

1030 N. ANITA RESIDENCE

PROJECT INFORMATION

PROJECT DESCRIPTION: NEW SINGLE FAMILY RESIDENCE ON VACANT LOT.
PROPOSED SFR IS AN APPROVED MODEL PLAN.

PROJECT ADDRESS: 1030 N. ANITA AVE, TUCSON, AZ 85705
EXISTING TAX CODE: 116-16-0060
LOT AREA: 5,220 S.F. LOT.
ZONING: R-3
MINIMUM LOT SIZE: 5,000 S.F.
DENSITY: 1 SFR PER 5,000 S.F. - 1 PROPOSED
MODEL PLAN# T18-M0085
MAX. LOT COVER: 70%
PROPOSED LOT COVER: NEW RESIDENCE: 1,654 S.F.
VEHICULAR USE AREA: 400 S.F.
TOTAL: 2,054 S.F.
2,054 S.F. / 5,220 S.F. = 39% LOT COVERAGE < 70% MAX. OK

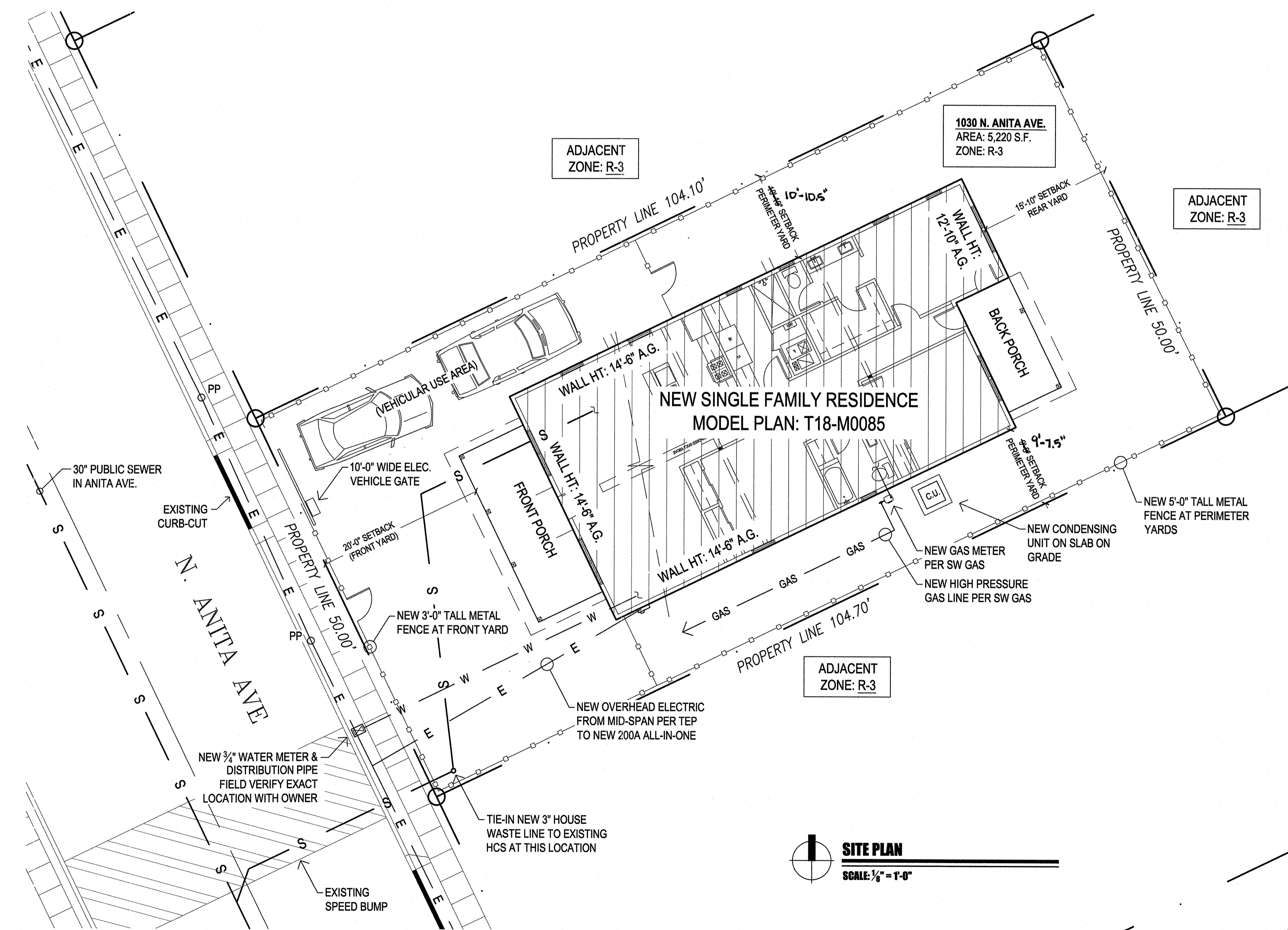
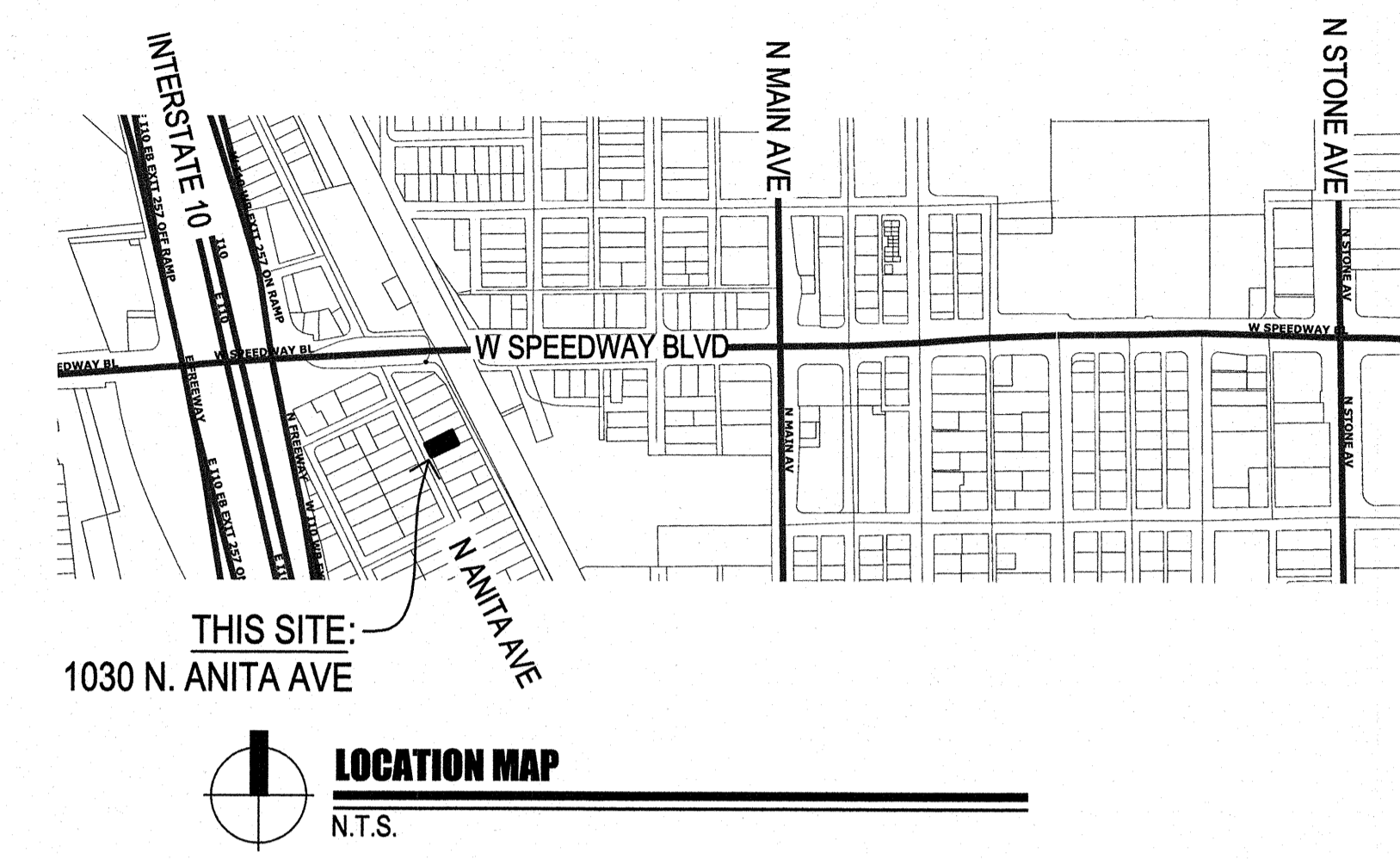
MAX. HEIGHT: 25'-0" (SFR)
PROPOSED BUILDING HT: 14'-6" ABOVE NATURAL GRADE

YARD	REQD	PROPOSED
REAR (EAST)	6'-0" OR (β/4)	15'-10"
SIDE (SOUTH)	6'-0" OR (β/4)	9'-7.5"
SIDE (NORTH)	6'-0" OR (β/4)	10'-10.5"
FRONT (WEST)	20'-0" OR 1.5H	20'-0"

BUILDING AREAS:
NEW RESIDENCE (LIVABLE): 1,654 S.F.
FRONT PORCH: 187 S.F.
BACK PORCH: 102 S.F.

UTILITY NOTES

- ALL UTILITIES ARE TO BE LOCATED PER SITE PLAN, NOT THE CONSTRUCTION DOCUMENTS. IF THERE ARE ANY DISCREPANCIES, THE SITE PLAN SHOULD GOVERN.
- IF PREFERABLE HOUSE WASTE LINE CAN EXIT THE BUILDING TO THE SOUTHWEST WHICH IS CLOSER TO THE EXISTING HCS LOCATION, PLUMBER TO DISCUSS THIS ALTERNATIVE WITH OWNER.

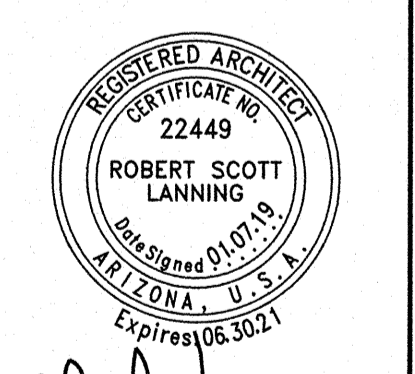


SITE PLAN
SCALE: 1/8" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
1-7-19
City of Tucson
Planning & Development Services

CITY OF TUCSON
PDSD ZONING APPROVAL
Residential Plot Plan Site Wall
Tenant Improvement
Building Plan
Other
Additional comments as noted
R-3 NEW SFR 1-7-19

Model Plan Mirrored for SW Urban
1030 N. Anita Ave.
Tucson, AZ 85705



Robert Scott Lanning

lanning architecture
1202 E Broadway Suite 104
Tucson, Arizona 85719
520.792.0265

01.07.19 date
revised
revised
revised
A-0
site plan