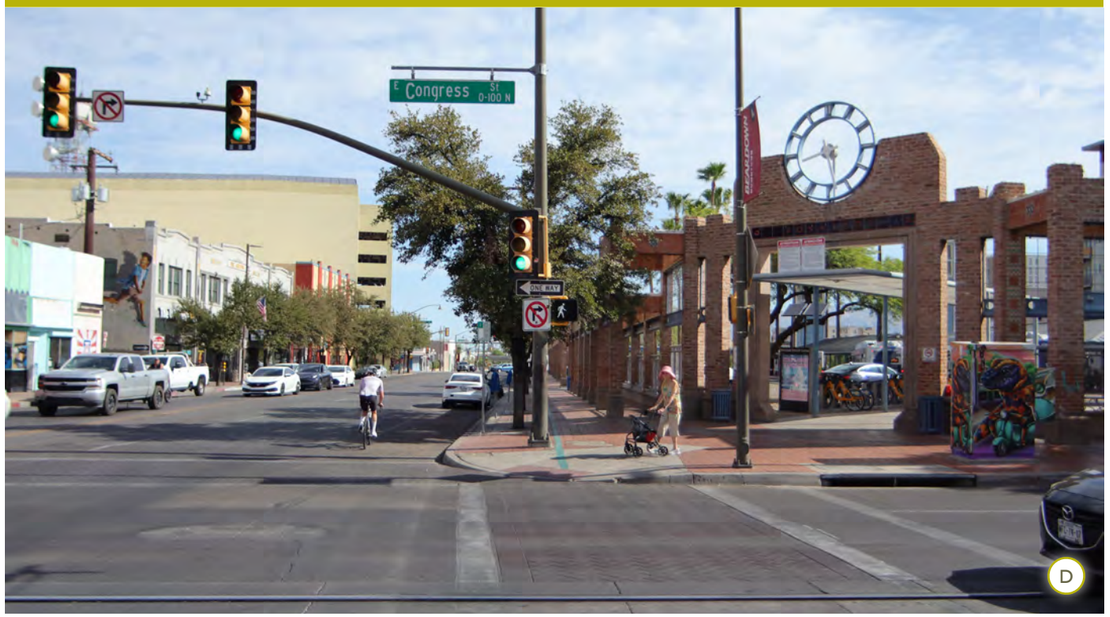
NORTHEAST CORNER LOOKING WEST



SOUTHEAST CORNER LOOKING NORTHWEST



SOUTHEAST CORNER LOOKING NORTH




N 6th Ave
200 E
EMPIRE
EMPIRE
PICK UP

EXT. SPANDREL



EXISTING ROMAN BRICK

EXT. WALLS



RAKED STUCCO
SHERWIN-WILLIAMS
SW 9043 “Aquastone”

EXT. WALLS



SMOOTH STUCCO
SW 6683 “Bee”

ACCENT TRIM



MILL-FINISH
ALUMINUM

WINDOW FRAMES



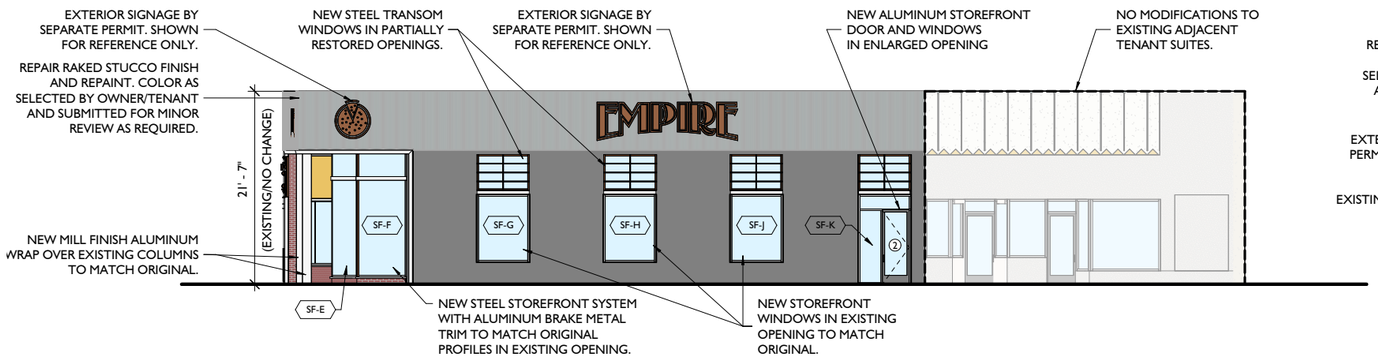
RAW STEEL

PLANTER

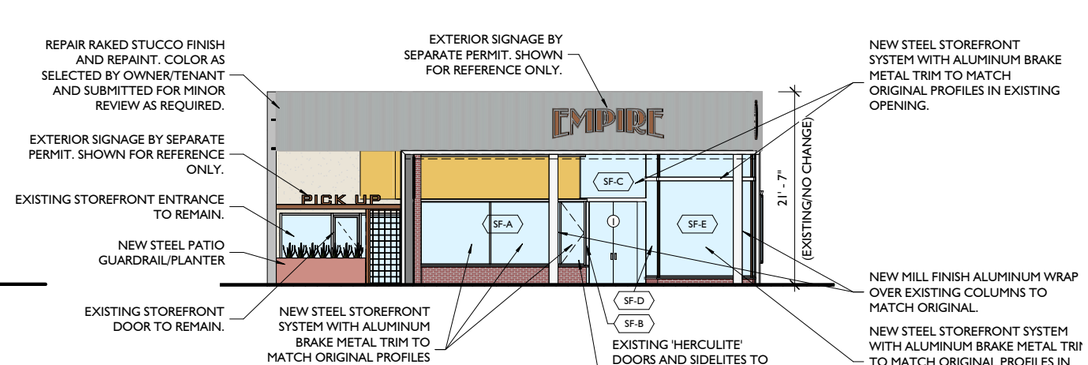


OLD TOWN FIBERGLASS
STANDARD RECTANGLE
RL483036 TOAST 08-O

REFERENCE EAST ELEVATION



REFERENCE SOUTH ELEVATION



10/22/2026 11:33:38 AM

EMPIRE PIZZA EXPANSION

137 & 145 E CONGRESS ST, TUCSON AZ 85701

SHELL IMPROVEMENT PACKAGE

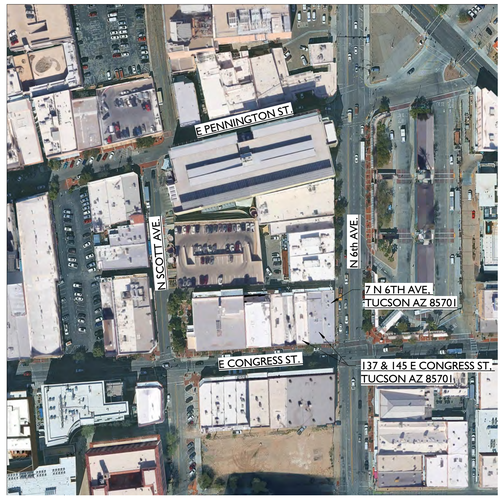


SHEET INDEX

ARCHITECTURAL

A0.0	COVER SHEET, CONTACT AND SHEET INDEX
A1.0	REFERENCE SITE PLAN
L1.0	LANDSCAPE PLAN
A1.1	LEVEL 1 - LIFE SAFETY PLAN
AD1.0	DEMOLITION FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A5.0	BUILDING ELEVATIONS
P1.0	EXTERIOR RENDERING
A8.0	DOOR & WINDOW ELEVATIONS

LOCATION MAP



LEGAL DESCRIPTION

PTN E615' LOT 2 19.70 AC SEC 13-14-14

SCOPE OF WORK

EXTERIOR RESTORATION OF BUILDING TO INCLUDE STUCCO REPAIR, STOREFRONT WINDOW REPLACEMENT, REPLACEMENT OF ALUMINUM COLUMN CLADDING, INSTALLATION OF NEW TRANSOM WINDOWS IN PARTIALLY RESTORED ROUGH OPENINGS, MODIFICATION OF ONE OPENING TO PROVIDE NEW EGRESS DOOR, AND INSTALLATION OF SIDEWALK PLANTERS W/ HOPSEED BUSHES ON EAST FRONTAGE. ALL INTERIOR WORK IS BY SEPARATE TENANT IMPROVEMENT PLAN AND PERMIT AND SHOWN FOR REFERENCE ONLY.

SITE DATA

1. TAX ID: 117-12-1290
2. CURRENT ZONING= C-1
3. SITE AREA= 5,883 SQUARE FEET, OR 0.14 ACRES
4. BUILDING AREA= 11,766 SF
5. FAR: N/A
6. PARKING: N/A
7. LOADING ZONE: N/A
8. ACCESSIBLE PARKING: N/A

SEPARATE PERMITS

1. INTERIOR TENANT IMPROVEMENT PLANS
2. EXTERIOR SIGNAGE

DEFERRED SUBMITTALS

1. N/A

SPECIAL INSPECTIONS

1. N/A

NOTES

1. ALL CONDITIONS TO BE FIELD VERIFIED WITH ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT PRIOR TO START OF CONSTRUCTION
2. ALL MATERIALS AND FINISHES TO BE VERIFIED WITH ARCHITECT AND TENANT PRIOR TO ORDER AND INSTALLATION.
3. GC TO PROVIDE ALL SUBS WITH COMPLETE SET(S) OF PLANS-NO ADD SERVICE/CHANGE ORDERS WILL BE ALLOWED FOR FAILURE TO COORDINATE COMPLETE DRAWING SET(S).

CONTACTS

ARCHITECT
A23 STUDIOS
711 E. 9TH STREET
TUCSON, AZ 85719
P 520.245.4010
CONTACT: BURAK BEKAT

TENANT
EMPIRE PIZZA
137 E. CONGRESS ST.
TUCSON, AZ 85701
P 520.882.7499
CONTACT: DAVID FURMANSKI

CONTRACTOR
G&J DEVELOPMENT
6005 S BELVEDERE AVE
TUCSON, AZ 85706
P 520.745.1151
CONTACT: GARETT CUNNINGHAM

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE CITY, COUNTY AND STATE CODES CONFORM TO THE INDUSTRIAL COMMISSION OF THE ARIZONA 'GENERAL CONSTRUCTION SAFETY CODE' AND OSHA REQUIREMENTS. REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REQUIREMENTS.
2. CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL CONDITIONS AND BRING ANY DISCREPANCIES FROM THE DRAWINGS TO THE ARCHITECTS ATTENTION PRIOR TO BIDDING/CONSTRUCTION.
3. CONTRACTOR SHALL SCHEDULE AND COORDINATE WORK, VERIFY DELIVERY DATES FOR ANY LONG LEAD ITEMS & MATERIALS TO ENSURE THEIR INSTALLATION IN THEIR PROPER SEQUENCE OF THE JOB.
4. PROVIDE TWO YEARS GUARANTEE FOR MATERIALS AND WORKMANSHIP.
5. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION. DO NOT SCALE DRAWINGS.
6. ALL DIMENSIONS FOR INTERIOR WALLS USUALLY ARE TO CENTER LINE OF WALL UNLESS OTHERWISE NOTED.
7. DETAILS ARE USUALLY KEYED ONCE ON THE PLANS OR ELEVATIONS AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AS WELL AS REMOVE DEBRIS AND AND MATERIALS COMPLETELY FROM SITE UPON COMPLETION OF WORK. MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES.
9. CARE SHOULD BE TAKEN TO PROTECT AND PRESERVE ANY EXISTING TREES AND SHRUBS THAT ARE ON SITE.
10. ALL DRYWALL SURFACES TO RECEIVE TAPE, TEXTURE AND PAINT.
11. DO NOT USE PAINTS, PRIMERS, SEALERS OR GLUES THAT EMIT FLAMMABLE, TOXIC OR NOXIOUS FUMES. EACH TRADE SHALL BE RESPONSIBLE TO VERIFY THE MATERIALS TO BE USED AND COMPLY WITH THE MANUFACTURERS WRITTEN INSTRUCTION FOR THEIR USE AND/OR INDUSTRIAL ASSOCIATION STANDARDS.
12. FRAMING CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS FOR BACKING AND/OR BLOCKING REQUIRED FOR MOUNTING MILLWORK, SPECIAL EQUIPMENT AND OTHER ITEMS.
13. CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONSTRUCTION DAMAGED BY THIS WORK AND AS REQUIRED TO MATCH EXISTING UNDAMAGED FINISHES.
14. CONTRACTOR SHALL INCLUDE KEYING OF LOCKS ON NEW DOORS AND PROVIDE TWO SETS OF KEYS PER NEW LOCK. VERIFY ALL REQUIREMENTS WITH OWNER/TENANT.
15. APPLY SOIL STERILIZER TO THE LIMITS OF THE PAVED AREA. TAKE CARE NOT TO CONTAMINATE AREAS DEFINED AS PLANTERS.
16. PROVIDE SOILS REPORT BY AN ARIZONA LICENSED GEOTECHNICAL ENGINEER FOR THE FILL PLACEMENT UNDER SLAB.

CODE REVIEW CHECKLIST

CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

JOB ADDRESS	137 & 145 E CONGRESS ST. 7 N 6TH AVE.	ARCHITECT	Burak Bekat
SIGNATURE		DATE	07.30.2026

CODE ANALYSIS DATA

SUMMARY OF GOVERNING REGULATIONS

BUILDING CODE	TITLE	EDITION	LOCAL AMENDMENTS
BUILDING CODE	IBC	2024	YES
ACCESSIBILITY CODE	ADA / ANSI A117.1	2017	-
MECHANICAL CODE	IMC	2024	YES
ELECTRICAL CODE	NEC	2023	YES
PLUMBING CODE	IPC	2024	YES
FIRE PREVENTION CODE	IFC	2024	YES
ZONING CODE	UDC	2026	-
ENERGY CONSERVATION CODE	IECC	2024	YES
INTERNATIONAL FUEL GAS CODE	IFGC	2024	YES
INTERNATIONAL EXISTING BUILD. CODE	IEBC	2024	YES
COT OUTDOOR LIGHTING CODE		2012	-

GENERAL BUILDING SUMMARY

LOCATION	OCCUPANCY GROUPS	CONSTRUCTION TYPE	SPRINKLER	BUILDING AREA (SQ. FT.)		BUILDING HEIGHT (FT. / # OF STORIES)	
				ALLOWABLE	PROPOSED	ALLOWABLE	PROPOSED
137 & 145 E CONGRESS ST.	A-2	III-B	Y	38,000 S.F.	EXISTING 11,766 S.F.	75'-0" 3 STORY	EXISTING 22'-0" 1 STORY

MIXED USE (Y/N)	Y
SEPERATED USE (Y/N)	Y
SPECIAL USES & OCCUPANCY (Y/N)	N
CONDITIONS APPLICABLE	N/A

FIRE AREA	OCC GROUPS	FIRE AREA	OCC GROUPS	FIRE AREA	OCC GROUPS	FIRE AREA	OCC GROUPS
A	N/A	C	N/A	E	N/A	G	N/A
B	N/A	D	N/A	F	N/A	H	N/A

ALLOWABLE AREA CALCULATIONS

AREA MODIFICATIONS (IBC 506) - THIS PROJECT ONLY - TYPE A-2 OCCUPANCY	
ALLOWABLE AREA PER FLOOR (Aa)	-
TABULAR AREA PER FLOOR (Aa)	-
AREA INCREASE FOR FRONTAGE (If)	-
AREA INCREASE FOR SPRINKLERS (Is)	-
BUILDING PERIMETER PUBLIC WAY (F)	-
ENTIRE BUILDING PERIMETER (P)	-
MINIMUM WIDTH OF PUBLIC WAY (W)	-
ALLOWABLE AREA (A)	-

NOT APPLICABLE

OCCUPANT LOAD AND EXITING

OCC. LOADS (SEE TABLES 1004.1.1; 1005.1 & 1016.1) - THIS PROJECT ONLY - TYPE A-2 OCCC.			
OCC. LOAD CALC.	TYPE A-2: 1,718 SF/ 15 NET = 119 OCC(S) TYPE A-2 (FUTURE RESTROOMS): 225 SF/ 200 GROSS = 2 OCC(S) TYPE A-2 (KITCHEN): 274 SF/ 200 NET = 2 OCC(S)		
ESTIMATED OCC. LOAD	123 (SHELL ONLY, INDIV. SUITE OCC PER FUTURE TENANT IMPROVEMENT)		
WIDTH AND # OF EXITS	WIDTH: 123 OCC. * 0.2 = 24.6"	REQUIRED: 2 EXITS	PROVIDED: 2 EXITS / 102"
EXIT SIGNS: PROVIDED AND LIGHTED	PANIC HARDWARE: PROVIDED		CORRIDOR PROTECTION: N/A

PLUMBING FIXTURE CALCULATIONS

MIN. PLUMBING FACILITY (SEE TABLES 2902.1) - THIS PROJECT ONLY - TYPE XX OCCUPANCY	
WATER CLOSET	ALL PLUMBING REQUIREMENTS PER FUTURE TENANT IMPROVEMENT
LAVATORIES	ALL PLUMBING REQUIREMENTS PER FUTURE TENANT IMPROVEMENT
SERVICE SINK	ALL PLUMBING REQUIREMENTS PER FUTURE TENANT IMPROVEMENT
DRINKING FOUNTAIN	ALL PLUMBING REQUIREMENTS PER FUTURE TENANT IMPROVEMENT

EMPIRE PIZZA EXPANSION

A23 PROJECT #:24034 DATE:10/12/26

SHELL IMPROVEMENT PACKAGE

REVISIONS △

#	Description	Date

REGISTERED ARCHITECT
54899
ISMAIL BURAK BEKAT
DATE SIGNED
ARIZONA U.S.A.

10_12_2026

A23 STUDIOS
711 E. 9TH STREET
TUCSON, AZ 85719
P 520.245.4010
CONTACT: BURAK BEKAT
www.a23studios.com

Checked: Checker
Issue Date: 10/12/26

Drawing Title

COVER SHEET, CONTACT AND SHEET INDEX

Drawing Number

A0.0

Autodesk Docs://Empire Pizza/24034-Empire_Pizza_Expansion-R23.rvt

10/22/2026 11:33:38 AM



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

SITE PLAN GENERAL NOTES

1. REFER TO LANDSCAPE PLAN FOR ADDITIONAL PLANTER AND VEGETATION INFORMATION.
2. ALL EXISTING SIDEWALKS AND CURBS TO REMAIN AS-IS.
3. NO GRADING OR DRAINAGE IMPROVEMENTS PROPOSED.
4. ALL STREET PARKING TO REMAIN AS-IS, NO NEW PARKING AREAS.
5. ALL SITE APPURTENANCES INCLUDING METERS AND MAIL BOXES TO REMAIN AS-IS.
6. ALL SITE LIGHTING TO REMAIN AS-IS.

A23 PROJECT 24034

EMPIRE PIZZA EXPANSION
137 & 145 E CONGRESS ST. TUCSON AZ 85701
SHELL IMPROVEMENT PACKAGE

ISMAIL BURAK BEKAT
64898
REGISTERED ARCHITECT
10_12_2026

EMPIRE PIZZA

a23 Studios
520.245.4010 phone
www.a23studios.com

These documents establish the general standards of quality and detail for developing a negotiated construction contract. These drawings are the instruments of service and the property of a23 Studios, Inc. All designs and other information on the drawings are for the purposes of the project and shall not be used otherwise without the expressed written permission of a23 Studios, Inc.
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a23 studios
711 EAST 9TH STREET TUCSON AZ 85719
WEBSITE WWW.A23STUDIOS.COM
PHONE 520 245-4010

Revisions

#	Description	Date

Checked: Checker
Issue Date: 10/12/26

Drawing Title

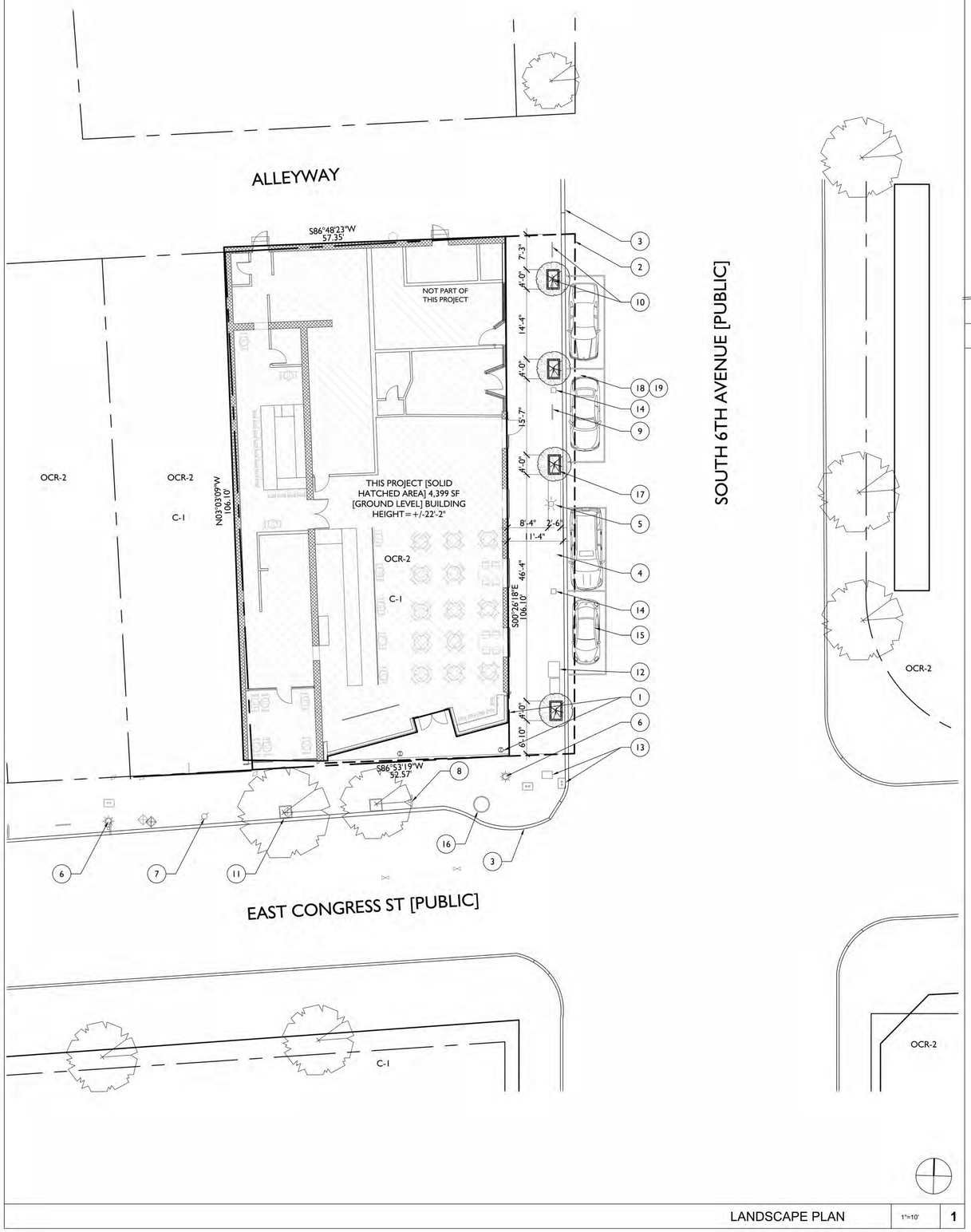
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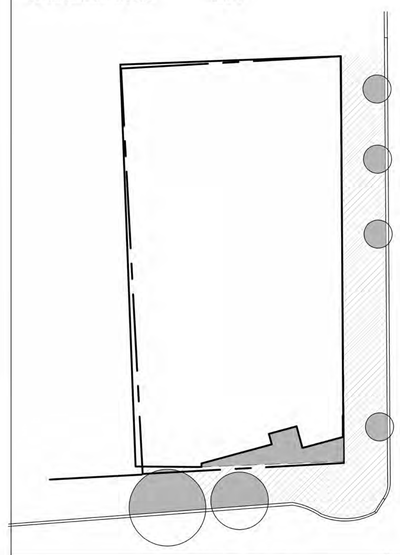


LANDSCAPE PLAN | 1"=10' | 1

SHADE STUDY CALCULATIONS

TOTAL SIDEWALK AREA: 2,137 SF
TOTAL SHADE PROVIDED: 610 SF

TOTAL PERCENT SHADE: 28.5%



SHADE STUDY | 1/16" = 1'-0" | 2

GENERAL NOTES

1. VERIFY LOCATION/ DEPTH OF EXISTING BASEMENT. PLANTER LOCATIONS TO BE VERIFIED WITH STRUCTURAL ENGINEER BEFORE PLACEMENT OF PLANTERS.
2. VERIFY SIGHT VISIBILITY TRIANGLE BEFORE PLACEMENT OF PLANTER/ TREE.
3. MAINTENANCE OF THE PLANTERS, VEGETATION AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER. MAINTAIN CLEAR PATH OF SIDEWALK.

PLANTING NOTES

1. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITY STUBS PRIOR TO CONSTRUCTION AND EXCAVATION TO ASSURE AVAILABILITY OF UTILITY SERVICES. CALL BLUE STAKE PRIOR TO EXCAVATION.
2. ALL TREES SHALL HAVE NURSERY STAKES REMOVED AFTER PLANTING. TREES REQUIRING STAKING SHALL HAVE TWO 2" ROUND STAKES WITH PROTECTIVE STRAPPING ALLOWING THE TREE TO MOVE WITHOUT DAMAGE OR GIRDLING.
3. MULCH SOIL WITH 3/8" SCREENED DECOMPOSED GRANITE. MINIMUM DEPTH 1/2" / MAXIMUM DEPTH 1". COLOR PER OWNER.
4. PLANTING MEDIUM TO BE FREE OF DEBRIS AND PESTS. TYPICAL PLANTING MEDIUM TO CONSIST OF 50% ORGANIC MATERIAL (COCONUT COIR OR SIMILAR); 25% AGED COMPOST; 25% PUMICE.
5. FINISH GRADE OF SOIL AND MULCH 1" BELOW PLANTER RIM.

IRRIGATION NOTES

1. ALL CONTAINER PLANTING TO HAVE AUTOMATIC DRIP OR BUBBLER IRRIGATION.
2. ALL IRRIGATION PIPING TO BE SLEEVED.

KEYNOTES

NOTE: EXISTING INFRASTRUCTURE TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.

1. FOOTPRINT OF PROJECT. EXISTING STRUCTURAL POST AND OVERHANG.
2. APPROXIMATE EXTENT OF EXISTING BASEMENT.
3. EXISTING CONCRETE CURB.
4. EXISTING SIDEWALK. MODIFY PAVEMENT AS REQUIRED FOR NEW WORK.
5. EXISTING HISTORIC PEDESTRIAN STREET LIGHT.
6. EXISTING STREET LIGHT.
7. EXISTING STREET CAR POLE.
8. EXISTING SIGN.
9. EXISTING BICYCLE PARKING.
10. EXISTING BICYCLE PARKING, RELOCATED AS REQUIRED FOR NEW WORK.
11. EXISTING TREE TO REMAIN.
12. EXISTING MAIL BOX TO REMAIN.
13. EXISTING UTILITY BOX (FLUSH WITH PAVEMENT).
14. EXISTING PARKING METER.
15. VEHICLE PARKING.
16. EXISTING CONCRETE PLANTER.
17. NEW FIBERGLASS PLANTER, TYPICAL FOR FOUR (4).
    MANUFACTURER: OLD TOWN FIBERGLASS STANDARD RECTANGLE
    RL483036 TOAST 08-O OR EQUIVALENT.
    DIMENSIONS: 48" L X 30" W X 36" H.
18. TREE PER SCHEDULE.
19. EXTENT OF CANOPY AT MATURITY OF TREE.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	CONTAINER SIZE	QTY	MATURE H/W	NOTES
	Dodonaea viscosa Hopseed Bush	15 Gallon	4	8'-10'/ 6'-10'	
	EXISTING TREE, TYP.				

ISMAIL BURAK BEKAT
No. 54899
REGISTERED LANDSCAPE ARCHITECT
09-14-2026

AMILTA DIELSEA D. MARSHALL
No. 61570
REGISTERED LANDSCAPE ARCHITECT
09-14-2026

A23 PROJECT 24034

EMPIRE PIZZA EXPANSION
137 & 145 E CONGRESS ST, TUCSON AZ 85701
9 N 6TH AVE, TUCSON AZ 85701
LANDSCAPE PLAN

EMPIRE PIZZA

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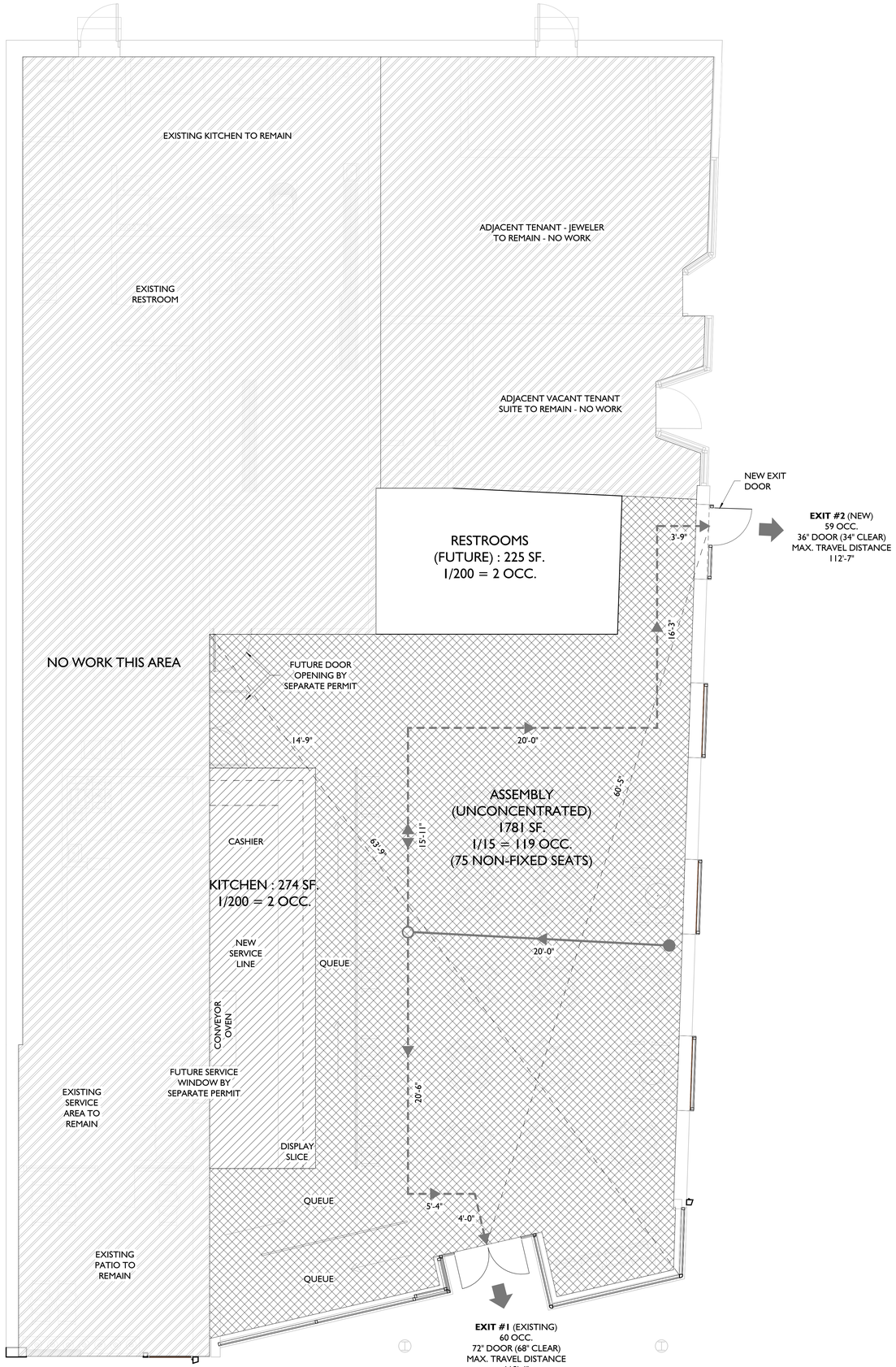
LANDSCAPE PLAN

Drawing Number

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NOTE:

FINAL OCCUPANCY CALCULATIONS AND EGRESS REQUIREMENTS PER SEPARATE INTERIOR TENANT IMPROVEMENT PERMIT. PRELIMINARY OCCUPANCY CALCULATIONS AND EGRESS SHOWN HERE FOR PLANNING PURPOSES ONLY.

ACCESSIBLE ROUTE KEYNOTES

EGRESS SYMBOL LEGEND

- MOST REMOTE POINT
- POINT OF DECISION
- DIRECTION OF TRAVEL
- EXIT
- EXIT ACCESS PATH
- COMMON PATH OF EGRESS
- FIRE EXTINGUISHER CABINET
- PROPERTY LINE
- IMAGINARY PROPERTY LINE
- 2 HOUR RATED WALL / ENCLOSURE
- 1 HOUR RATED ENCLOSURE
- MATCH LINE

FLOOR PLAN - LEVEL 1 EGRESS PLAN | 1/4" = 1'-0" | 1

A23 PROJECT 24034

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SHELL IMPROVEMENT PACKAGE



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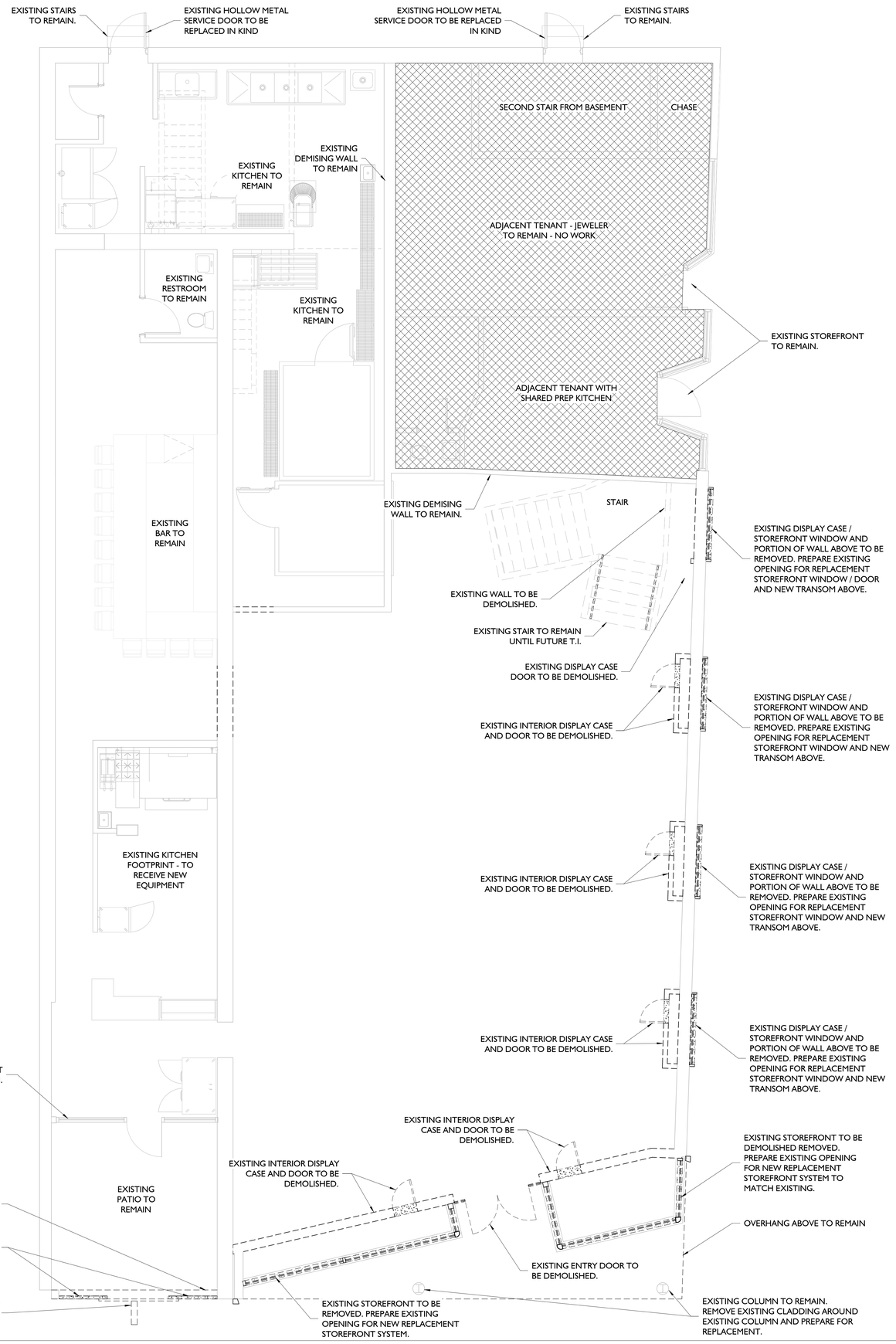
LEVEL 1 - LIFE SAFETY PLAN

Drawing Number

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FIRST FLOOR DEMO PLAN | 1/4" = 1'-0" | 1

DEMOLITION GENERAL NOTES

1. THE WORD 'ARCHITECT' AS USED IN THESE DOCUMENTS REFERS TO THE BUILDING ARCHITECT, A23 STUDIOS.
2. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SUPERCEDES ANY DIMENSIONAL INFORMATION INDICATED. IF DISCREPANCIES OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
3. THE WORD 'PROVIDE' AS USED IN THESE DOCUMENTS MEANS FURNISH AND INSTALL.
4. THE WORD 'CLEAR' AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT. CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE OF MAJOR SURFACE. COORDINATE REQUIREMENTS FOR BASE BOARD OR OTHER PROTRUSIONS WITH ARCHITECT.
5. THE WORD 'MAXIMUM' AS USED IN THESE DOCUMENTS SHALL MEAN THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY GREATER THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.
6. THE WORD 'MINIMUM' AS USED IN THESE DOCUMENTS SHALL MEAN THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.
7. THE WORD 'TYPICAL' AS USED IN THESE DOCUMENTS SHALL MEAN THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
8. THE SYMBOL '±' AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUANTITY IS ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS. IF ACTUAL DIMENSION VARIES BY MORE THAN 1" FROM DIMENSION NOTED AS '±', INFORM ARCHITECT BEFORE PROCEEDING.
9. G.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY OMISSIONS, DISCREPANCIES, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
10. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
11. G.C. TO SUBMIT ALL SUBCONTRACTOR SHOP DRAWINGS AND SUBMITTALS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION OR INSTALLATION OF ANY ITEMS. REQUIRED SHOP DRAWING SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO:
    A. MILLWORK
    B. H.V.A.C.
    C. PLUMBING
    D. ELECTRICAL
    E. GLASS AND GLAZING
    F. ALL ITEMS ON FINISH LEGEND
    G. DOOR HARDWARE
    H. 2'x2' WALL FINISH SAMPLE
    I. PAINTING AND WALL COVERING
12. DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS UNLESS PRIOR WRITTEN PERMISSION HAS BEEN OBTAINED FROM THE ARCHITECT AND/OR OWNER. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTALS WILL BE REJECTED AND RETURNED TO THE G.C.
13. U.N.O. PARTITIONS ARE DIMENSIONED TO FACE OF STUD.
14. REFER TO DOOR SCHEDULE FOR TYPES AND HARDWARE INFORMATION.
15. U.N.O. EDGE OF DOOR TO BE LOCATED 5" OFF PERPENDICULAR PTN. PROVIDE DOUBLE STUDS AT BOTH SIDES OF ALL NEW JAMB LOCATIONS, IF REQUIRED.
16. ALL BLOCKING TO COMPLY WITH APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS. PROVIDE BLOCKING IN PARTITIONS AS REQUIRED TO SECURE CABINETS, MARKER BOARDS, ETC. TO PARTITIONS.
17. ALL MATERIALS AND COMPONENTS OF FIRE-RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.
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21. LAYOUT AS DIMENSIONED ONLY, DO NOT SCALE DRAWING.

A23 PROJECT 24034

EMPIRE PIZZA EXPANSION
137 & 145 E CONGRESS ST. TUCSON AZ 85701

SHELL IMPROVEMENT PACKAGE

ISMAIL BURAK BEKAT — 54899 — REGISTERED ARCHITECT — DO NOT SIGN UNLESS DATED
10_12_2026

EMPIRE PIZZA

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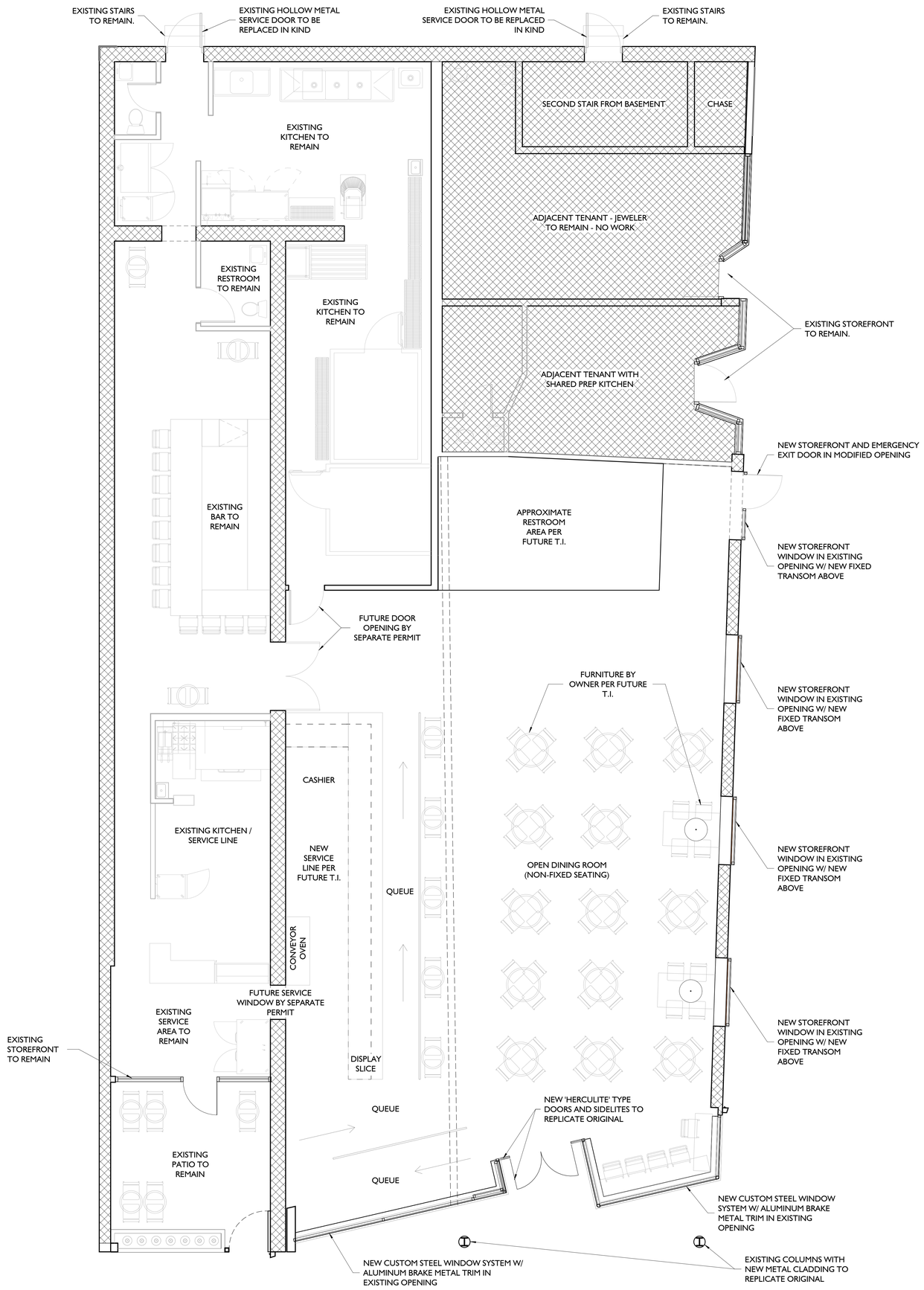
DEMOLITION FLOOR PLAN

Drawing Number

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21. LAYOUT AS DIMENSIONED ONLY, DO NOT SCALE DRAWING.

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

A23 PROJECT 24034

EMPIRE PIZZA EXPANSION
137 & 145 E CONGRESS ST. TUCSON AZ 85701
SHELL IMPROVEMENT PACKAGE

ISMAIL BURAK BEKAT
NO. 54899
REGISTERED ARCHITECT
ARIZONA U.S.A.
10_12_2026

EMPIRE PIZZA

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FIRST FLOOR PLAN

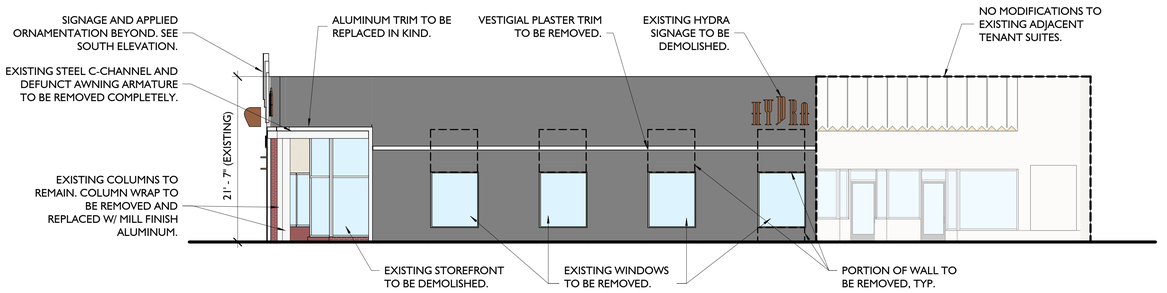
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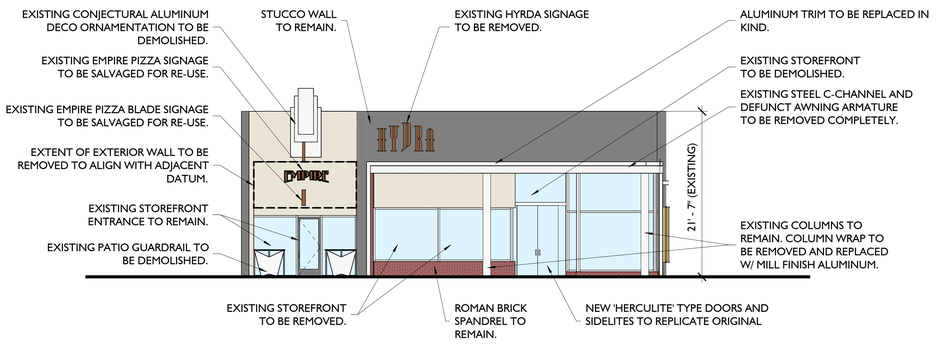
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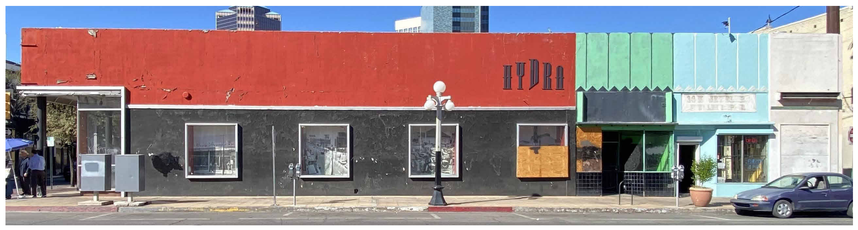


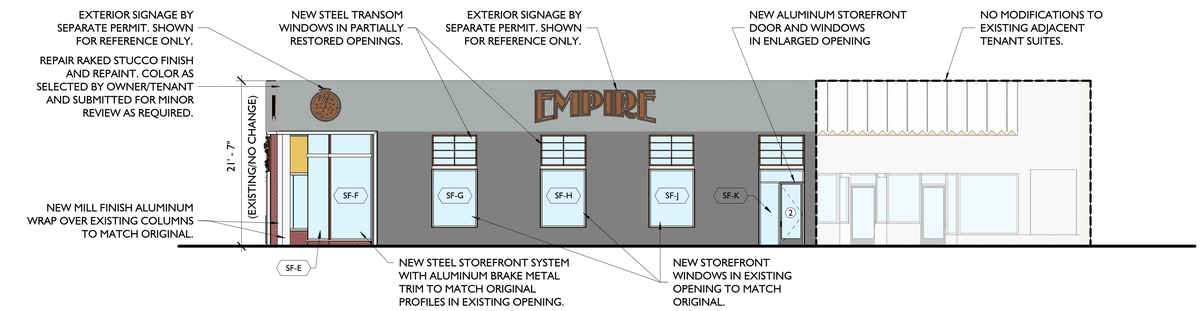
EAST DEMO ELEVATION - 6TH ST | 1/8" = 1'-0" | 1



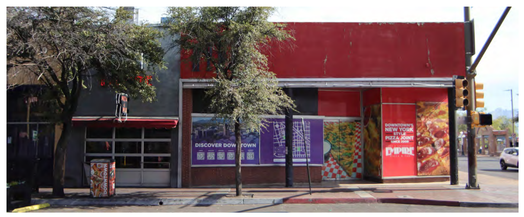


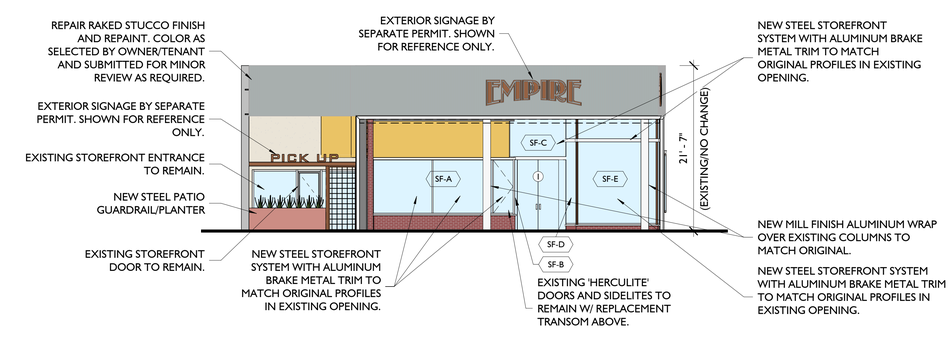
SOUTH DEMO ELEVATION - CONGRESS | 1/8" = 1'-0" | 2





EAST ELEVATION - 6TH ST | 1/8" = 1'-0" | 3





SOUTH ELEVATION - CONGRESS | 1/8" = 1'-0" | 4

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A23 PROJECT 24034

EMPIRE PIZZA EXPANSION
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SHELL IMPROVEMENT PACKAGE

STATE OF ARIZONA REGISTERED ARCHITECT 54899 ISMAIL BURAK BEKAT DATE SIGNED
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BUILDING ELEVATIONS

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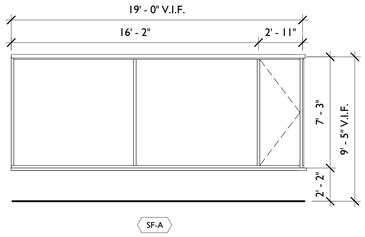
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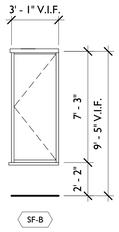
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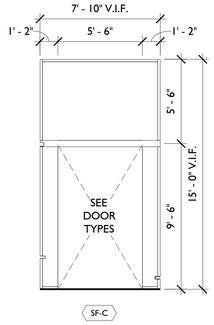
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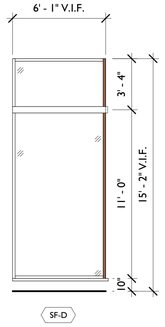
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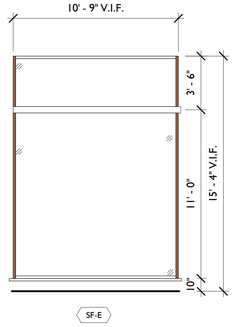
SF-B



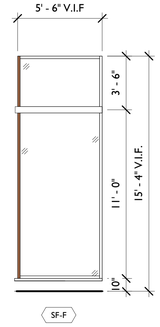
SF-C



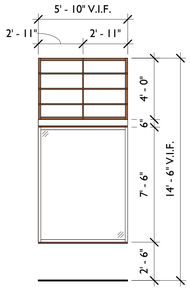
SF-D



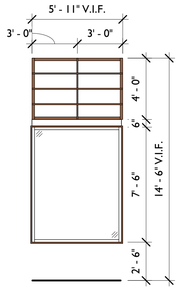
SF-E



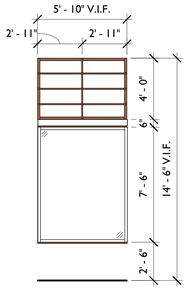
SF-F



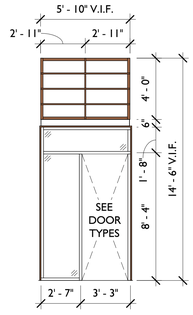
SF-G



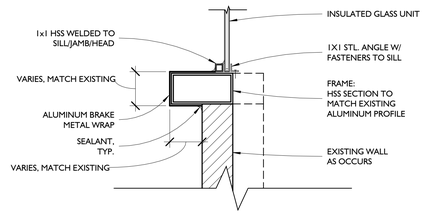
SF-H



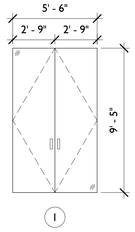
SF-J

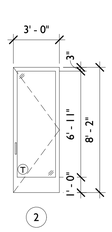


SF-K

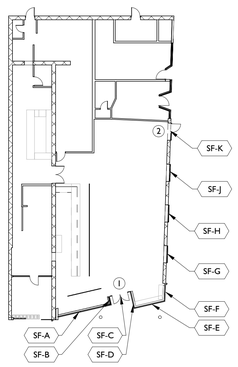


1 STOREFRONT TYPES
1 1/2" = 1'-0"





DOOR TYPES | 1/4" = 1'-0" | 2



KEY PLAN | 3/64" = 1'-0" | 3

DOOR/WINDOW GENERAL NOTES

1. DIMENSIONS TO ROUGH OPENING. REF. HEADER/JAMB DTLS. AS NOTED. WINDOW TO BE MEASURED ON SITE PRIOR TO ORDERING.
2. NEW STOREFRONT ALUMINUM BRAKE METAL TRIM WINDOWS IN EXISTING OPENING WITH INTEGRATED TO-GO SERVICE WINDOW
3. ALL SERVICE DOOR AND FRAMES TO BE PAINTED. COLOR TO MATCH EXTERIOR WALL COLOR. PROVIDE SAMPLE FOR OWNER APPROVAL.
4. DOORS AND FRAMES SHOULD BE READY FOR SURFACE MOUNTED HARDWARE.
5. DOOR SIGNAGE PER IBC SECTION 1110.
6. FOR DOOR OPERATION SEE PLANS.
7. EXTERIOR WINDOW SYSTEMS TO HAVE A MAXIMUM U-FACTOR OF 0.50 AND MAXIMUM SHGC OF 0.25 AND BE NFRC CERTIFIED PER THE 2018 IECC.

CODE NOTES

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EXCEPTION: KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT (DOOR AT FRONT OF SPACE) WHEN THE EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING *'THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING OCCUPIED.'* THE SIGN LETTERS SHALL BE NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND. THE DOOR OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE.
2. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND AUTOMATIC FLUSH BOLT SHALL HAVE NO DOORKNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
3. 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 OPEN.
4. SUCH HARDWARE SHALL BE MINIMUM 34" AND 48" ABOVE MAXIMUM ABOVE THE FLOOR OR GROUND. EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT. WHEN SWING DOORS ARE FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN SEVEN INCHES INTO THE REQUIRED PASSAGE.

DOOR ABBREVIATIONS

DOOR MATERIAL:

HM	HOLLOW METAL
SC	SOLID CORE WOOD
HC	HOLLOW CORE WOOD
AL	ALUMINUM
STL	STEEL
WM	WIRE MESH
FG	FIBERGLASS
CLA	CLEAR ANODIZED ALUMINUM
PT	PAINT

FRAME MATERIAL:

HM	HOLLOW METAL
WD	WOOD
AL	ALUMINUM
STL	STEEL
CLA	CLEAR ANODIZED ALUMINUM
PT	PAINT

RATING:

-	= NON-RATED
20	= 20 MINUTE LABEL
45	= 45 MINUTE LABEL
60	= 1 HOUR LABEL
90	= 1.5 HOUR LABEL
120	= 2 HOUR LABEL

GLAZING:

DGT	DOUBLE GLAZED TEMPERED
FRG	FIRE RATED GLAZING - RATING EQUAL TO DOOR
(T)	INDICATES LOCATION OF TEMPERED GLASS

GLAZING RATING:

W	MEETS WALL ASSEMBLY CRITERIA
OH	MEETS FIRE WINDOW ASSEMBLY CRITERIA INCLUDING THE HOSE STREAM TEST
D	MEETS FIRE DOOR ASSEMBLY CRITERIA
H	MEETS FIRE DOOR ASSEMBLY HOSE STREAM TEST

COMMENTS:

ADO AUTOMATIC DOOR OPENER

A23 PROJECT 24034

EMPIRE PIZZA EXPANSION
137 & 145 E CONGRESS ST. TUCSON AZ 85701
SHELL IMPROVEMENT PACKAGE

ISMAIL BURAK BEKAT — 54839 — REGISTERED ARCHITECT — ARIZONA U.S.A.
10_12_2026

EMPIRE PIZZA

a23 Studios
520.245.4010 phone
www.a23studios.com

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a.23 studios
ADDRESS 711 EAST 9TH STREET, TUCSON , AZ 85719
WEBSITE WWW.A23STUDIOS.COM
PHONE 520-245-4010

Revisions

#	Description	Date

Checked: Checker
Issue Date: 10/12/26

Drawing Title

DOOR & WINDOW ELEVATIONS

Drawing Number

A8.0

Autodesk Docs://Empire Pizza/24034-Empire_Pizza_Expansion-R23.rvt

Outlook

Re: Landscape Plan for Empire Pizza Expansion SD-0926-00128 - Update

From Chelsea Marshall <chelsea@a23studios.com>
Date Mon 10/5/2026 10:22 AM
To David Marhefka <David.Marhefka@tucsonaz.gov>
Cc Andrew Christopher <andrew@a23studios.com>

I think so, I've had good luck with hop bush surviving in planters for several years before they get too woody. And they are evergreen and cold hardy. Tecoma stans is an option but they can suffer freeze back in the winter if we get a cold snap and then need to be pruned back.

From: David Marhefka <David.Marhefka@tucsonaz.gov>
Sent: Monday, October 5, 2026 10:16 AM
To: Chelsea Marshall <chelsea@a23studios.com>
Cc: Andrew Christopher <andrew@a23studios.com>
Subject: Re: Landscape Plan for Empire Pizza Expansion SD-0926-00128 - Update

Wow!
Do you think the hop bush will be able to be trained more upright than out I know they tend to get wide?

Get Outlook for iOS

From: Chelsea Marshall <chelsea@a23studios.com>
Sent: Monday, 05 October 2026 10:12:51
To: David Marhefka <David.Marhefka@tucsonaz.gov>
Cc: Andrew Christopher <andrew@a23studios.com>
Subject: Re: Landscape Plan for Empire Pizza Expansion SD-0926-00128 - Update

Hi David,

After structural review, we are downsizing the planters to accommodate large shrubbery. The attached plan is what we hope will be approved by Rio Nuevo. You can see in the photo that the sidewalk is basically the roof of the basement!

Thank you,
Chelsea

From: David Marhefka <David.Marhefka@tucsonaz.gov>
Sent: Tuesday, September 22, 2026 1:39 PM
To: Chelsea Marshall <chelsea@a23studios.com>

Cc: Maria Gayosso <Maria.Gayosso@tucsonaz.gov>; Andrew Christopher <andrew@a23studios.com>
Subject: Re: Landscape Plan for Empire Pizza Expansion SD-0926-00128

Chelsea,

I would like more information on the Structural review of this prior to giving full approval. The basement concerns me, adding the weight of the wet planters on top of this gives me pause.

Please add some language to the plan that the owner will be responsible for the maintenance of the planters, vegetation and irrigation system.

Thank you for adding the dimensions and attention to the car doors in relation to planter placement.

Thanks,

David

David Marhefka, PLA
da'-vid mär-hef'-ka
Landscape Architect Project Manager
City of Tucson
Department of Transportation and Mobility
(m) 520-403-5074

CITY OF TUCSON TRANSPORTATION & MOBILITY

From: Chelsea Marshall <chelsea@a23studios.com>
Sent: Tuesday, September 22, 2026 11:53 AM
To: David Marhefka <David.Marhefka@tucsonaz.gov>
Cc: Maria Gayosso <Maria.Gayosso@tucsonaz.gov>; Andrew Christopher <andrew@a23studios.com>
Subject: Landscape Plan for Empire Pizza Expansion SD-0926-00128

Some people who received this message don't often get email from chelsea@a23studios.com. Learn why this is important

Hi David,
Attached is the landscape plan for the Empire Pizza expansion project we talked about earlier. The Special Districts review asked for your input. The basement is dashed in and labeled as keynote 2. We are using large planters with a smaller scale tree to partially meet the shade requirement. Under the General Notes, I clarify that a structural review will be necessary before proceeding with this plan. We are working with Dave Gibbens at Schneider Structural.

Thank you!
Chelsea

. . . . . .

Chelsea Marshall // *Project Manager, RLA*

a.23 studios
711 east 9th street
Tucson, Arizona 85719

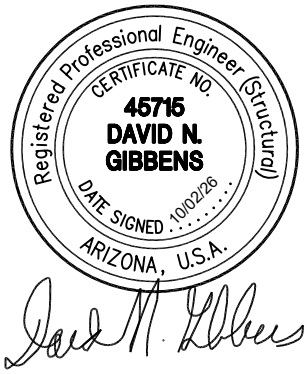
c. 520.404.4665
e. chelsea@a23studios.com

SCHNEIDER
STRUCTURAL ENGINEERS

MEMO

DATE:	10/02/2026
TO:	Whom it May Concern
FROM:	Xander Beem
SSE PROJECT NO.:	126254
SSE PROJECT:	Empire Pizza - Consulting Services
SUBJECT:	Box Tree Additions Findings

Based on our findings and calculations, the added load of 10,000 lbf over the area of the planter region exceeds the structural capacity of the existing concrete joist system and is thus not acceptable as proposed. The maximum load that the existing joist system can accommodate is 4,000 lbf per planter region. These findings are based on the planters being located 1'-3" from the street side support of the approximately 11' long joists. This is also based on the planters being 6' long and 3' wide and being oriented with the long direction parallel to the street.



This Electronic Signature
Has Been Authorized By Me
This October 02, 2026

Dave Gibbens, PE, SE

Principal

dgibbens@sastructural.com

c: 520.360.6809 o: 520.512.8183 x118

www.sastructural.com

SCHNEIDER
STRUCTURAL ENGINEERS

SCHNEIDER
STRUCTURAL ENGINEERS

Job Name:	Empire Pizza - Consulting Services		
Job Number:	126254	Sheet:	Cover
By:	XWB	Date	9/30/2026

CLIENT:

A 23 Studio Corporation
711 East 9th Street
Tucson, Arizona 85719

PROJECT DESCRIPTION AND LOCATION:

Empire Pizza - Consulting Services
137 E Congress Street
Tucson, Arizona 85701

DESIGN CRITERIA:

BUILDING CODE: 2024 International Building Code with Local Amendments

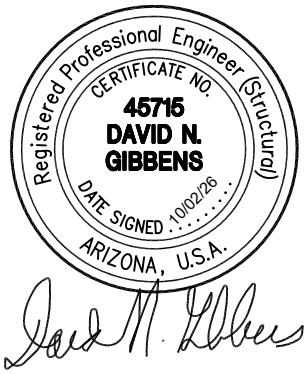
SOIL CRITERIA: N/A

SNOW CRITERIA: N/A

SEISMIC CRITERIA: N/A

WIND CRITERIA: N/A

NOTES:



This Electronic Signature
Has Been Authorized By Me
This October 02, 2026

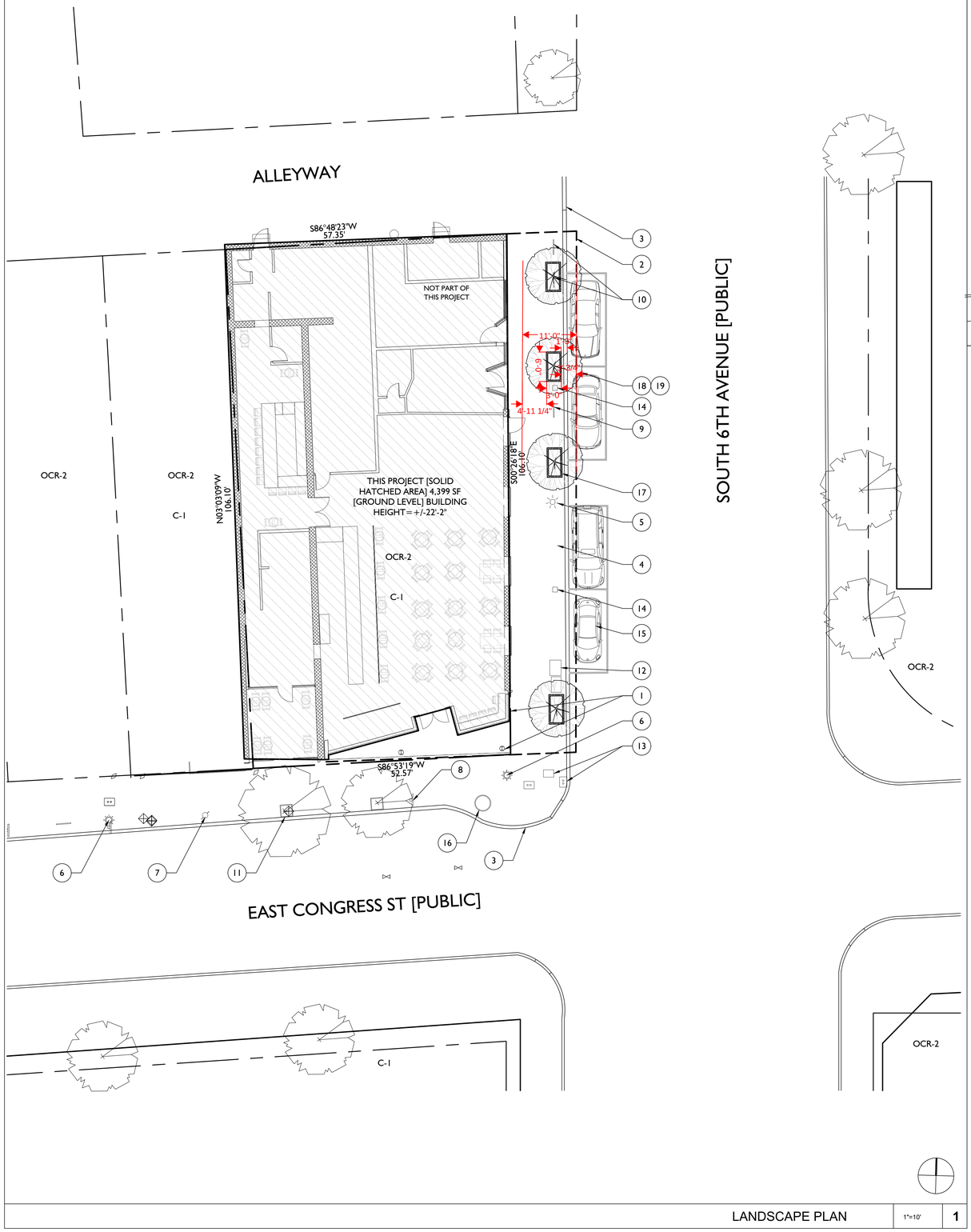
Project Name: Empire Pizza - Consulting Service
Project Number: 126254

Design Narrative:
The following project consists of the analysis of an existing first story floor structure where new planters will be added over it. The existing structure is constructed from concrete joists approximately 4" in width and 8" deep, connected into a 3" concrete slab. The new planters have an approximate weight of 10,000 lbf each. The concrete floor system was constructed circa 1940, and thus design values for steel and concrete strength will be adjusted based on the period of construction. A portion of the area supported by the concrete joists consists of the sidewalk adjacent to the building.

Design Loads:
Superimposed Dead Load = 35 psf
Side Walk Live Load = 100 psf

Planter Design Conditions:
Planter Area = 18 SF
Tree Weight = 10,000 lbf
Planter Distributed Weight = 556 psf

9/2/2026 10:51:16 AM

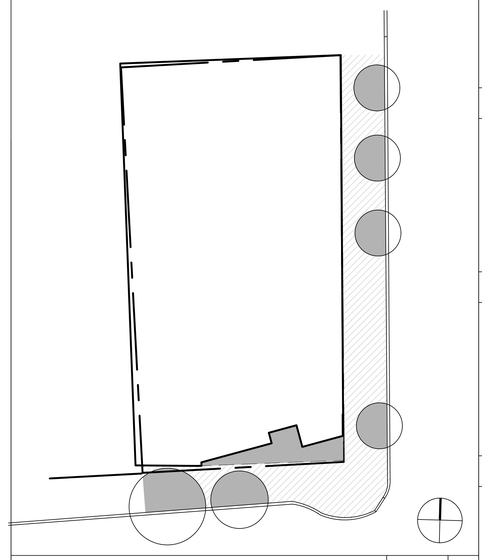


LANDSCAPE PLAN | 1"=10' | 1

SHADE STUDY CALCULATIONS

TOTAL SIDEWALK AREA: 2,137 SF
TOTAL SHADE PROVIDED: 761 SF

TOTAL PERCENT SHADE: 36%



SHADE STUDY | 1/16" = 1'-0" | 2

GENERAL NOTES

1. VERIFY LOCATION/ DEPTH OF EXISTING BASEMENT. PLANTER LOCATIONS TO BE VERIFIED WITH STRUCTURAL ENGINEER.
2. VERIFY SIGHT VISIBILITY TRIANGLE BEFORE PLACEMENT OF PLANTER/ TREE.

PLANTING NOTES

1. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITY STUBS PRIOR TO CONSTRUCTION AND EXCAVATION TO ASSURE AVAILABILITY OF UTILITY SERVICES. CALL BLUE STAKE PRIOR TO EXCAVATION.
2. ALL TREES SHALL HAVE NURSERY STAKES REMOVED AFTER PLANTING. TREES REQUIRING STAKING SHALL HAVE TWO 2" ROUND STAKES WITH PROTECTIVE STRAPPING ALLOWING THE TREE TO MOVE WITHOUT DAMAGE OR GIRDLING.
3. MULCH SOIL WITH 3/8" SCREENED DECOMPOSED GRANITE. COLOR PER OWNER.

IRRIGATION NOTES

1. ALL CONTAINER PLANTING TO HAVE AUTOMATIC DRIP OR BUBBLER IRRIGATION.
2. ALL IRRIGATION PIPING TO BE SLEEVED.

KEYNOTES

NOTE: EXISTING INFRASTRUCTURE TO REMAIN IN PLACE UNLESS NOTED OTHERWISE.

1. FOOTPRINT OF PROJECT. EXISTING STRUCTURAL POST AND OVERHANG.
2. APPROXIMATE EXTENT OF EXISTING BASEMENT.
3. EXISTING CONCRETE CURB.
4. EXISTING SIDEWALK. MODIFY PAVEMENT AS REQUIRED FOR NEW WORK.
5. EXISTING HISTORIC PEDESTRIAN STREET LIGHT.
6. EXISTING STREET LIGHT.
7. EXISTING STREET CAR POLE.
8. EXISTING SIGN.
9. EXISTING BICYCLE PARKING.
10. EXISTING BICYCLE PARKING, RELOCATED AS REQUIRED FOR NEW WORK.
11. EXISTING TREE TO REMAIN.
12. EXISTING MAIL BOX TO REMAIN.
13. EXISTING UTILITY BOX (FLUSH WITH PAVEMENT).
14. EXISTING PARKING METER.
15. VEHICLE PARKING.
16. EXISTING CONCRETE PLANTER.
17. NEW FIBERGLASS PLANTER, TYPICAL FOR FOUR (4).
    MANUFACTURER: OLD TOWN FIBERGLASS STANDARD RECTANGLE
    RL723648 TOAST 08-O OR EQUIVALENT.
    DIMENSIONS: 72" L X 36" W X 48" H.
18. TREE PER SCHEDULE.
19. EXTENT OF CANOPY AT MATURITY OF TREE.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	CONTAINER SIZE	QTY	MATURE H/W	NOTES
	Havardia pallens 'Sierra Sparkler' Tenaza	24" BOX	4	10'-15'/ 10'-18'	
	EXISTING TREE, TYP.				

A23 PROJECT 24034

EMPIRE PIZZA EXPANSION

137 & 145 E CONGRESS ST, TUCSON AZ 85701
9 N 6TH AVE, TUCSON AZ 85701

LANDSCAPE PLAN

RESIDENTIAL LANDSCAPE ARCHITECT
54899
ISMAIL BURAK
BEKAT
REGISTERED
ARIZONA U.S.A.
09-14-2026

EMPIRE PIZZA

a23 Studios
520.245.4010 phone
www.a23studios.com

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WEBSITE WWW.A23STUDIOS.COM
PHONE 520.245.4010

Revisions

#	Description	Date

RESIDENTIAL LANDSCAPE ARCHITECT
43957D
CHELSEA D.
MARSHALL
REGISTERED
ARIZONA U.S.A.
09-14-2026

Checked: Checker
Issue Date: 9/14/26

Drawing Title

LANDSCAPE PLAN

Drawing Number

LI.0

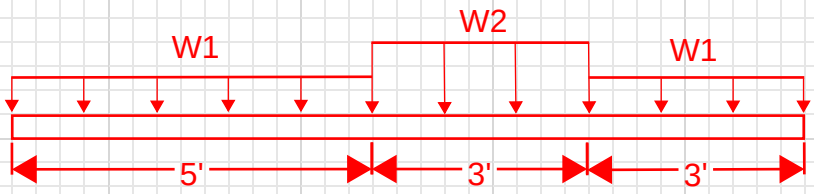
Concrete Joist Analysis:
fc' = 2.5 ksi
fy = 33 ksi
As = 0.31 in^2 ((1) #5 bar)
d = 6.5"

10,000 lbf Planter Analysis:
Superimposed Dead Load = 35 psf
Sidewalk Live Load = 100 psf
Planter Live Load = 556 psf

W1:
DL = 35 psf
LL = 100 psf

W2:
DL = 35 psf + 556 psf = 591 psf

Based on Enercalc output, the existing concrete joists will not be suitable to support the new 10,000 lbf planters.



Concrete Beam

Project File: 126254 Empire Pizza Concrete Joist Review.ec6

LIC# : KW-06014675, Build:20.26.08.18 Schneider & Associates Structural Engineers (c) ENERCALC, LLC 1982-2026

DESCRIPTION: Concrete Joist Loading Analysis

Code References

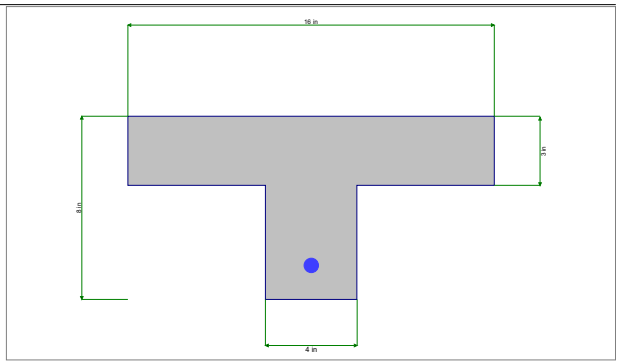
Governing Code : IBC 2024
Referenced Design Standard(s) : ACI 318-19
Load Combination Set : ASCE 7-22 / IBC 2024

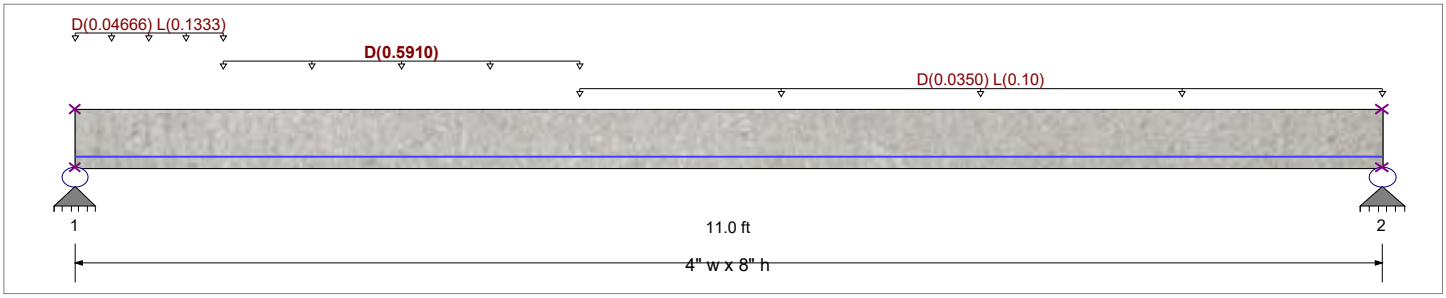
Rho (or Omega) = 1.00

General Information

f'c	=	2.50 ksi	φ : Phi Values	Flexure :	0.90
fr =7.5 *λ * f'c$^{1/2}$	=	375.0 psi		Shear :	0.750
Ψ Density	=	145.0 pcf	β$_1$	=	0.850
λ LtWt Factor	=	1.0			
Elastic Modulus	=	3,122.0 ksi	Fy - Stirrups		40.0 ksi
fy - Main Rebar	=	33.0	E - Stirrups	=	29,000.0 ksi
E - Main Rebar	=	29,000.0 ksi	Stirrup Bar Size #		3
			Number of Resisting Legs Per Stirrup	=	2

Seismic Design Category = A





Cross Section & Reinforcing Details

Tee Section, Stem Width = 4.0 in, Total Height = 8.0 in, Top Flange Width = 16.0 in, Flange Thickness = 3.0 in
Span #1 Reinforcing....
1-#5 at 1.50 in from Bottom, from 0.0 to 11.0 ft in this span

Beam self weight calculated and added to loads
Load for Span Number 1
Partial Length Uniform Load : D = 0.0350, L = 0.10 ksf, Extent = 0.0 -->> 1.250 ft, Tributary Width = 1.333 ft, (W1)

Partial Length Uniform Load : D = 0.5910 k/ft, Extent = 1.250 -->> 4.250 ft, (W2)
Partial Length Uniform Load : D = 0.0350, L = 0.10 k/ft, Extent = 4.250 -->> 11.0 ft, (W1)

DESIGN SUMMARY

φ Mn < Mu in portions of beam!

Maximum Bending Stress Ratio =	**1.370** : 1	Design Limits	
Section used for this span	**Typical Section**	Tensile Strain >= Min Strain Limit	(Section 9.3.3.1)
Mu : Applied	6.677 k-ft	0.05174 in / in >=	0.00414 in / in OK
φ Mn : Allowable	4.872 k-ft	As Provided >= As,min	(Section 9.6.1.2)
Location of maximum on span	4.208 ft	0.310 in^2 >=	0.158 in^2 OK
Span # where maximum occurs	Span # 1		

Maximum Deflection

Max Downward Transient Deflection	0.025 in	Ratio =	5278 >=360.0	Span: 1 : L Only
Max Upward Transient Deflection	0.000 in	Ratio =	0 <360.0	
Max Downward Total Deflection	0.375 in	Ratio =	351 >=180.0	Span: 1 : +D+L
Max Upward Total Deflection	0.000 in	Ratio =	0 <180.0	

Maximum Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Max Upward from all Load Cases & Combinations	2.198	1.464

Concrete Beam

Project File: 126254 Empire Pizza Concrete Joist Review.ec6

LIC# : KW-06014675, Build:20.26.08.18 Schneider & Associates Structural Engineers (c) ENERCALC, LLC 1982-2026

DESCRIPTION: Concrete Joist Loading Analysis

Maximum Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Max Upward from Load Combinations	2.198	1.464
Max Upward from Load Cases	1.834	0.987
D Only	1.834	0.987
+D+L	2.198	1.464
+D+0.750L	2.107	1.345
+0.60D	1.100	0.592
L Only	0.364	0.477

Vertical Reactions for Load Cases

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Max Upward from Load Cases	1.834	0.987
D Only	1.834	0.987
L Only	0.364	0.477

Vertical Reactions for Load Combinations

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Max Upward from Load Combinations	2.198	1.464
+D+L	2.198	1.464
+D+0.750L	2.107	1.345
+0.60D	1.100	0.592

Extreme Reactions

Values in KIPS

Support	D	Lr	L	S	W	E	H
Support #1	1.834		0.364				
Support #2	0.987		0.477				

Shear Stirrup Requirements

Between 0.00 to 2.97 ft, use #3 x 2-leg stirrups spaced at 3 in (Max spacing per 9.7.6.2.2)
Between 2.99 to 7.57 ft, Stirrups are not required.
Between 7.59 to 10.98 ft, use #3 x 2-leg stirrups spaced at 3 in (Max spacing per 9.7.6.2.2)

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu (k)	Av, min Req'd?	Spacing Req'd (in)	φ Vc (k)	φ Vs (k)	φ Vn (k)	Vu / φ Vn	Vc Eqn (T22.5.5.1)	Spacing Provision
+1.20D+1.60L	1	0.00	6.50	2.78	Yes	3.25	1.95	13.20	15.15	0.285	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.12	6.50	2.74	Yes	3.25	1.95	13.20	15.15	0.281	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.24	6.50	2.70	Yes	3.25	1.95	13.20	15.15	0.277	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.36	6.50	2.66	Yes	3.25	1.95	13.20	15.15	0.272	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.48	6.50	2.61	Yes	3.25	1.95	13.20	15.15	0.268	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.60	6.50	2.57	Yes	3.25	1.95	13.20	15.15	0.264	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.72	6.50	2.53	Yes	3.25	1.95	13.20	15.15	0.259	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.84	6.50	2.49	Yes	3.25	1.95	13.20	15.15	0.255	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.96	6.50	2.45	Yes	3.25	1.95	13.20	15.15	0.251	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.08	6.50	2.40	Yes	3.25	1.95	13.20	15.15	0.246	Eqn (a)	Max spacing per 9.7.6.2
+1.40D	1	1.20	6.50	2.37	Yes	3.25	1.95	13.20	15.15	0.243	Eqn (a)	Max spacing per 9.7.6.2
+1.40D	1	1.32	6.50	2.30	Yes	3.25	1.95	13.20	15.15	0.236	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.44	6.50	2.19	Yes	3.25	1.95	13.20	15.15	0.225	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.56	6.50	2.10	Yes	3.25	1.95	13.20	15.15	0.215	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.68	6.50	2.00	Yes	3.25	1.95	13.20	15.15	0.205	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.80	6.50	1.91	Yes	3.25	1.95	13.20	15.15	0.196	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.92	6.50	1.81	Yes	3.25	1.95	13.20	15.15	0.186	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.04	6.50	1.72	Yes	3.25	1.95	13.20	15.15	0.176	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.16	6.50	1.62	Yes	3.25	1.95	13.20	15.15	0.166	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.28	6.50	1.53	Yes	3.25	1.95	13.20	15.15	0.156	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.40	6.50	1.43	Yes	3.25	1.95	13.20	15.15	0.147	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.52	6.50	1.34	Yes	3.25	1.95	13.20	15.15	0.137	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.64	6.50	1.24	Yes	3.25	1.95	13.20	15.15	0.127	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.77	6.50	1.15	Yes	3.25	1.95	13.20	15.15	0.117	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.89	6.50	1.05	Yes	3.25	1.95	13.20	15.15	0.108	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	3.01	6.50	0.95	No	N/A	1.78	0.00	1.78	0.536	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.13	6.50	0.86	No	N/A	1.78	0.00	1.78	0.482	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.25	6.50	0.76	No	N/A	1.78	0.00	1.78	0.429	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.37	6.50	0.67	No	N/A	1.78	0.00	1.78	0.376	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.49	6.50	0.57	No	N/A	1.78	0.00	1.78	0.322	Eqn (b)	Stirrups Not Req'd

Concrete Beam

Project File: 126254 Empire Pizza Concrete Joist Review.ec6

LIC# : KW-06014675, Build:20.26.08.18 Schneider & Associates Structural Engineers (c) ENERCALC, LLC 1982-2026

DESCRIPTION: Concrete Joist Loading Analysis

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu (k)	Av, min Req'd?	Spacing Req'd (in)	φ Vc (k)	φ Vs (k)	φ Vn (k)	Vu / φ Vn	Vc Eqn (T22.5.5.1)	Spacing Provision
+1.20D+1.60L	1	3.61	6.50	0.48	No	N/A	1.78	0.00	1.78	0.269	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.73	6.50	0.38	No	N/A	1.78	0.00	1.78	0.216	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.85	6.50	0.29	No	N/A	1.78	0.00	1.78	0.162	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.97	6.50	0.19	No	N/A	1.78	0.00	1.78	0.109	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.09	6.50	-0.25	No	N/A	1.78	0.00	1.78	0.142	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.21	6.50	-0.36	No	N/A	1.78	0.00	1.78	0.205	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.33	6.50	-0.42	No	N/A	1.78	0.00	1.78	0.233	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.45	6.50	-0.43	No	N/A	1.78	0.00	1.78	0.243	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.57	6.50	-0.45	No	N/A	1.78	0.00	1.78	0.253	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.69	6.50	-0.47	No	N/A	1.78	0.00	1.78	0.262	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.81	6.50	-0.48	No	N/A	1.78	0.00	1.78	0.272	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.93	6.50	-0.50	No	N/A	1.78	0.00	1.78	0.282	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.05	6.50	-0.52	No	N/A	1.78	0.00	1.78	0.292	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.17	6.50	-0.54	No	N/A	1.78	0.00	1.78	0.301	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.29	6.50	-0.55	No	N/A	1.78	0.00	1.78	0.311	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.41	6.50	-0.57	No	N/A	1.78	0.00	1.78	0.321	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.53	6.50	-0.59	No	N/A	1.78	0.00	1.78	0.331	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.65	6.50	-0.61	No	N/A	1.78	0.00	1.78	0.340	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.77	6.50	-0.62	No	N/A	1.78	0.00	1.78	0.350	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.89	6.50	-0.64	No	N/A	1.78	0.00	1.78	0.360	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.01	6.50	-0.66	No	N/A	1.78	0.00	1.78	0.370	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.13	6.50	-0.68	No	N/A	1.78	0.00	1.78	0.380	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.25	6.50	-0.69	No	N/A	1.78	0.00	1.78	0.389	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.37	6.50	-0.71	No	N/A	1.78	0.00	1.78	0.399	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.49	6.50	-0.73	No	N/A	1.78	0.00	1.78	0.409	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.61	6.50	-0.75	No	N/A	1.78	0.00	1.78	0.419	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.73	6.50	-0.76	No	N/A	1.78	0.00	1.78	0.428	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.85	6.50	-0.78	No	N/A	1.78	0.00	1.78	0.438	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	6.97	6.50	-0.80	No	N/A	1.78	0.00	1.78	0.451	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.09	6.50	-0.84	No	N/A	1.78	0.00	1.78	0.470	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.21	6.50	-0.87	No	N/A	1.78	0.00	1.78	0.489	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.33	6.50	-0.91	No	N/A	1.78	0.00	1.78	0.509	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.45	6.50	-0.94	No	N/A	1.78	0.00	1.78	0.528	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.57	6.50	-0.97	No	N/A	1.78	0.00	1.78	0.547	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.69	6.50	-1.01	Yes	3.25	1.95	13.20	15.15	0.103	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	7.81	6.50	-1.04	Yes	3.25	1.95	13.20	15.15	0.107	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	7.93	6.50	-1.08	Yes	3.25	1.95	13.20	15.15	0.110	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.05	6.50	-1.11	Yes	3.25	1.95	13.20	15.15	0.114	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.17	6.50	-1.15	Yes	3.25	1.95	13.20	15.15	0.117	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.30	6.50	-1.18	Yes	3.25	1.95	13.20	15.15	0.121	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.42	6.50	-1.21	Yes	3.25	1.95	13.20	15.15	0.124	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.54	6.50	-1.25	Yes	3.25	1.95	13.20	15.15	0.128	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.66	6.50	-1.28	Yes	3.25	1.95	13.20	15.15	0.131	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.78	6.50	-1.32	Yes	3.25	1.95	13.20	15.15	0.135	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.90	6.50	-1.35	Yes	3.25	1.95	13.20	15.15	0.138	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.02	6.50	-1.38	Yes	3.25	1.95	13.20	15.15	0.142	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.14	6.50	-1.42	Yes	3.25	1.95	13.20	15.15	0.145	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.26	6.50	-1.45	Yes	3.25	1.95	13.20	15.15	0.149	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.38	6.50	-1.49	Yes	3.25	1.95	13.20	15.15	0.153	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.50	6.50	-1.52	Yes	3.25	1.95	13.20	15.15	0.156	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.62	6.50	-1.56	Yes	3.25	1.95	13.20	15.15	0.160	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.74	6.50	-1.59	Yes	3.25	1.95	13.20	15.15	0.163	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.86	6.50	-1.62	Yes	3.25	1.95	13.20	15.15	0.167	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.98	6.50	-1.66	Yes	3.25	1.95	13.20	15.15	0.170	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.10	6.50	-1.69	Yes	3.25	1.95	13.20	15.15	0.174	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.22	6.50	-1.73	Yes	3.25	1.95	13.20	15.15	0.177	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.34	6.50	-1.76	Yes	3.25	1.95	13.20	15.15	0.181	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.46	6.50	-1.79	Yes	3.25	1.95	13.20	15.15	0.184	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.58	6.50	-1.83	Yes	3.25	1.95	13.20	15.15	0.188	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.70	6.50	-1.86	Yes	3.25	1.95	13.20	15.15	0.191	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.82	6.50	-1.90	Yes	3.25	1.95	13.20	15.15	0.195	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.94	6.50	-1.93	Yes	3.25	1.95	13.20	15.15	0.198	Eqn (a)	Max spacing per 9.7.6.2

Maximum Forces & Stresses for Load Combinations

Concrete Beam

Project File: 126254 Empire Pizza Concrete Joist Review.ec6

LIC# : KW-06014675, Build:20.26.08.18 Schneider & Associates Structural Engineers (c) ENERCALC, LLC 1982-2026

DESCRIPTION: Concrete Joist Loading Analysis

Load Combination / Segment	Span #	Location (ft) along Beam	Bending Stress Results (k-ft) Mu : Max	φ Mnx	Stress Ratio
MAXimum BENDING Envelope					
Span # 1	1	11.000	6.68	4.87	1.37
+1.40D					
Span # 1	1	11.000	6.11	4.87	1.26
+1.20D+1.60L					
Span # 1	1	11.000	6.68	4.87	1.37
+1.20D+L					
Span # 1	1	11.000	6.12	4.87	1.26
+1.20D					
Span # 1	1	11.000	5.24	4.87	1.08
+0.90D					
Span # 1	1	11.000	3.93	4.87	0.81

Overall Maximum Deflections

Span	Load Combination	Max. "-" Defl (in)	Location in Span (ft)	Load Combination	Max. "+" Defl (in)	Location in Span (ft)
1	+D+L	0.3752	5.320		0.0000	0.000

Maximum Allowable Planter Load Analysis:
Based on the following enercalc output the maximum load that can be applied over the planter region of the joist is 185 psf.

275 psf - 35 psf = 240 psf

Planter Area = 3' * 6' = 18 SF

240 psf * 18 SF = 4320 lbf

Thus, the maximum allowable weight for the planter is 4320 lbf.

Concrete Beam

Project File: 126254 Empire Pizza Concrete Joist Review.ec6

LIC# : KW-06014675, Build:20.26.08.18 Schneider & Associates Structural Engineers (c) ENERCALC, LLC 1982-2026

DESCRIPTION: Concrete Joist Maximum Load Analysis

Code References

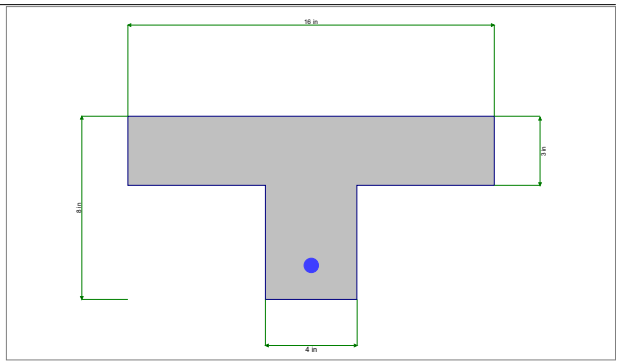
Governing Code : IBC 2024
Referenced Design Standard(s) : ACI 318-19
Load Combination Set : ASCE 7-22 / IBC 2024

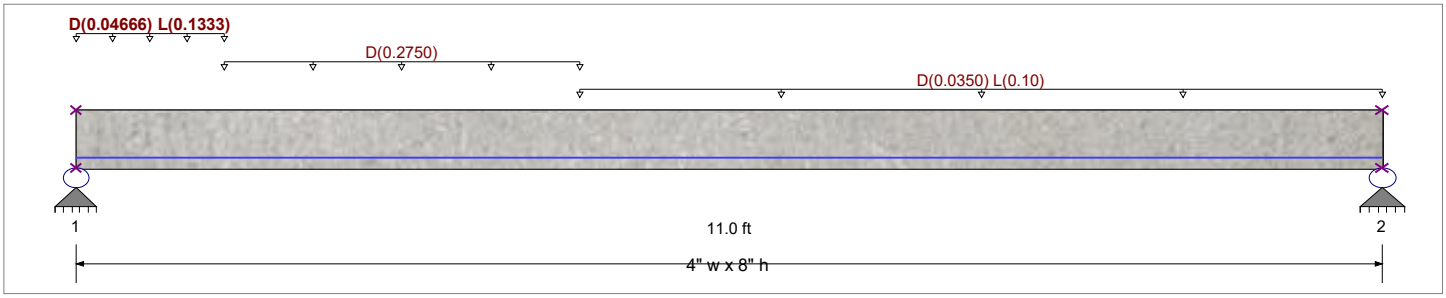
Rho (or Omega) = 1.00

General Information

f'c	=	2.50 ksi	φ : Phi Values Flexure :		0.90
fr =7.5 *λ * f'c$^{1/2}$	=	375.0 psi	Shear :		0.750
Ψ Density	=	145.0 pcf	β_1	=	0.850
λ LtWt Factor	=	1.0			
Elastic Modulus	=	3,122.0 ksi	Fy - Stirrups		40.0 ksi
fy - Main Rebar	=	33.0	E - Stirrups	=	29,000.0 ksi
E - Main Rebar	=	29,000.0 ksi	Stirrup Bar Size #		3
			Number of Resisting Legs Per Stirrup	=	2

Seismic Design Category = A





Cross Section & Reinforcing Details

Tee Section, Stem Width = 4.0 in, Total Height = 8.0 in, Top Flange Width = 16.0 in, Flange Thickness = 3.0 in
Span #1 Reinforcing....
1-#5 at 1.50 in from Bottom, from 0.0 to 11.0 ft in this span

Beam self weight calculated and added to loads
Load for Span Number 1
Partial Length Uniform Load : D = 0.0350, L = 0.10 ksf, Extent = 0.0 -->> 1.250 ft, Tributary Width = 1.333 ft, (W1)

Partial Length Uniform Load : D = 0.2750 k/ft, Extent = 1.250 -->> 4.250 ft, (W2)
Partial Length Uniform Load : D = 0.0350, L = 0.10 k/ft, Extent = 4.250 -->> 11.0 ft, (W1)

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	**1.000** : 1	Design Limits	
Section used for this span	**Typical Section**	Tensile Strain >= Min Strain Limit	(Section 9.3.3.1)
Mu : Applied	4.870 k-ft	0.05174 in / in >=	0.00414 in / in OK
φ Mn : Allowable	4.872 k-ft	As Provided >= As,min	(Section 9.6.1.2)
Location of maximum on span	5.149 ft	0.310 in^2 >=	0.158 in^2 OK
Span # where maximum occurs	Span # 1		

Maximum Deflection

Max Downward Transient Deflection	0.025 in	Ratio =	5278 >=360.0	Span: 1 : L Only
Max Upward Transient Deflection	0.000 in	Ratio =	0 <360.0	
Max Downward Total Deflection	0.258 in	Ratio =	511 >=180.0	Span: 1 : +D+L
Max Upward Total Deflection	0.000 in	Ratio =	0 <180.0	

Maximum Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Max Upward from all Load Cases & Combinations	1.487	1.227

Concrete Beam

Project File: 126254 Empire Pizza Concrete Joist Review.ec6

LIC# : KW-06014675, Build:20.26.08.18 Schneider & Associates Structural Engineers (c) ENERCALC, LLC 1982-2026

DESCRIPTION: Concrete Joist Maximum Load Analysis

Maximum Vertical Reactions

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Max Upward from Load Combinations	1.487	1.227
Max Upward from Load Cases	1.123	0.750
D Only	1.123	0.750
+D+L	1.487	1.227
+D+0.750L	1.396	1.108
+0.60D	0.674	0.450
L Only	0.364	0.477

Vertical Reactions for Load Cases

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Max Upward from Load Cases	1.123	0.750
D Only	1.123	0.750
L Only	0.364	0.477

Vertical Reactions for Load Combinations

Support notation : Far left is #1

Load Combination	Support 1	Support 2
Max Upward from Load Combinations	1.487	1.227
+D+L	1.487	1.227
+D+0.750L	1.396	1.108
+0.60D	0.674	0.450

Extreme Reactions

Values in KIPS

Support	D	Lr	L	S	W	E	H
Support #1	1.123		0.364				
Support #2	0.750		0.477				

Shear Stirrup Requirements

Between 0.00 to 2.48 ft, use #3 x 2-leg stirrups spaced at 3 in (Max spacing per 9.7.6.2.2)
Between 2.50 to 8.58 ft, Stirrups are not required.
Between 8.60 to 10.98 ft, use #3 x 2-leg stirrups spaced at 3 in (Max spacing per 9.7.6.2.2)

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu (k)	Av, min Req'd?	Spacing Req'd (in)	φ Vc (k)	φ Vs (k)	φ Vn (k)	Vu / φ Vn	Vc Eqn (T22.5.5.1)	Spacing Provision
+1.20D+1.60L	1	0.00	6.50	1.93	Yes	3.25	1.95	13.20	15.15	0.198	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.12	6.50	1.89	Yes	3.25	1.95	13.20	15.15	0.194	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.24	6.50	1.85	Yes	3.25	1.95	13.20	15.15	0.189	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.36	6.50	1.80	Yes	3.25	1.95	13.20	15.15	0.185	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.48	6.50	1.76	Yes	3.25	1.95	13.20	15.15	0.181	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.60	6.50	1.72	Yes	3.25	1.95	13.20	15.15	0.176	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.72	6.50	1.68	Yes	3.25	1.95	13.20	15.15	0.172	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.84	6.50	1.63	Yes	3.25	1.95	13.20	15.15	0.168	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	0.96	6.50	1.59	Yes	3.25	1.95	13.20	15.15	0.163	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.08	6.50	1.55	Yes	3.25	1.95	13.20	15.15	0.159	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.20	6.50	1.51	Yes	3.25	1.95	13.20	15.15	0.155	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.32	6.50	1.46	Yes	3.25	1.95	13.20	15.15	0.150	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.44	6.50	1.41	Yes	3.25	1.95	13.20	15.15	0.145	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.56	6.50	1.36	Yes	3.25	1.95	13.20	15.15	0.140	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.68	6.50	1.31	Yes	3.25	1.95	13.20	15.15	0.135	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.80	6.50	1.26	Yes	3.25	1.95	13.20	15.15	0.130	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	1.92	6.50	1.21	Yes	3.25	1.95	13.20	15.15	0.124	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.04	6.50	1.16	Yes	3.25	1.95	13.20	15.15	0.119	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.16	6.50	1.11	Yes	3.25	1.95	13.20	15.15	0.114	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.28	6.50	1.06	Yes	3.25	1.95	13.20	15.15	0.109	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.40	6.50	1.02	Yes	3.25	1.95	13.20	15.15	0.104	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	2.52	6.50	0.97	No	N/A	1.78	0.00	1.78	0.542	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	2.64	6.50	0.92	No	N/A	1.78	0.00	1.78	0.514	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	2.77	6.50	0.87	No	N/A	1.78	0.00	1.78	0.486	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	2.89	6.50	0.82	No	N/A	1.78	0.00	1.78	0.458	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.01	6.50	0.77	No	N/A	1.78	0.00	1.78	0.431	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.13	6.50	0.72	No	N/A	1.78	0.00	1.78	0.403	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.25	6.50	0.67	No	N/A	1.78	0.00	1.78	0.375	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.37	6.50	0.62	No	N/A	1.78	0.00	1.78	0.347	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.49	6.50	0.57	No	N/A	1.78	0.00	1.78	0.319	Eqn (b)	Stirrups Not Req'd

Concrete Beam

LIC# : KW-06014675, Build:20.26.08.18 Schneider & Associates Structural Engineers (c) ENERCALC, LLC 1982-2026

DESCRIPTION: Concrete Joist Maximum Load Analysis

Detailed Shear Information

Load Combination	Span Number	Distance (ft)	'd' (in)	Vu (k)	Av, min Req'd?	Spacing Req'd (in)	φ Vc (k)	φ Vs (k)	φ Vn (k)	Vu / φ Vn	Vc Eqn (T22.5.5.1)	Spacing Provision
+1.20D+1.60L	1	3.61	6.50	0.52	No	N/A	1.78	0.00	1.78	0.292	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.73	6.50	0.47	No	N/A	1.78	0.00	1.78	0.264	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.85	6.50	0.42	No	N/A	1.78	0.00	1.78	0.236	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	3.97	6.50	0.37	No	N/A	1.78	0.00	1.78	0.208	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	4.09	6.50	0.32	No	N/A	1.78	0.00	1.78	0.180	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	4.21	6.50	0.27	No	N/A	1.78	0.00	1.78	0.153	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	4.33	6.50	0.23	No	N/A	1.78	0.00	1.78	0.130	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	4.45	6.50	0.20	No	N/A	1.78	0.00	1.78	0.111	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	4.57	6.50	0.16	No	N/A	1.78	0.00	1.78	0.092	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.69	6.50	-0.14	No	N/A	1.78	0.00	1.78	0.076	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.81	6.50	-0.15	No	N/A	1.78	0.00	1.78	0.086	Eqn (b)	Stirrups Not Req'd
+1.40D	1	4.93	6.50	-0.17	No	N/A	1.78	0.00	1.78	0.096	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.05	6.50	-0.19	No	N/A	1.78	0.00	1.78	0.105	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.17	6.50	-0.21	No	N/A	1.78	0.00	1.78	0.115	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.29	6.50	-0.22	No	N/A	1.78	0.00	1.78	0.125	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.41	6.50	-0.24	No	N/A	1.78	0.00	1.78	0.135	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.53	6.50	-0.26	No	N/A	1.78	0.00	1.78	0.145	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.65	6.50	-0.27	No	N/A	1.78	0.00	1.78	0.154	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.77	6.50	-0.29	No	N/A	1.78	0.00	1.78	0.164	Eqn (b)	Stirrups Not Req'd
+1.40D	1	5.89	6.50	-0.31	No	N/A	1.78	0.00	1.78	0.174	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.01	6.50	-0.33	No	N/A	1.78	0.00	1.78	0.184	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.13	6.50	-0.34	No	N/A	1.78	0.00	1.78	0.193	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.25	6.50	-0.36	No	N/A	1.78	0.00	1.78	0.203	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.37	6.50	-0.38	No	N/A	1.78	0.00	1.78	0.213	Eqn (b)	Stirrups Not Req'd
+1.40D	1	6.49	6.50	-0.40	No	N/A	1.78	0.00	1.78	0.223	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	6.61	6.50	-0.42	No	N/A	1.78	0.00	1.78	0.234	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	6.73	6.50	-0.45	No	N/A	1.78	0.00	1.78	0.253	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	6.85	6.50	-0.49	No	N/A	1.78	0.00	1.78	0.272	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	6.97	6.50	-0.52	No	N/A	1.78	0.00	1.78	0.291	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.09	6.50	-0.55	No	N/A	1.78	0.00	1.78	0.311	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.21	6.50	-0.59	No	N/A	1.78	0.00	1.78	0.330	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.33	6.50	-0.62	No	N/A	1.78	0.00	1.78	0.349	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.45	6.50	-0.66	No	N/A	1.78	0.00	1.78	0.368	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.57	6.50	-0.69	No	N/A	1.78	0.00	1.78	0.387	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.69	6.50	-0.72	No	N/A	1.78	0.00	1.78	0.406	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.81	6.50	-0.76	No	N/A	1.78	0.00	1.78	0.426	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	7.93	6.50	-0.79	No	N/A	1.78	0.00	1.78	0.445	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	8.05	6.50	-0.83	No	N/A	1.78	0.00	1.78	0.464	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	8.17	6.50	-0.86	No	N/A	1.78	0.00	1.78	0.483	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	8.30	6.50	-0.90	No	N/A	1.78	0.00	1.78	0.502	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	8.42	6.50	-0.93	No	N/A	1.78	0.00	1.78	0.521	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	8.54	6.50	-0.96	No	N/A	1.78	0.00	1.78	0.541	Eqn (b)	Stirrups Not Req'd
+1.20D+1.60L	1	8.66	6.50	-1.00	Yes	3.25	1.95	13.20	15.15	0.102	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.78	6.50	-1.03	Yes	3.25	1.95	13.20	15.15	0.106	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	8.90	6.50	-1.07	Yes	3.25	1.95	13.20	15.15	0.109	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.02	6.50	-1.10	Yes	3.25	1.95	13.20	15.15	0.113	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.14	6.50	-1.13	Yes	3.25	1.95	13.20	15.15	0.116	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.26	6.50	-1.17	Yes	3.25	1.95	13.20	15.15	0.120	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.38	6.50	-1.20	Yes	3.25	1.95	13.20	15.15	0.123	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.50	6.50	-1.24	Yes	3.25	1.95	13.20	15.15	0.127	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.62	6.50	-1.27	Yes	3.25	1.95	13.20	15.15	0.130	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.74	6.50	-1.30	Yes	3.25	1.95	13.20	15.15	0.134	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.86	6.50	-1.34	Yes	3.25	1.95	13.20	15.15	0.137	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	9.98	6.50	-1.37	Yes	3.25	1.95	13.20	15.15	0.141	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.10	6.50	-1.41	Yes	3.25	1.95	13.20	15.15	0.144	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.22	6.50	-1.44	Yes	3.25	1.95	13.20	15.15	0.148	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.34	6.50	-1.48	Yes	3.25	1.95	13.20	15.15	0.151	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.46	6.50	-1.51	Yes	3.25	1.95	13.20	15.15	0.155	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.58	6.50	-1.54	Yes	3.25	1.95	13.20	15.15	0.158	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.70	6.50	-1.58	Yes	3.25	1.95	13.20	15.15	0.162	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.82	6.50	-1.61	Yes	3.25	1.95	13.20	15.15	0.165	Eqn (a)	Max spacing per 9.7.6.2
+1.20D+1.60L	1	10.94	6.50	-1.65	Yes	3.25	1.95	13.20	15.15	0.169	Eqn (a)	Max spacing per 9.7.6.2

Maximum Forces & Stresses for Load Combinations

Concrete Beam

Project File: 126254 Empire Pizza Concrete Joist Review.ec6

LIC# : KW-06014675, Build:20.26.08.18 Schneider & Associates Structural Engineers (c) ENERCALC, LLC 1982-2026

DESCRIPTION: Concrete Joist Maximum Load Analysis

Load Combination / Segment	Span #	Location (ft) along Beam	Bending Stress Results (k-ft) Mu : Max	φ Mnx	Stress Ratio
MAXimum BENDING Envelope					
Span # 1	1	11.000	4.87	4.87	1.00
+1.40D					
Span # 1	1	11.000	3.79	4.87	0.78
+1.20D+1.60L					
Span # 1	1	11.000	4.87	4.87	1.00
+1.20D+L					
Span # 1	1	11.000	4.23	4.87	0.87
+1.20D					
Span # 1	1	11.000	3.25	4.87	0.67
+0.90D					
Span # 1	1	11.000	2.44	4.87	0.50

Overall Maximum Deflections

Span	Load Combination	Max. "-" Defl (in)	Location in Span (ft)	Load Combination	Max. "+" Defl (in)	Location in Span (ft)
1	+D+L	0.2579	5.320		0.0000	0.000