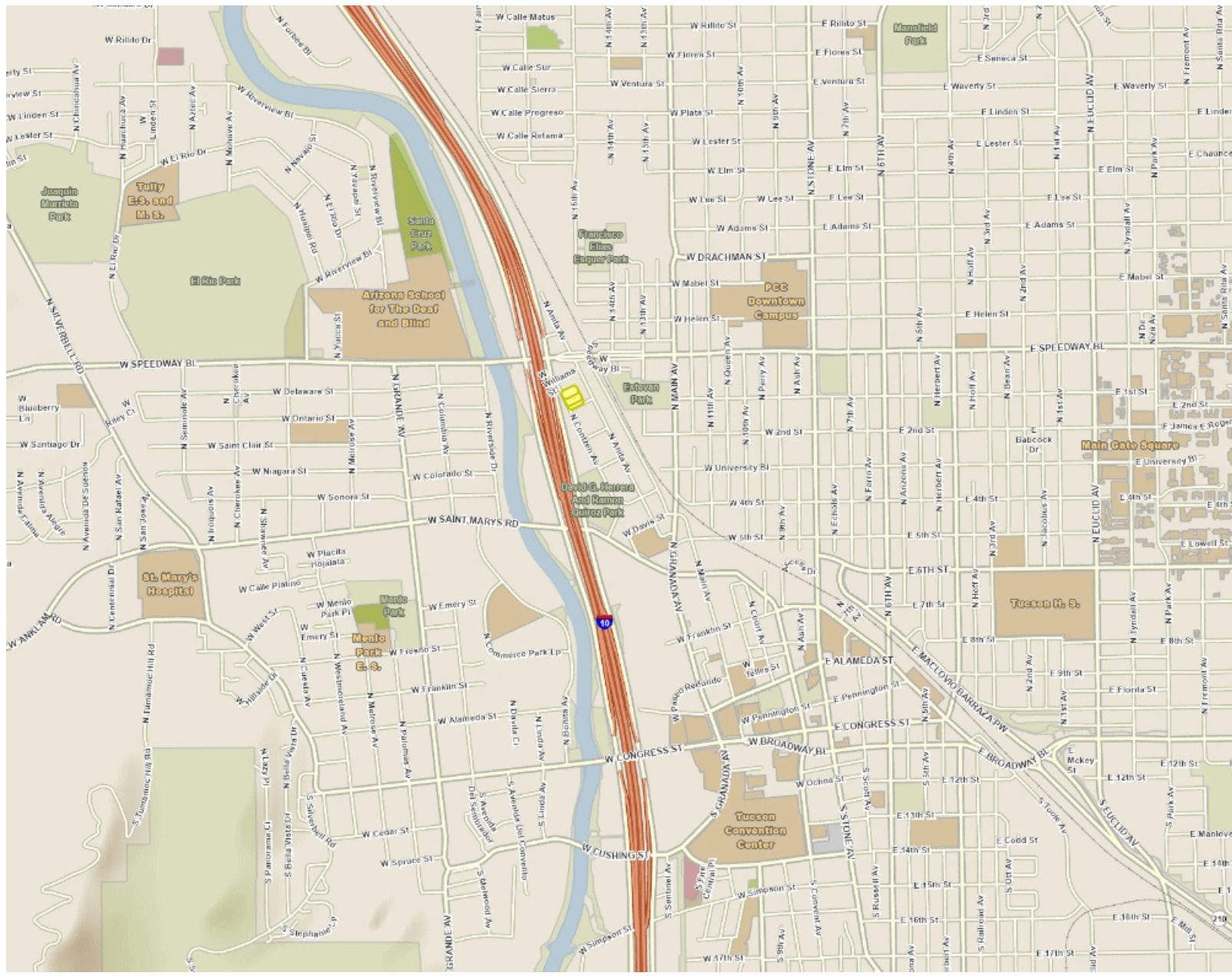


# Barrio Anita Casitas

## Legend



Site Map

4,000.0                      0                      2,000.00


Feet



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

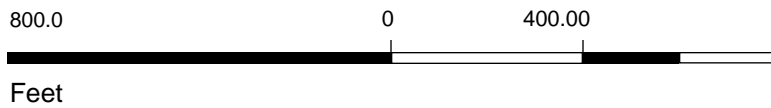
# Barrio Anita Casitas

## Legend

 Parcels



Site Map



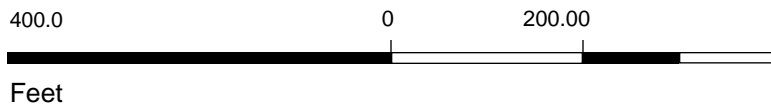
This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

# Barrio Anita Casitas

Legend



Site Map



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only









**LAND USE**  
DIMENSIONAL STANDARDS PER UDC SEC 6.3 FOR R3 ZONING

ZONING = R3  
STREET SETBACK (CONTZEN AVE.)  
REQUIRED = 20'  
PROVIDED FOR FRONT UNIT = 39.6'  
PROVIDED FOR FRONT UNIT CARPORT = 20.0'  
PROVIDED FOR REAR UNIT = 109.1'

PERIMETER SETBACKS (MEASURED FROM HIGHEST POINT WITH DESIGN GRADE INCLUDED)  
HIGHEST POINT @ NORTH (FRONT UNIT) = 10.0'  
NORTH REQUIRED = 2/3(10.0') = 6.7'  
NORTH PROVIDED = 8.9'  
HIGHEST POINT @ NORTH (REAR UNIT) = 9.0'  
NORTH REQUIRED = 2/3(9.0') = 6.0'  
NORTH PROVIDED = 6.2'  
HIGHEST POINT @ EAST (FRONT UNIT) = 10.0'  
EAST REQUIRED = 2/3(10.0') = 6.7'  
EAST PROVIDED = 9.0'  
HIGHEST POINT @ EAST (REAR UNIT) = 10.0'  
EAST REQUIRED = 2/3(10.0') = 6.7'  
EAST PROVIDED = 13.1'  
HIGHEST POINT @ SOUTH (FRONT UNIT) = 10.0'  
SOUTH REQUIRED = 2/3(10.0') = 6.7'  
SOUTH PROVIDED = 14.6'  
HIGHEST POINT @ SOUTH (REAR UNIT) = 10.0'  
SOUTH REQUIRED = 10.0' FOR NAMED STREET  
SOUTH PROVIDED = 14.6'

SITE AREA = 5,000 SF MIN.  
FRONT UNIT ACTUAL = 5,007.79 SF OR 0.11 ACRE  
REAR UNIT ACTUAL = 5,006.19 SF OR 0.11 ACRE

TOTAL BUILDING GFA =  
(3) NEW 3 BED RESIDENCE AREA = 1,267 GSF  
(1) NEW 2 BED RESIDENCE AREA = 929 GSF  
(2) NEW 1 BED RESIDENCE AREA = 587 GSF  
6 NEW UNITS TOTAL BUILDING AREA = 5,904 SF

TOTAL VEHICULAR USE AREA =  
(3) NEW FRONT UNIT CARPORT AREA = 400 SF  
(3) NEW FRONT UNIT CONCRETE DRIVEWAY AREA = 423 SF  
(3) NEW REAR UNIT CARPORT AREA = 196 SF  
(3) NEW REAR UNIT DG DRIVEWAY AREA = 1,015 SF  
TOTAL VEHICULAR USE AREA = 6,102 SF

RESIDENTIAL DENSITY  
REQUIRED = 36/ACRE = 36(0.11) = 3 UNITS MAX  
ACTUAL = 1 UNIT

LOT COVERAGE  
MAXIMUM = 70%  
FRONT UNIT ACTUAL = 2,090/5,008 = 42%  
REAR UNIT ACTUAL = 2,140/5006 = 43%

MAXIMUM HEIGHT  
MAXIMUM = 25'  
ACTUAL (3 BED) = 17.9'  
ACTUAL (2 BED) = 17.9'  
ACTUAL (1 BED) = 17.9'

**INCLUSIVE HOME DESIGN NOTES**  
ANSI 117.1-1998 AS AMENDED

**ACCESSIBLE ROUTE**

- PROVIDE AN ACCESSIBLE ROUTE FROM THE PUBLIC WAY EXTENDING THROUGHOUT THE FIRST FLOOR, 1003.2, 1003.3
- CHANGES IN FLOOR ELEVATION MAY NOT EXCEED 1/4 INCH (1/2 INCH WHEN BEVELED), 1003.4

**DOORS**

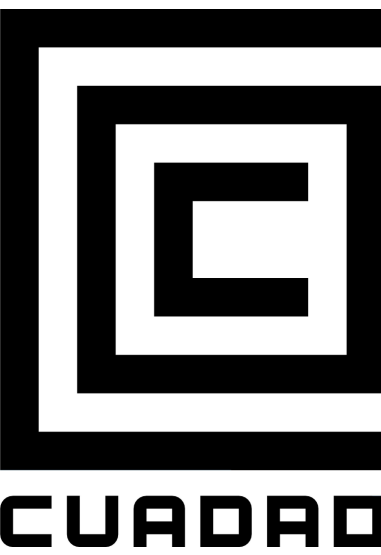
- THRESHOLDS MAY NOT EXCEED 1/2 INCH IN HEIGHT, 404.2.5
- ALL DOOR HARDWARE MUST BE LEVER-TYPE OR OTHERWISE USABLE WITHOUT TIGHT GRASPING OR TWISTING OF THE WRIST, 404.2.7
- DOOR OPENINGS SHALL HAVE A NET WIDTH OF NOT LESS THAN 30 INCHES (MIN 2'-8" DOORS) 1003.5.2.1

**REACH RANGES**

- PROVIDE ALL SWITCHES, RECEPTACLES AND CONTROLS WITHIN 48 INCHES OF THE FLOOR BUT NOT LESS THAN 15 INCHES ABOVE THE FLOOR, 1003.9

**GRAB BAR REINFORCEMENT**

- PROVIDE BLOCKING IN BATHROOMS AROUND TOILETS, SHOWERS AND BATHTUBS, 1003.11.2
- TOILETS AND SHOWER AREAS: BLOCKING REQUIRED ON REAR AND SIDE WALL BETWEEN 33 AND 36 INCHES ABOVE THE FLOOR
- BATHTUB: TWO ROWS REQUIRED. ONE ROW CENTERED 9 INCHES ABOVE THE RIM OF THE BATHTUB AND THE OTHER BETWEEN 33 AND 36 INCHES ABOVE THE FLOOR



P. 520.977.8521  
A. 4738 S. CAMINO DE LA PLAZA  
TUCSON AZ, 85714  
E. SJIMENEZ@CUADRO.DESIGN  
W. WWW.CUADRO.DESIGN

**KEYNOTES**

- 2.01 EXISTING PUBLIC MAIN WATER LINE - APPROXIMATE LOCATION SHOWN
- 2.02 EXISTING PUBLIC SEWER LINE - APPROXIMATE LOCATION SHOWN
- 2.03 EXISTING OVERHEAD ELECTRICAL SERVICE
- 2.04 EXISTING UTILITY POLE
- 2.05 EXISTING CURB
- 2.06 EXISTING SIDEWALK
- 2.07 EXISTING MASONRY WALL TO REMAIN - PROVIDE NEW PAINTED FINISH
- 3.08 4" CONCRETE CURB CUT AND DRIVEWAY APRON
- 3.10 4" CONCRETE SIDEWALK WITH CONTROL JOINTS IN SQUARE PATTERN - OWNER TO SELECT FINISH & COLOR
- 3.11 4" CONCRETE DRIVEWAY, SLOPE FOR POSITIVE DRAINAGE - OWNER TO SELECT FINISH & COLOR
- 3.12 6" EXTRUDED CONCRETE CURB
- 22.01 CONNECT NEW SEWER LINE TO PUBLIC SEWER MAIN - SEE PLUMBING PLAN FOR SIZES
- 22.02 CONNECT NEW WATER LINE TO PUBLIC WATER MAIN - SEE PLUMBING PLAN FOR SIZES
- 22.03 PROVIDE SEPARATED PRIVATE SEWER SERVICE - 4" MAIN LINE - FOR EACH HOUSING UNIT
- 22.05 PROVIDE SEPARATE WATER METERS FOR EACH HOUSING UNIT
- 26.01 PROVIDE SEPARATED 200 AMP ELECTRICAL PANEL TO EACH HOUSING UNIT - PROVIDE UNDERGROUND FEEDER OR OVERHEAD SERVICE AS REQUIRED BY TEP
- 32.02 MULCH OR RIP RAP BASIN - APP 5' BELOW ADJACENT GRADE
- 32.03 DECOMPOSED GRANITE BERM PATHWAY OR DRIVEWAY - PROVIDE 2% MAX SLOPE FOR DRAINAGE

**BARRIO ANITA CASITAS**  
1008-1038 N. CONTZEN AVE.  
TUCSON, AZ 85705

**REVISIONS**

NO.	DATE	ISSUE

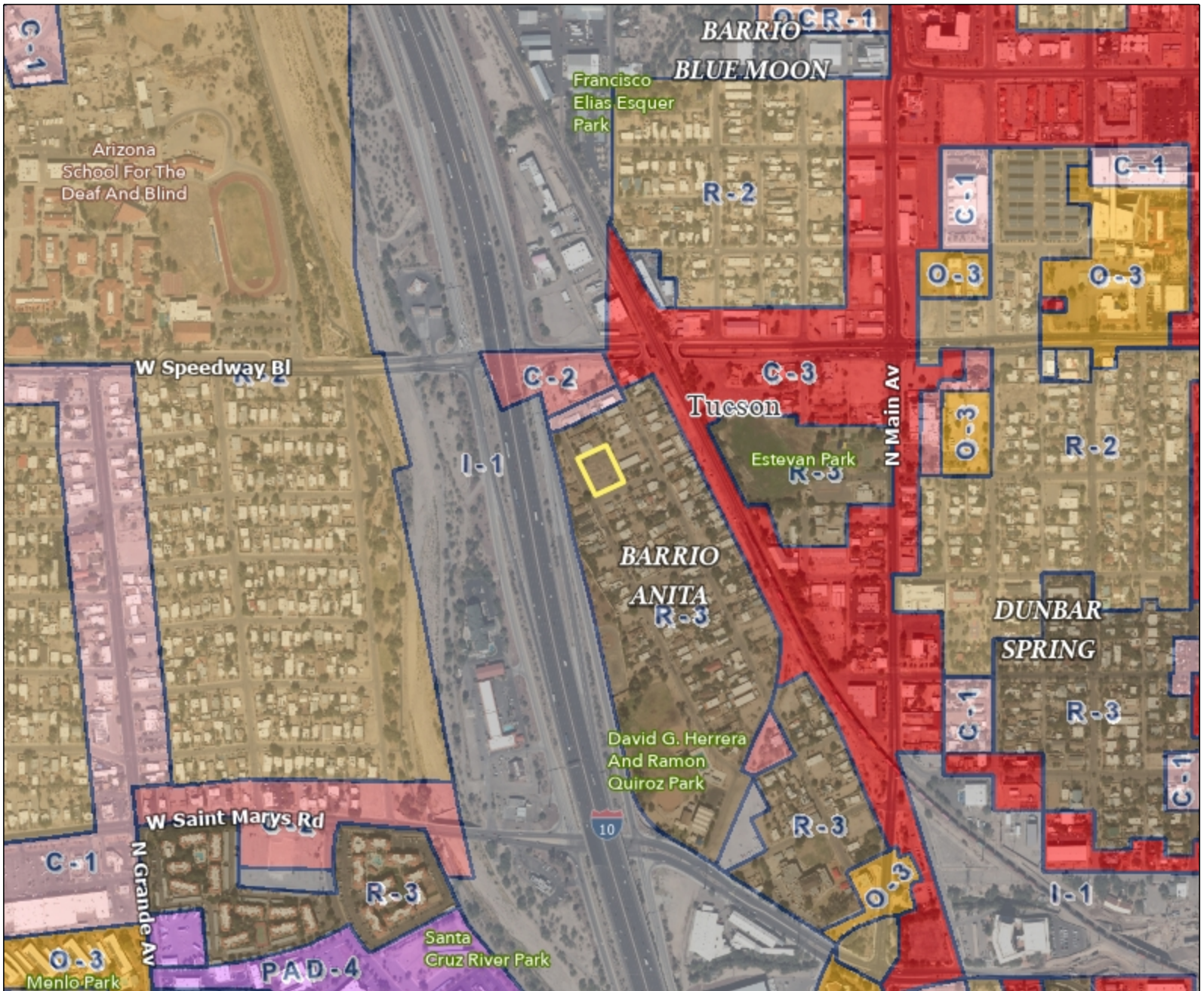
DATE: 06.04.25  
PROJECT NO: 220005  
100CD  
DRAWN BY: SAJ

**ARCHITECTURAL SITE PLAN**

**G101**

1 1008\_SITE PLAN  
1" = 20'-0"

# Barrio Anita Casitas



**Notes**

Zoning Map

**Legend**

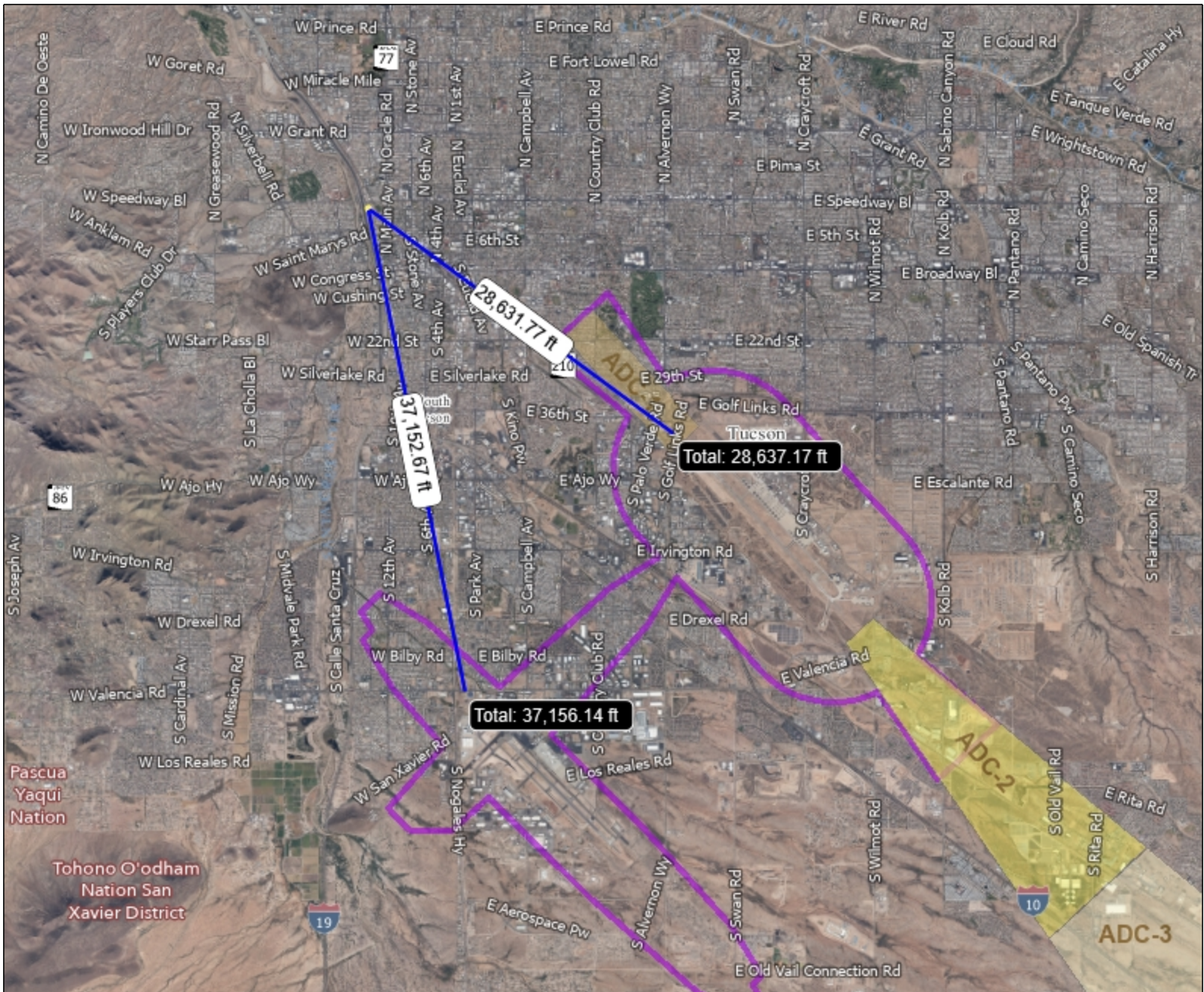
Neighborhoods	Tucson Zoning	HR-3	HC-3	HP
Neighboring Count Lines	PAD	NR-3	HLC-3	RX-1
International Boundaries	R-1	UR-3	UC-3	HLRX-1
School_Points	HLR-1	C-1	HNC	HRX-1
Streets	HR-1	HC-1	O-1	RX-2
Lakes (Water Body)	NR-1	HLC-1	HO-1	HLRX-2
Wash Labels	R-2	UC-1	O-2	HRX-2
Parks	HLR-2	UHC-1	HO-2	SR
Cultural Sites	NR-2	C-2	O-3	HSR
Indian Nations	R-3	HC-2	HO-3	P-1
UrbanArea		C-3	P	I-1

1: 9,790



1,580.7 0 790.34 1,580.7 Feet

# Barrio Anita Casitas



## Notes

Airport Map

## Legend

- Neighborhoods
- Neighboring Count Lines
- International Boundaries
- School\_Points
- Streets
- Lakes (Water Body)
- Wash Labels
- Parks
- Cultural Sites
- Indian Nations
- UrbanArea
- DM AFB
- Approach-Departur Corridors
- ADC-1
- ADC-2
- ADC-3
- Airport Hazard Districts

1: 156,641



25,291.0 0 12,645.52 25,291.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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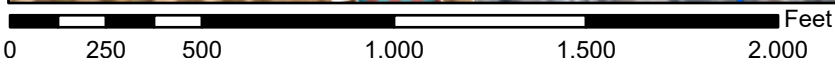
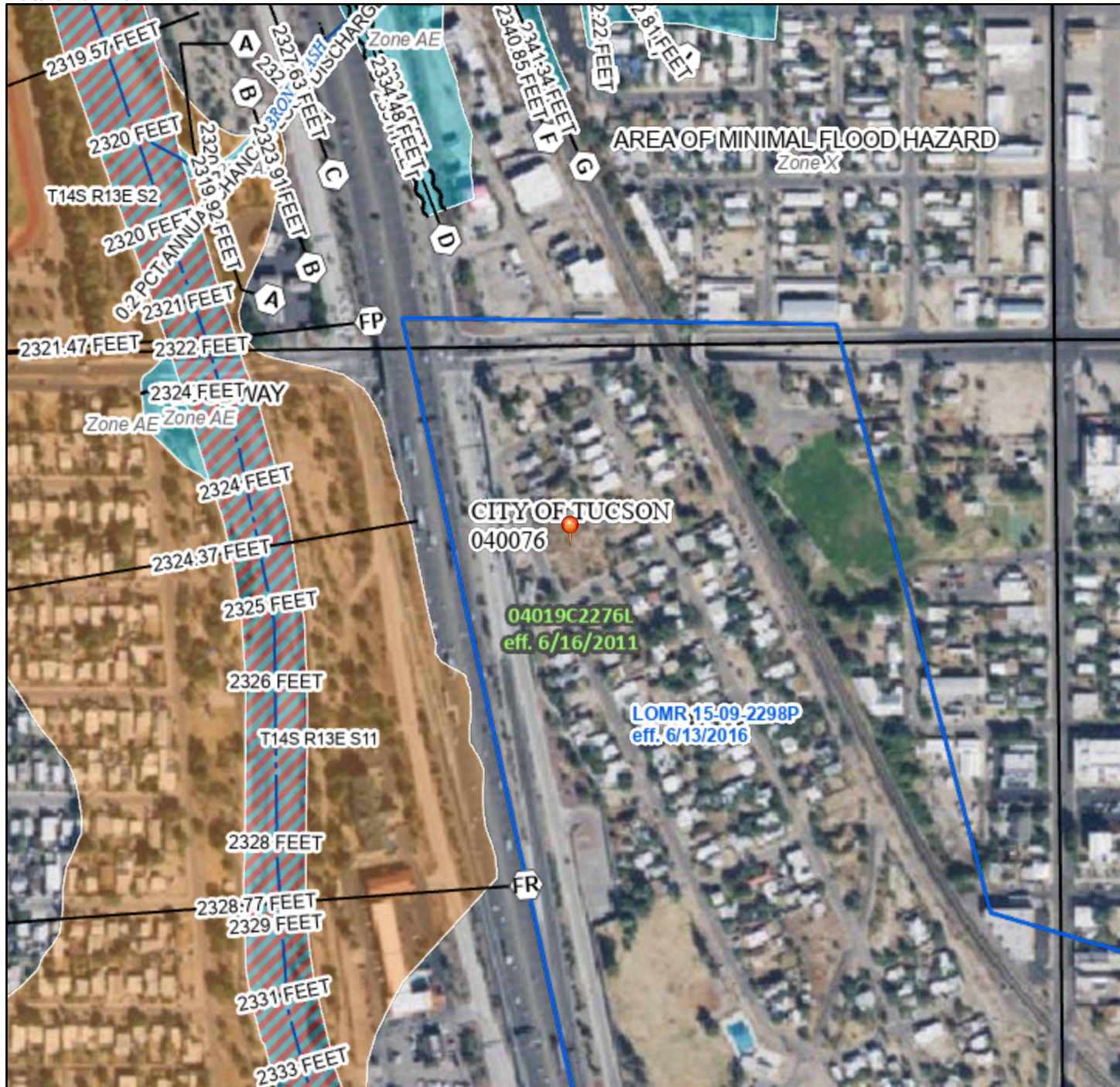
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# National Flood Hazard Layer FIRMette



110°59'16"W 32°14'19"N



1:6,000

110°58'38"W 32°13'48"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

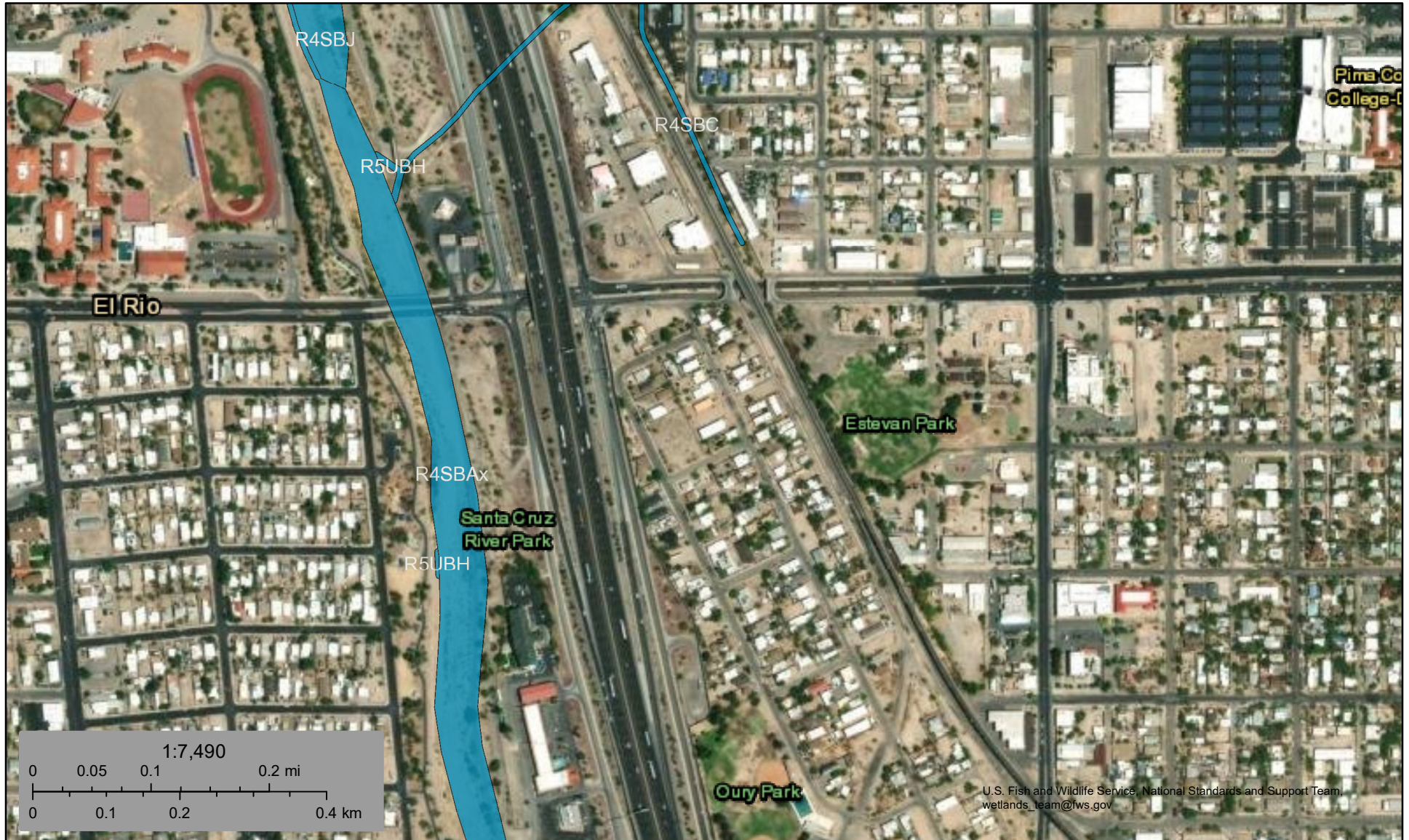
- |                                    |  |   |
|------------------------------------|--|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                                    |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                                    |  | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                                    |  | Area with Flood Risk due to Levee Zone D  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                                    |  | Effective LOMRs   |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard Zone D  |
|                                    |  | Channel, Culvert, or Storm Sewer  |
|                                    |  | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                                    |  | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                                    |  | Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)   |
|                                    |  | Limit of Study  |
|                                    |  | Jurisdiction Boundary   |
| <b>MAP PANELS</b>                  |  | Coastal Transect Baseline   |
|                                    |  | Profile Baseline  |
|                                    |  | Hydrographic Feature  |
|                                    |  | Digital Data Available  |
|                                    |  | No Digital Data Available   |
|                                    |  | Unmapped  |
|                                    |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                              |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/24/2026 at 5:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.







This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

March 24, 2026

### Wetlands

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# Barrio Anita Casitas



## Notes

Transportation Map

## Legend

<b>Neighborhoods</b>	<b>Bus Stops</b>	— Campbell Ave	— Mission Road	<b>Express Bus Route</b>
<b>Neighboring Count Lines</b>	🚏 No Shelter	— Congress/Silverbell	— Oracle/Ina	— Broadway-Downtown
<b>International Boundaries</b>	🚏 Shelter	— Country Club/29th St.	— Pantano	— Catalina
<b>School_Points</b>	<b>Sun Tran Bus Routes</b>	— Craycroft/Ft Lowell	— Pima/West Speedwa	— Eastside-Aero Park
<b>Streets</b>	— 10th/12th Ave	— El Rio/W Speedway	— Pueblo Gardens	— Foothills-Downtown
<b>Lakes (Water Body)</b>	— 22nd St	— Euclid/N 1st Ave	— S 12th Ave	— Golf Links-Downtown
<b>Wash Labels</b>	— 6th St/Wilmot	— Flowing Wells	— S 6th Ave	— Marana-Downtown
<b>Parks</b>	— Ajo Way	— Glenn/Swan	— S Park Ave	— Northwest- Aero Park
<b>Cultural Sites</b>	— Alvernon Way	— Grant Road	— Speedway	— Northwest-Downtown
<b>Indian Nations</b>	— Benson Highway	— La Cholla	— Stone Ave	— Northwest-UA Expres
<b>UrbanArea</b>	— Broadway	— Midvale Park	— Valencia	— Oro Valley-Aero Park

1: 19,580



3,161.4 0 1,580.69 3,161.4 Feet

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# Barrio Anita Casitas



## Notes

Recreation Map

## Legend

- |                          |   |
|--------------------------|---|
| Neighborhoods            |  Aquatics (TPRD)         |
| Neighboring County Lines |  Ballfields (TPRD)       |
| International Boundaries |  Courts (TPRD)           |
| School_Points            |  Dog Parks (TPRD)        |
| Streets                  |  Exercise Courses (TPRD) |
| Lakes (Water Body)       |  Gardens (TPRD)          |
| Wash Labels              |  Playgrounds (TPRI)      |
| Parks                    |  NON-CITY PARKS          |
| Cultural Sites           |  TUCSON                  |
| Indian Nations           |   |
| UrbanArea                |   |

1: 19,580



3,161.4 0 1,580.69 3,161.4 Feet

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**Notes**

Public Safety Map

**Legend**

- Neighborhoods + Hospitals
- Neighboring Count Lines ♥ Fire Stations
- International Boundaries ● Police Stations
- School\_Points
- Streets
- Lakes (Water Body)
- Wash Labels
- Parks
- Cultural Sites
- Indian Nations
- UrbanArea

1: 19,580



3,161.4 0 1,580.69 3,161.4 Feet

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# Barrio Anita Casitas



## Notes

Education Map

## Legend

Neighborhoods	Schools	HIGH SCHOOL, OTHER, CHARTER
Neighboring Count Lines	ELEMENTARY	
International Boundaries	MIDDLE SCHOOL,	
School_Points	HIGH SCHOOL,	
Streets	POSTSECONDARY	
Lakes (Water Body)	OTHER, PUBLIC	
Wash Labels	MIDDLE SCHOOL,	
Parks	HIGH SCHOOL,	
Cultural Sites	OTHER, PRIVATE	
Indian Nations	ELEMENTARY	
UrbanArea	MIDDLE SCHOOL,	

1: 19,580



3,161.4 0 1,580.69 3,161.4 Feet

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