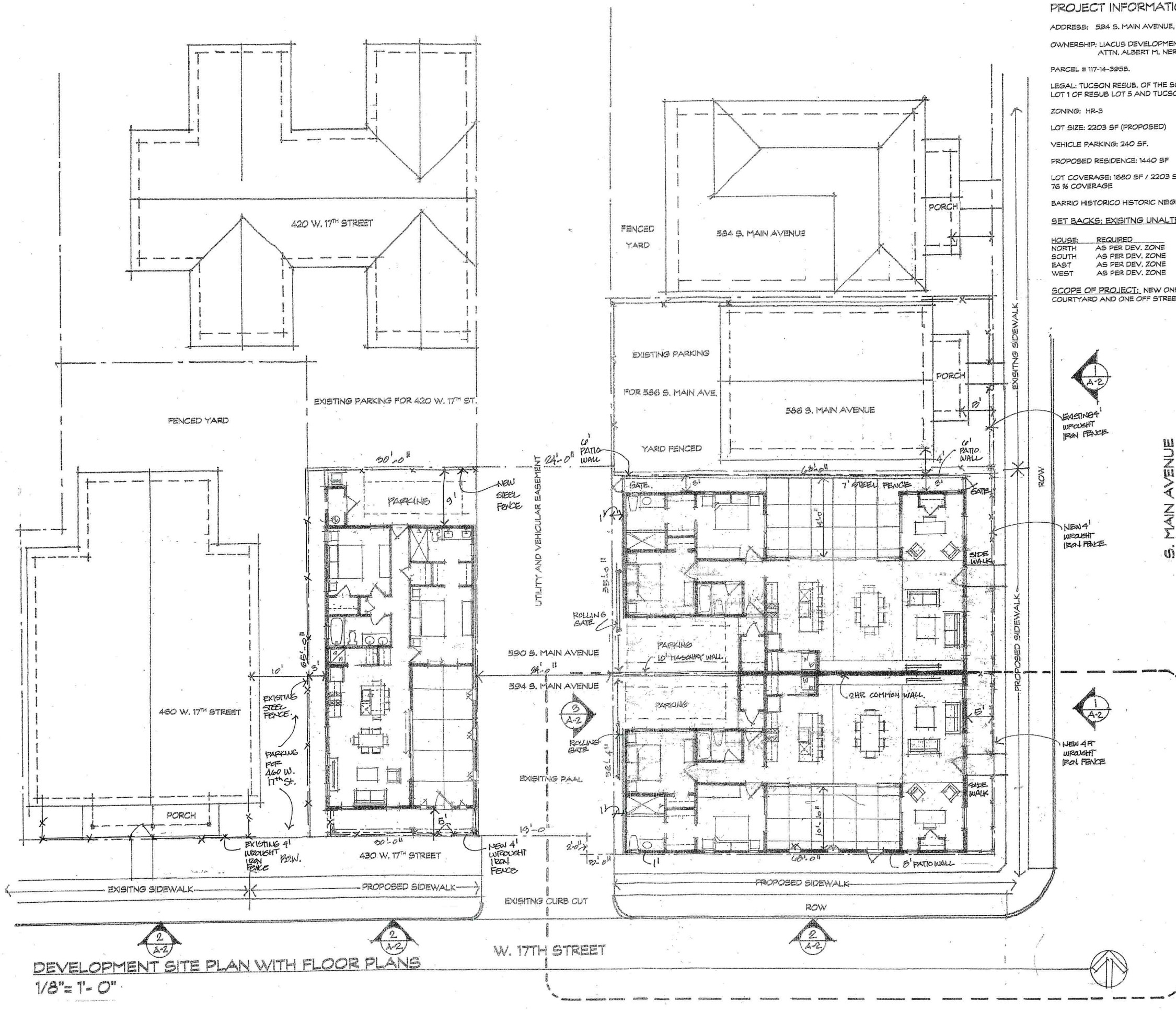


DEVELOPMENT SITE PLAN WITH FLOOR PLANS

1/8" = 1'- 0"

PROJECT INFORMATION:

ADDRESS: 594 S. MAIN AVENUE, TUCSON, ARIZONA 85701

OWNERSHIP: LIACUS DEVELOPMENT INC.
ATTN. ALBERT M. NERONI.

PARCEL # 117-14-395B.

LEGAL: TUCSON RESUB. OF THE SOUTHERN PART OF LOT 5 BLOCK 243
LOT 1 OF RESUB LOT 5 AND TUCSON RESUB RD ABAND ADJ TO LOT1 BLK 243

ZONING: HR-3

LOT SIZE: 2203 SF (PROPOSED)

VEHICLE PARKING: 240 SF.

PROPOSED RESIDENCE: 1440 SF

LOT COVERAGE: 1680 SF / 2203 SF =
76 % COVERAGE

BARRIO HISTORICO HISTORIC NEIGHBORHOOD HPZ REVIEW REQUIRED.

SET BACKS: EXISITNG UNALTERED

HOUSE:	REQUIRED
NORTH	AS PER DEV. ZONE
SOUTH	AS PER DEV. ZONE
EAST	AS PER DEV. ZONE
WEST	AS PER DEV. ZONE

SCOPE OF PROJECT: NEW ONE STORY 2 BEDROOM 2 BATH RESIDENCE WITH COURTYARD AND ONE OFF STREET PARKING AREA

REGISTERED ARCHITECT CERTIFICATE NO. 26996 LEO R. KATZ Date Signed ARIZONA U.S.A.

3.21.20

LEO R. KATZ
ARCHITECT
520-248-1564

S. MAIN AVE. and W 17TH STREET
TUCSON, ARIZONA 85701

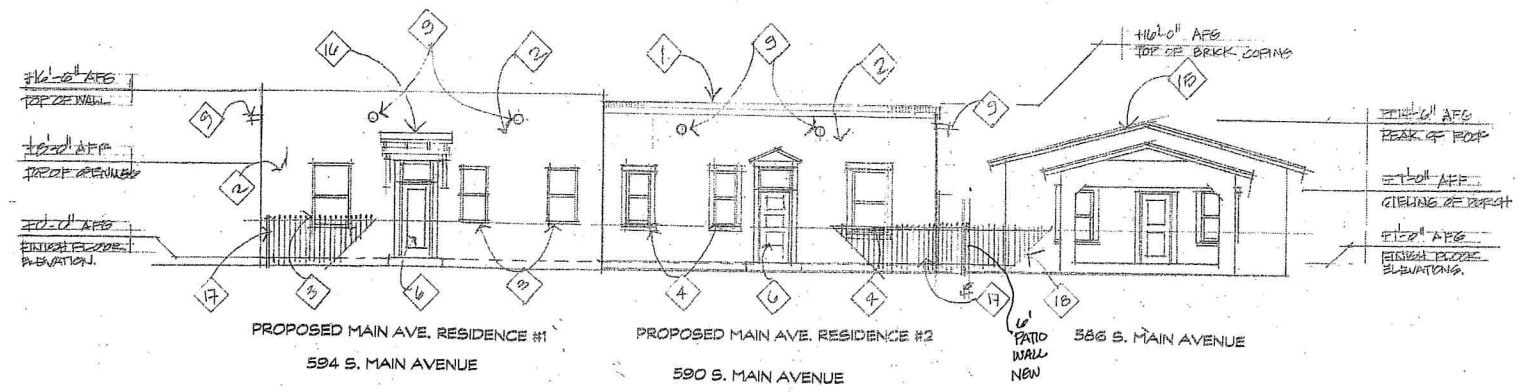
594 S MAIN AVE

Jun 12-6-19
Historic review

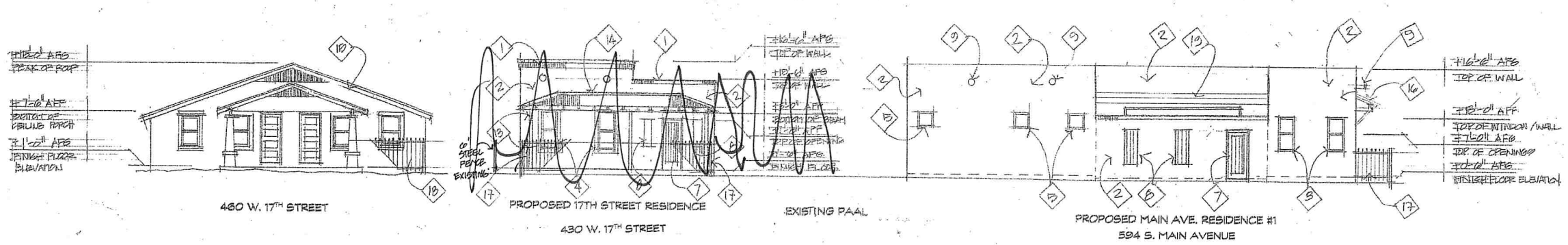
A-1

ELEVATION KEY NOTES

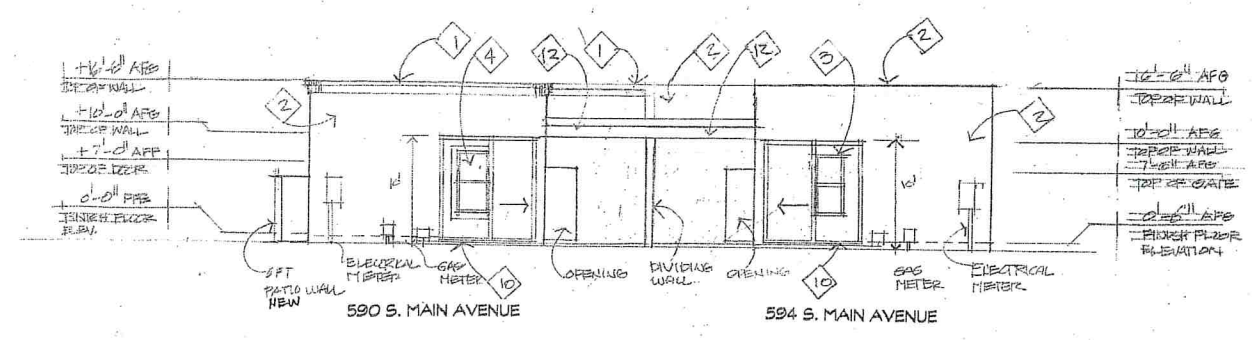
1. BRICK COPING
2. 2 COAT STUCCO WITH A SAND FINISH
3. DOUBLE HUNG WOOD WINDOW SET DIRECTLY WALL WITH BULL-NOSE CORNERS
4. DOUBLE HUNG WOOD WINDOW WITH PAINTED WOOD CASING
5. AWNING WOOD WINDOW
6. FRONT DOOR WOOD WITH TRANSOM WINDOW ABOVE
7. COURT YARD GATE WOOD
8. OPENINGS TO COURTYARD
9. 6" ROUND GALVANIZED SCUPPERS
10. ROLLING METAL GATE WITH RUST FINISH
11. METAL UTILITY DOOR PAINTED FOR STORAGE
12. PARKING AREA ROOF WITH STEEL BEAM WITH 2 X 8 RAFTERS AND CORREGATED METAL
13. PORCH: FRAMING WOOD POST AND BEAM WITH 2X RAFTERS WOOD DECKING
14. GALVANIZED COORUGATED METAL ROOFING
15. EXISITNG HOUSE WITH, GALVANIZED METAL ROOF, WOOD DOORS AND WINDOWS, STUCCO FINISH
16. DOOR AWNING "TOLDO", WOOD FRAMING WITH CORREGATED METAL ROOFING
17. NEW 4 FT TALL WROUGNHT IRON FENCE WITH FINIAL CAP ON PICKETS.
18. EXISITNG 4 FT WROUGHT IRON FENCE
19. SHADE AWNING WITH STEEL BEAM WITH 2 X 6 RAFTERS AND CORREGATED METAL



MAIN AVENUE / EAST STREET ELEVATION
1/8" = 1'- 0"
1



17TH STREET / SOUTH STREET ELEVATION
1/8" = 1'- 0"
2



PAAL / WEST ELEVATION
1/8" = 1'- 0"
3

REGISTERED ARCHITECT
CERTIFICATE NO. 26998
LEO R. KATZ
Date Signed 1-6-20
ARIZONA U.S.A.
3.31.20

LEO R. KATZ
ARCHITECT
520-248-1564
REVISED
1.2.2020

S. MAIN AVE. and W 17TH STREET
TUCSON, ARIZONA 85701
594 SMAIN AVE

Historic Rev Req - Rev #2
SR ~~1/3/20~~ 1/3/20
Im 12-9-19
Hist rig

A-2