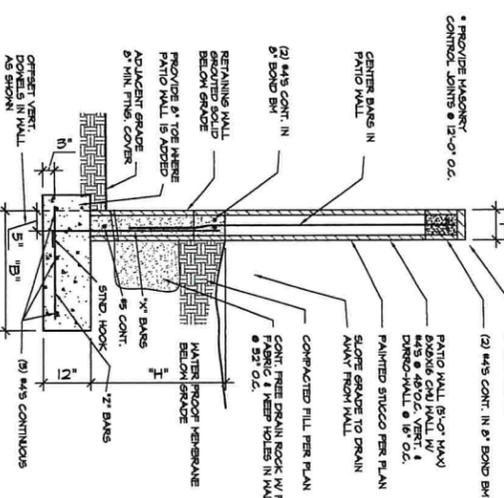


RETAINING WALL SCHEDULE

H	T	B	X	Z
2'-0"	8"	1'-6"	#4 @ 32"	#4 @ 32"



- SITE NOTES PER 2012 IRC**
- 1) Site verify layout & utilities, notify Architect of any discrepancies.
 - 2) Field verify all site conditions which will be affected by construction.
 - 3) Remove or transplant any vegetation that conflicts with construction at owner discretion.
 - 4) Locate and identify all underground utilities. Notify the Architect and appropriate utility company of any circumstances, which may require rerouting utilities. Cap-off any unused utilities per city & utility standards.
 - 5) Code Standard: 2012 edition of the International Residential Code
- BUILDING PAD NOTES PER 2012 IRC:**
- 1) SUB-SURFACE GEOTECHNICAL SOILS REPORT IS RECOMMENDED FOR ALL PROJECTS (OR) PROVIDE SOILS REPORT & TESTING FOR ENGINEERED FILL
 - 2) Any imported engineered fills shall have the following gradation by weight:
 - a) 100% passing #4 sieve.
 - b) 70% - 100% passing #10 sieve.
 - c) 50% - 100% passing #20 sieve.
 - d) 60% maximum passing #30 sieve.
 - e) Maximum soluble sulfates = 0.1%
 - f) Maximum expansion potential of 15%
 - 3) Slide base course shall have 100% passing 1/2" sieve, 45% to 90% passing #4 sieve, no more than 12% passing #200 sieve.
 - 4) Compaction to 95% of Proctor Test.
 - 5) Finish grading shall be accomplished in such a manner as to slope finish grade (minimum of 5%) for ten feet min. away from foundations.
 - 6) Strip irrigation shall not be located near foundations.
 - 7) Provide termite protection under slabs, and warranty.

- PLUMBING NOTE:**
- PROVIDE BACKWATER VALVE WHERE THE FINISH FLOOR ELEVATION IS LESS THAN 12" ABOVE THE ELEVATION OF THE NEXT UPHILL MANHOLE COVER WHEN VALVE IS REQUIRED. THE SECOND FLOOR MUST BY-PASS THE BACKWATER VALVE. SITE VERIFY PRIOR TO CONSTRUCTION. BACKWATER VALVE MUST BE ACCESSIBLE.
- FIRE FLOW AREA:**
- FIRE FLOW AREA = 5465 SQ.FT.
 FIRE FLOW AREA = 600 SQ.FT.
 ON-SITE PARKING = 2210 SQ.FT.
 FRESH FLOOR = 2810 SQ.FT.
 TOTAL COVERAGE = 2810 SQ.FT.
 2810/5465 = 0.471, 47% COVERAGE
- LOT COVERAGE CALC:**
- MAY COVERAGE: 70%
 SITE AREA = 5465 SQ.FT.
 ON-SITE PARKING = 600 SQ.FT.
 FRESH FLOOR = 2210 SQ.FT.
 TOTAL COVERAGE = 2810 SQ.FT.
 2810/5465 = 0.471, 47% COVERAGE
- SETBACKS:**
- RESIDENTIAL USE IN RESIDENTIAL ZONE
 FRONT YARD: 15'-0" (OR 21' BACK OF CURB OR 14' SIDE & REAR = 6' OR 2/3 (H))
- REAR SETBACKS:**
- REAR FRONT: 15'-0" (H) = 21'-0" (STAIR GABLE)
 ACTUAL: 22'-4"
 SOUTH: 2/3 = 11'-0" = 7'-4" (DECK)
 ACTUAL: 12'-6"
 ACTUAL: 20'-6" = 19'-6" (DORMERS)
 ACTUAL: 20'-6" = 19'-6" (EAVE)
 NORTH: ACTUAL: 7'-0" MIN.
 LOWER DORMERS: 2'-0" = 1'-11" = 1'-0" = 1'-0"
 UPPER EAVE: 2'-0" = 1'-6" = 6'-4" (EAVE)
 WEST: 2'-0" = 1'-6" = 6'-4" (EAVE)
 ACTUAL: 6'-6" (MIN)
 UPPER EAVE: 2'-0" = 2'-0" = 1'-4"
 ACTUAL: 21'-5"

PLUMBING NOTE:

PROVIDE BACKWATER VALVE WHERE THE FINISH FLOOR ELEVATION IS LESS THAN 12" ABOVE THE ELEVATION OF THE NEXT UPHILL MANHOLE COVER WHEN VALVE IS REQUIRED. THE SECOND FLOOR MUST BY-PASS THE BACKWATER VALVE. SITE VERIFY PRIOR TO CONSTRUCTION. BACKWATER VALVE MUST BE ACCESSIBLE.

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 FIRE FLOW AREA = 600 SQ.FT.
 ON-SITE PARKING = 2210 SQ.FT.
 FRESH FLOOR = 2810 SQ.FT.
 TOTAL COVERAGE = 2810 SQ.FT.
 2810/5465 = 0.471, 47% COVERAGE

LOT COVERAGE CALC:

MAY COVERAGE: 70%
 SITE AREA = 5465 SQ.FT.
 ON-SITE PARKING = 600 SQ.FT.
 FRESH FLOOR = 2210 SQ.FT.
 TOTAL COVERAGE = 2810 SQ.FT.
 2810/5465 = 0.471, 47% COVERAGE

LOCATION MAP

3" = 1 MILE

LEGAL DESCRIPTION: SECTION 5, T14S, R14E PART OF LOTS 1, 2 & 3 BLOCK #97 OF OLDSIDE ADDITION #1 PLATS PAGE 88

TAX CODE: 123-07-197A

1131 NORTH TUCSON BLVD. TUCSON, ARIZONA 85714

OWNERS: GOLDIE & GROVER LLC 480 EAST LEE STREET TUCSON, AZ 85705

BUILDING CODE NOTES:

APPLICABLE CODE: 2012 I.R.C. OCCUPANCY GROUP: R-3 SINGLE FAMILY CONSTRUCTION TYPE: V-B ALLOWABLE FLOOR AREA: UNLIMITED ACTUAL FLOOR AREA: 2500 SQ.FT.

PROJECT INFORMATION

NEW SINGLE FAMILY RESIDENCE LIVING AREA = 2500 SQ.FT. TWO-STORY (B) BEDROOMS

ZONING INFORMATION:

ZONING: R-1
 IDCLAND USE: RESIDENTIAL
 LIVING AREA = 2500 SQ.FT.
 MIN. LOT SIZE = 17000 SQ.FT.
 ACTUAL LOT SIZE: 5465 SQ.FT. PLANTED UNITS/ACRE = (1) UNIT ALLOWED
 LOT COVERAGE MAX: 70% (87)
 MAX. HEIGHT: 25'-0"

PARKING REQUIRED:

SINGLE FAMILY = 2 CARS IN SIDE YARD ACCESS PER TRANSPORTATION DEPT. APPROVAL. SEE ATTACHED SHEDD FLAT

ACTUAL BUILDING HEIGHTS:

TOP OF GABLE RIDGE: 24'-4" ABOVE GRADE
 ENTRY ROOF DECK: 11'-0" ABOVE GRADE
 ENTRY EAVE: 9'-6" ABOVE GRADE
 UPPER EAVE: 19'-6" ABOVE GRADE
 UPPER DORMER GABLE: 23'-6" ABOVE GRADE
 LOWER DORMER GABLE: 15'-4" ABOVE GRADE

SETBACKS:

RESIDENTIAL USE IN RESIDENTIAL ZONE
 FRONT YARD: 15'-0" (OR 21' BACK OF CURB OR 14' SIDE & REAR = 6' OR 2/3 (H))

REAR SETBACKS:

REAR FRONT: 15'-0" (H) = 21'-0" (STAIR GABLE)
 ACTUAL: 22'-4"
 SOUTH: 2/3 = 11'-0" = 7'-4" (DECK)
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 ACTUAL: 6'-6" (MIN)
 UPPER EAVE: 2'-0" = 2'-0" = 1'-4"
 ACTUAL: 21'-5"

THESE DRAWINGS ARE CONSIDERED PRELIMINARY - NOT FOR CONSTRUCTION UNLESS THE ARCHITECTS SEAL IS AFFIXED WITH WRITTEN SIGNATURE

SINGLE FAMILY RESIDENCE

1131 N. TUCSON BLVD. TUCSON, ARIZONA

ISLES ARCHITECTURE, L.L.C.
 SCOTT EMORY ISLES
 P.O. BOX 57604
 TUCSON, ARIZONA 85732
 (520) 320-9190

DATE: 2/14/2018
 DRAWN BY: GT001
 SCALE: 1" = 10'-0"

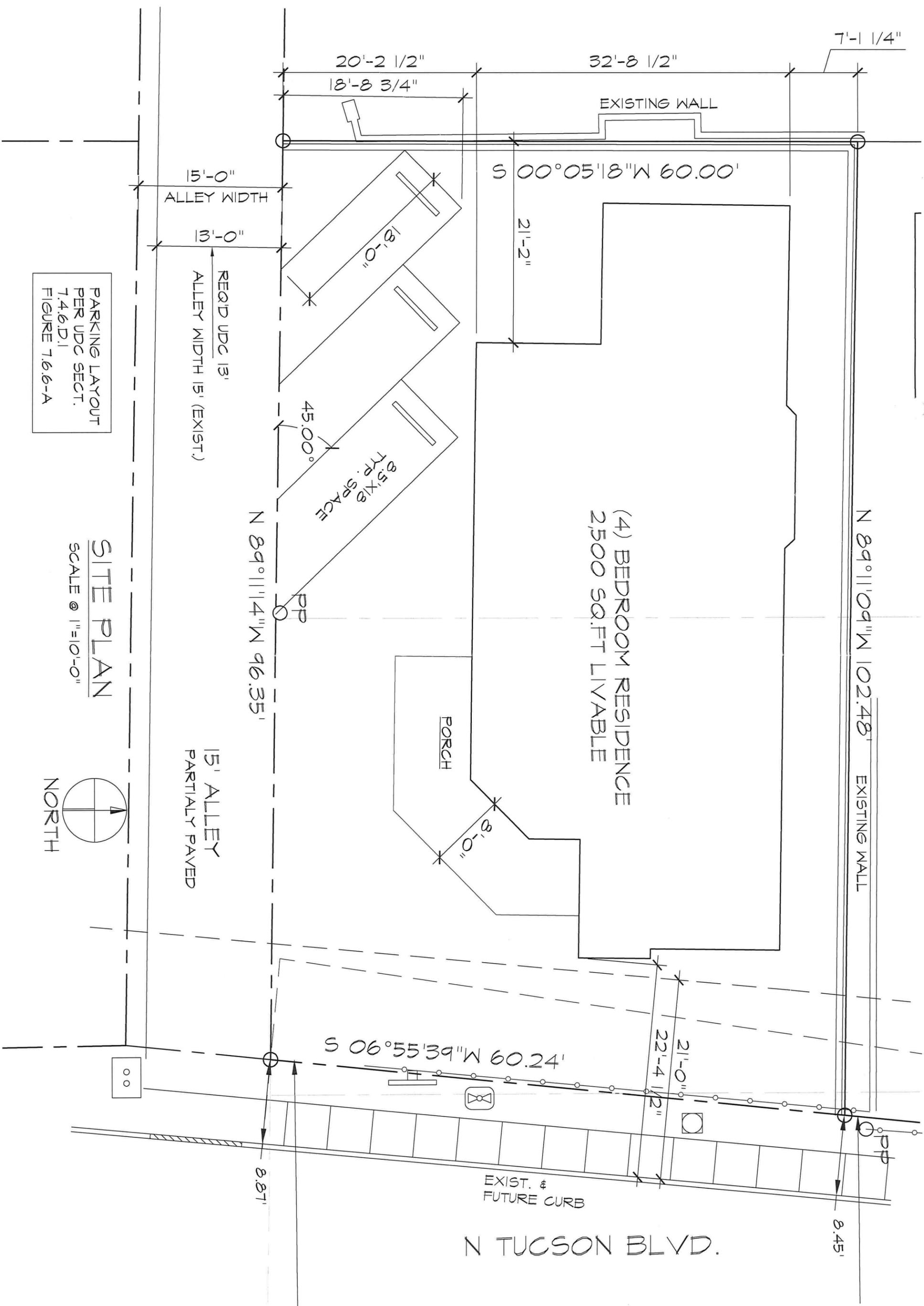
REVISIONS:

NO.	DATE	DESCRIPTION
1	2/14/2018	ISSUE FOR PERMITS
2		
3		

SCALE: 1" = 10'-0"

SITE PLAN

A-0-0 OF X-X



PARKING LAYOUT
PER UDC SECT.
7.4.6.D.1
FIGURE 7.6.6-A

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

