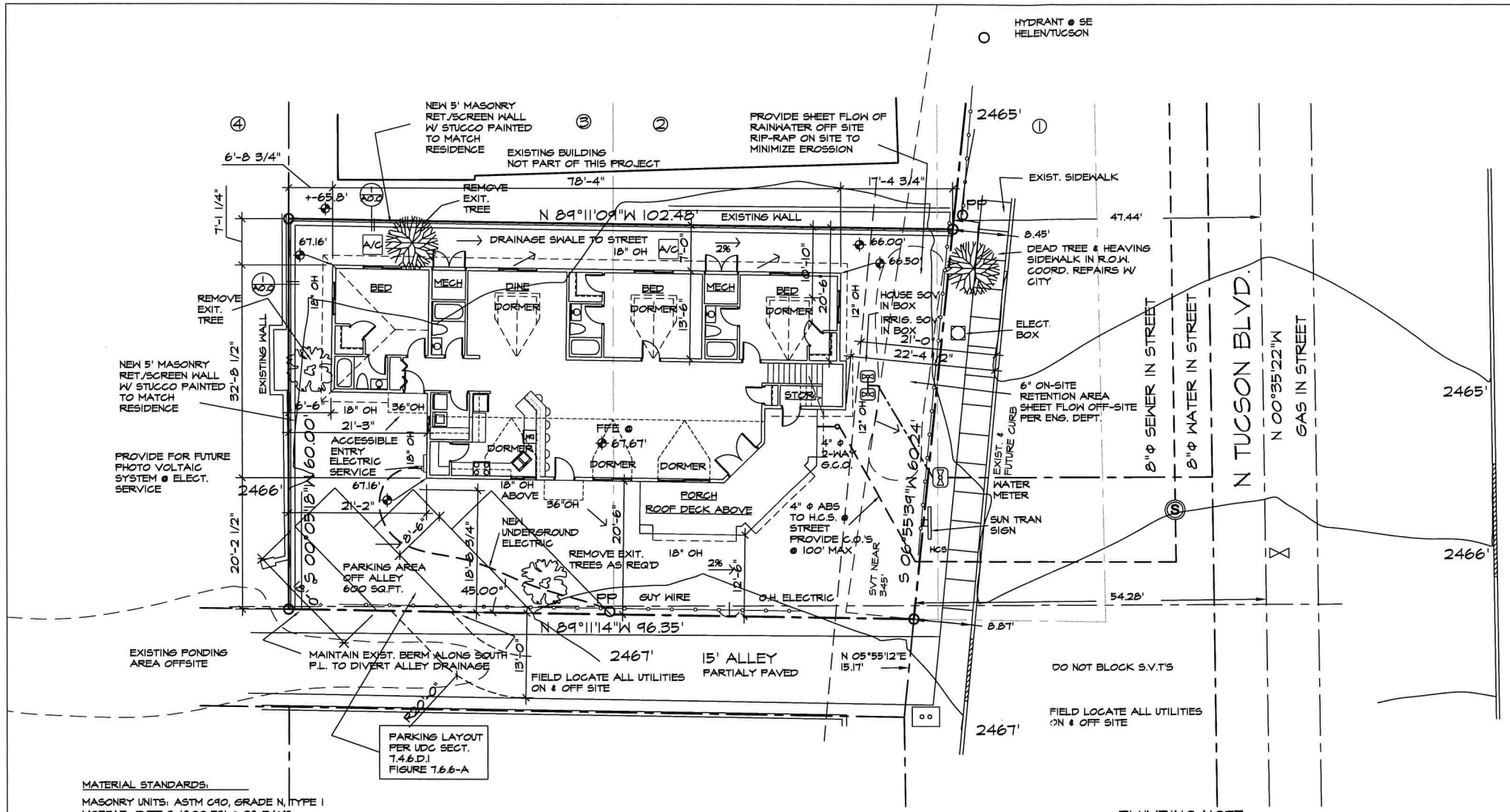
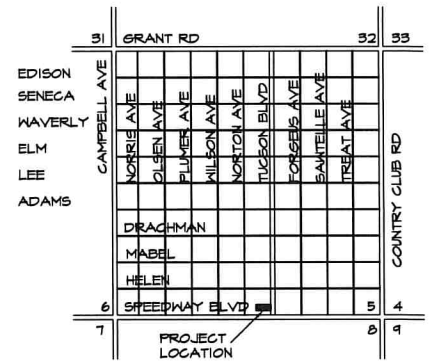




LOCATION MAP

3" = 1 MILE

NORTH

LEGAL DESCRIPTION

SECTION 5, T14S, R14E
PART OF LOTS, 1, 2 & 3 BLOCK #37
OF OLSENS ADDITION
BOOK 4 OF MAPS & PLATS
PAGE 88

TAX CODE: 123-07-197A

1131 NORTH TUCSON BLVD.
TUCSON, ARIZONA 85719

OWNER:
GOLDIE A GROVER LLC
430 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: 2,157 SQ.FT.

PROJECT INFORMATION

NEW SINGLE FAMILY RESIDENCE
LIVABLE AREA = 2,157 SQ.FT.
ONE-STORY (3) BEDROOMS

ZONING INFORMATION:

ZONING: R-1
UDC LAND USE: RESIDENTIAL
FLOOR AREA = 2,157 SQ.FT.
MIN. LOT SIZE = 7,000 SQ.FT.
ACTUAL LOT SIZE: 5,965 SQ.FT. PLATTED
UNITS/ACRE = (1) UNIT ALLOWED
LOT COVERAGE MAX: 70% (SF)
MAX. HEIGHT: 25'-0"

PARKING REQUIRED SFR:
SINGLE FAMILY = 2 CARS IN SIDE YARD, 3 PROVIDED
ALLEY ACCESS PER TRANSPORTATION DEPT.
APPROVAL. SEE ATTACHED SIGNED PLAT

ACTUAL BUILDING HEIGHTS:
TOP OF GABLE RIDGE: 20'-2" ABOVE GRADE
ENTRY ROOF DECK: 10'-6" ABOVE GRADE
LOWER EAVE: 9'-6" ABOVE GRADE
UPPER EAVE: 15'-4" ABOVE GRADE
UPPER DORMER GABLE: 19'-6" ABOVE GRADE
LOWER DORMER GABLE: 15'-10" ABOVE GRADE

SETBACKS REQ'D
RESIDENTIAL USE IN RESIDENTIAL ZONE
FRONT YARD: MS&R= 21' BACK OF CURB OR "H"
SIDE & REAR = 6' OR 2/3 (H)

REQ'D SETBACKS:
EAST FRONT: MS&R (H) = 20'-0" (STAIR GABLE)
ACTUAL: 22'-4"
SOUTH: 2/3 * 10'-6" = 7'-0" (DECK)
ACTUAL: 12'-6"
2/3 * 19'-6" = 13'-0" (DORMERS)
ACTUAL = 20'-6"
NORTH: 2/3 * 10'-0" = 6'-8" (EAVE)
ACTUAL: 7'-0" MIN.
LOWERER DORMERS: 2/3* 15'-11"= 10'-8"
UPPER EAVE: 2/3* 19'-6"= 13'-0"
WEST: 2/3 * 9'-6" = 6'-4" (EAVE)
ACTUAL: 6'-6" (MIN.)
UPPER GABLE: 2/3 * 19'-6"= 13'-0"
ACTUAL: 21'-3"

FIRE FLOW AREA:
FIRE FLOW AREA:
HOUSE = 2,209 SQ.FT.
COVERED PORCH= 300 SQ.FT.
TOTAL FIRE FLOW AREA = 2509 SQ.FT.
FIREHYDRANT @ HELEN & TUCSON
MIN. FIRE FLOW GPM = 1,500

LOT COVERAGE CALC:

MAX COVERAGE: 70%
SITE AREA = 5,965 SQ.FT.
ON-SITE PARKING = 600 SQ.FT.
FIRST FLOOR = 2209 SQ.FT.
TOTAL COVERAGE= 2809 SQ.FT.

2809/5965= 0.471, 47% COVERAGE
70% ALLOWED

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 RQUIRED, THE SECOND FLOOR MUST BY-PASS THE BACKWATER VALVE
* SITE VERIFY PRIOR TO CONSTRUCTION
* BACKWATER VALVE MUST BE ACCESSIBLE

* SITE NOTE:
DO NOT ALTER SITE DRAINAGE TO NEIGHBORING PROPERTIES. PROVIDE GUTTER/DOWN SPOUT SYSTEM & DRAINAGE SWALES.

SITE PLAN DRAWN FROM SURVEY BY:
ARROW LAND SURVEY, INC.
(520) 881-2155
JOB: #17236
DATE: 8/7/2017

BASIS OF LAYOUT:
BUILDING IS PARALLEL TO THE NORTH BOUNDARY

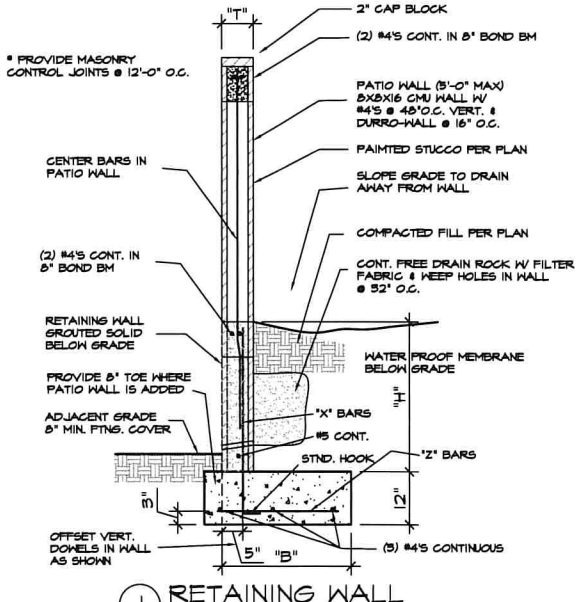
DRAWING INDEX:

A-0.0 SITE PLAN
A-0.1 PLANS & ELEVATIONS

MATERIAL STANDARDS:

MASONRY UNITS: ASTM C90, GRADE N, TYPE I
MORTAR: TYPE S, 1800 PSI @ 28 DAYS
GROUT: ASTM C476, 2000 PSI @ 28 DAYS
REINFORCING: ASTM A615
CONCRETE: ASTM C-94, 2,500 PSI @ 28 DAYS
REBAR: GRADE 40 FOR #4, GRADE 60 FOR #5 & LARGER

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



1 RETAINING WALL
SCALE 1/2"=1'-0"

SITE GRADING LEGEND

SITE TOPOGRAPHY FROM SURVEY
SITE VERIFY TOPOGRAPHY AND MANHOLE HEIGHTS

4X4 1/4" TUBE SIDEWALK SCUPPER (NO SHARP EDGES)

INDICATES SITE DRAINAGE

WATER HARVESTING CALC:
IMPERMEABLE AREA = 3,300 SQ.FT.
3,300/12= 275 SQ.FT. REQ'D
DEPRESSED RET. AREA = 300 SQ.FT.
OVERFLOW TO BE SHEET FLOW

SITE NOTES per 2012 IRC

1.) Site verify layout & utilities, notify Architect of any discrepencies.
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 circumstance, which may require rerouting utilities. Cap-off any unused utilities per city & utility standards.
5.) Code Standard: 2012 edition of the International Residetial Code

BUILDING PAD NOTES per 2012 IRC:

* SUB-SURFACE GEOTECHNICAL SOILS REPORT IS RECCOMENDED FOR ALL PROJECTS
1.) Any imported engineered fills shall have the following gradation by weight:
(OR) PROVIDE SOILS REPORT & TESTING FOR ENGINEERED FILL
a.) 100% passing 6" sieve.
b.) 70% - 100% passing 4" sieve.
c.) 50% - 100% passing #4 sieve.
d.) 60% maximum passing #200 sieve.
e.) Maximum soluble sulfates = 0.1%
f.) Maximum expansion potential of 1.5%
2.) Slab base course shall have 100% passing 1 1/2" sieve, 45% to 90% passing #4 sieve, no more than 12% passing #200 sieve.
3.) Compaction to 95% of Proctor Test.
4.) Finish grading shall be accomplished in such a manner as to slope finish grade (minimum of 5%) for ten feet min. away from foundations.
5.) Drip irrigation shall not be located near foundations.
6.) Provide termite protection under slabs, and warranty.

* VERIFY SITE UTILITIES AND MANHOLE ELEVATIONS PRIOR TO CONSTRUCTION

* PROVIDE FOR FUTURE PHOTO VOLTAIC ON SOUTH HIP

* FIELD VERIFY SITE UTILITIES & CONDITIONS

METHOD OF CONSTRUCTION:

THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE PROPER PRECAUTIONS TO INSURE THE SAFETY OF THE WOORKMEN AND GENERAL PUBLIC AND THE PROTECTION OF PROPERTY.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SITE PLAN

SCALE @ 1"=10'-0"

NORTH

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

SINGLE FAMILY RESIDENCE

1131 N. TUCSON BLVD. TUCSON, ARIZONA

SCOTT E. ISLES
REGISTERED ARCHITECT
CERTIFICATE NO. 24661
Date Signed: 9/20/18
ARIZONA, U.S.A.

EXPIRES: 3-31-2021

REVISIONS

NO. 1	9/20/2018 BD OF ADJUST.
NO. 2	
NO. 3	

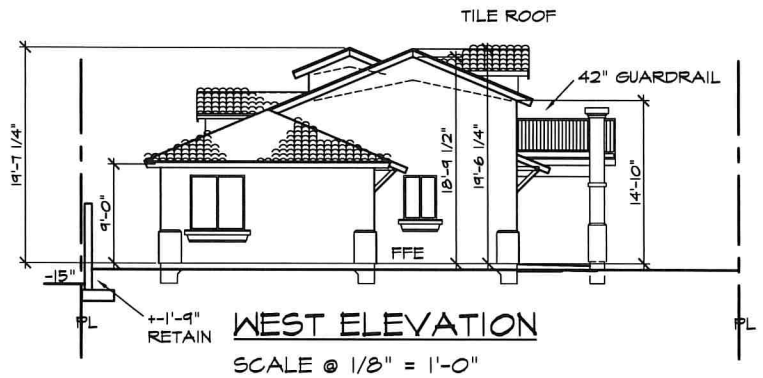
JOB # 617001
DATE: 2/14/2018
SCALE: 1"= 10'-0"

SITE PLAN

SHEET # A-0.0 OF TWO

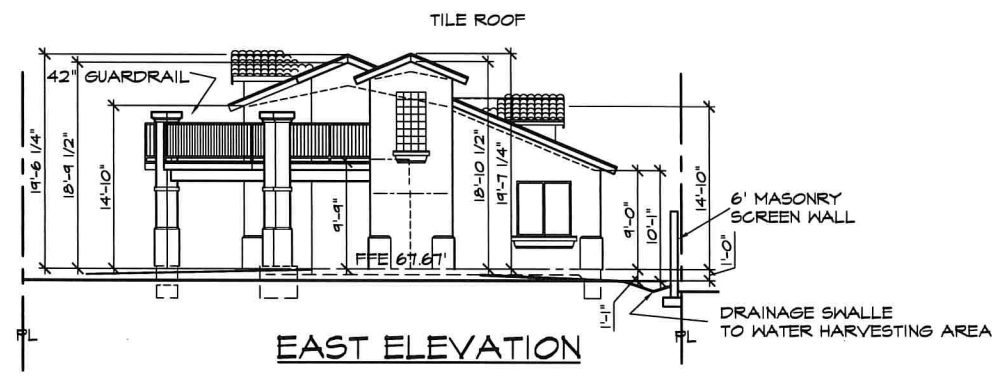
THESE DRAWINGS ARE CONSIDERED PRELIMINARY - NOT FOR CONSTRUCTION UNLESS THE ARCHITECTS SEAL IS AFFIXED WITH WRITTEN SIGNATURE

THIS DRAWING IS THE PROPERTY OF ISLES ARCHITECTURE, L.L.C., AND IS INTENTED FOR USE ON THIS PROJECT ONLY. ANY RE-USE OR REPRODUCTION, IN PART OR IN WHOLE, IS STRICTLY PROHIBITED WITHOUT PRIOR APPROVAL FROM ISLES ARCHITECTURE, L.L.C.



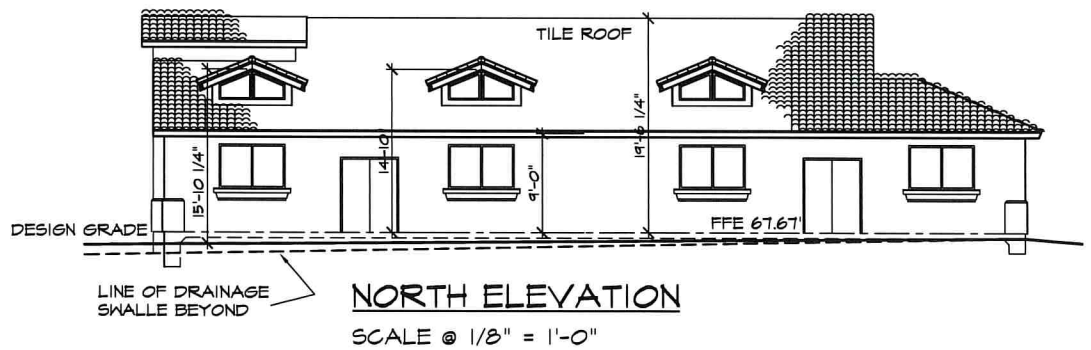
WEST ELEVATION

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



EAST ELEVATION

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

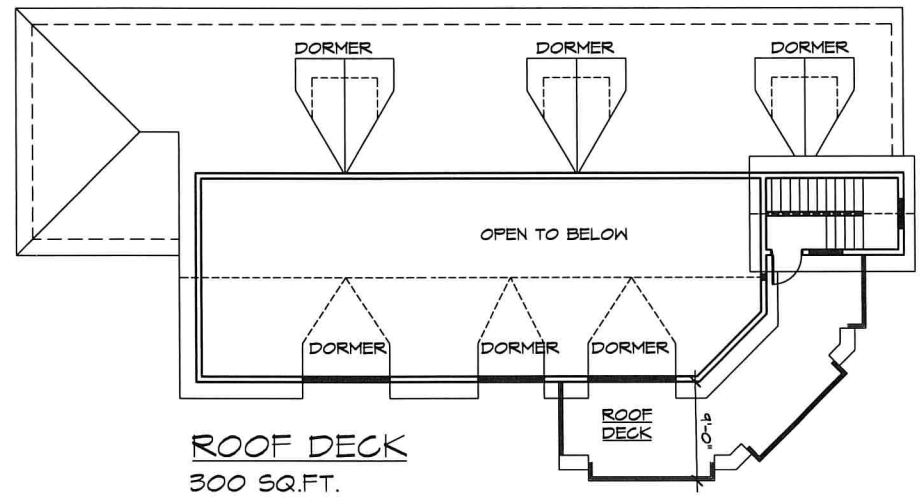


NORTH ELEVATION

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

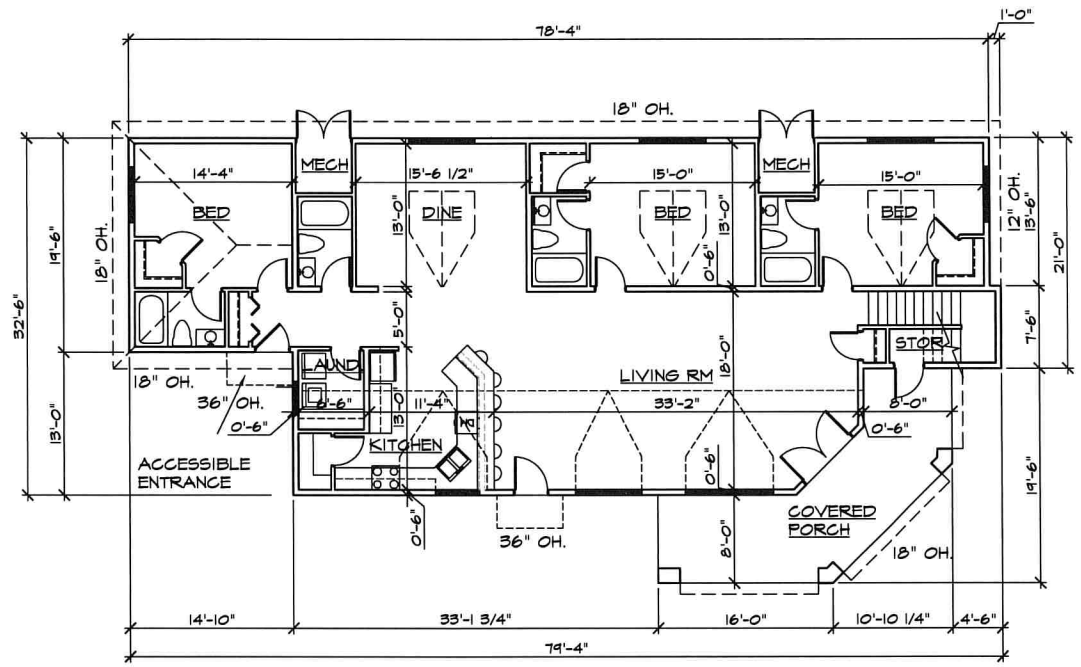
SOUTH ELEVATION

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



ROOF DECK

300 SQ.FT.



FIRST FLOOR

2,157 SQ.FT.

TOTAL LIVING

2,157 SQ.FT.

FLOOR AREA CALCULATIONS:

1ST FLOOR LIV. = 2,157 SQ.FT.

TOTAL LIVABLE = 2,157 SQ.FT.

MECHANICAL= 52 SQ.FT.
COVERED PORCH = 300 SQ.FT.
OPEN ROOF DECK = 300 SQ.FT.

TOTAL UNDER ROOF = 2,509 SQ.FT.

FLOOR PLANS

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

PROJECT NORTH PER SITE PLAN

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

SINGLE FAMILY RESIDENCE

1131 N. TUCSON BLVD. TUCSON, ARIZONA

REGISTERED ARCHITECT
CERTIFICATE NO.
24661
SCOTT E. ISLES
Date Signed 9/20/18
ARIZONA, U.S.A.

EXPIRES: 3-31-2021

REVISIONS

NO. 1	9/20/2018 B OF A REVISION
NO. 2	
NO. 3	

JOB # 617001
DATE: 2/14/2018
SCALE: 1/8"=1'-0"

PLANS & ELEVATIONS

SHEET # A-0.1 OF TWO

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

THIS DRAWING IS THE PROPERTY OF ISLES ARCHITECTURE, L.L.C., AND IS INTENTED FOR USE ON THIS PROJECT ONLY. ANY RE-USE OR REPRODUCTION, IN PART OR IN WHOLE, IS STRICTLY PROHIBITED WITHOUT PRIOR APPROVAL FROM ISLES ARCHITECTURE, L.L.C.