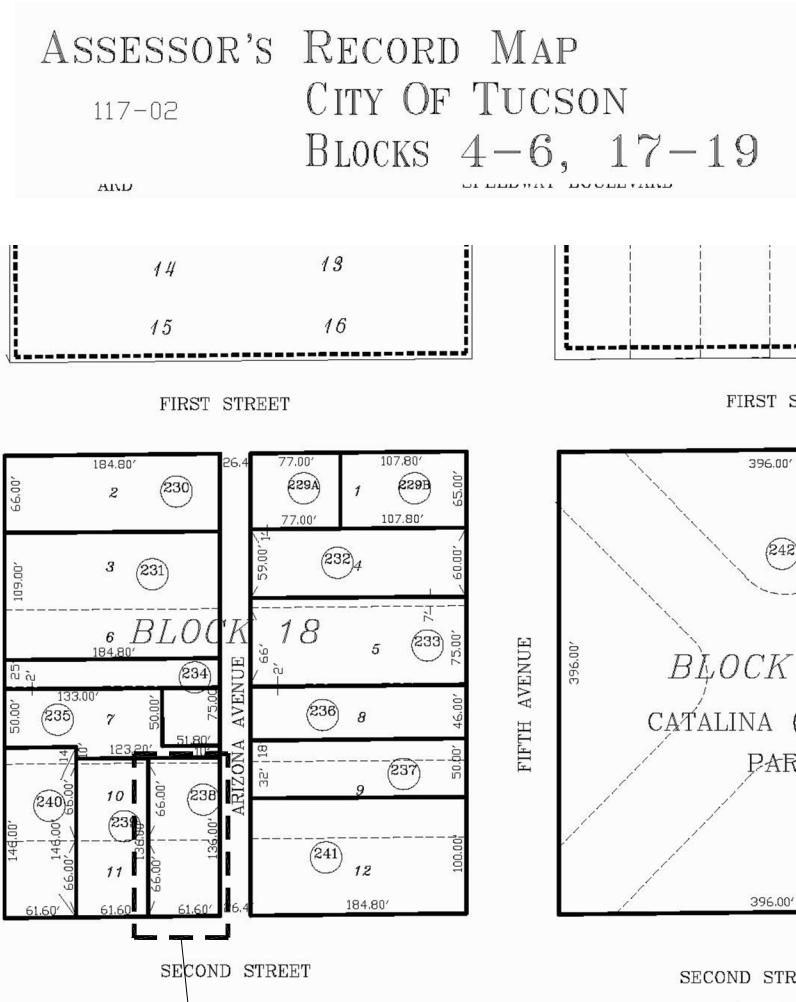


# PROJECT INFORMATION

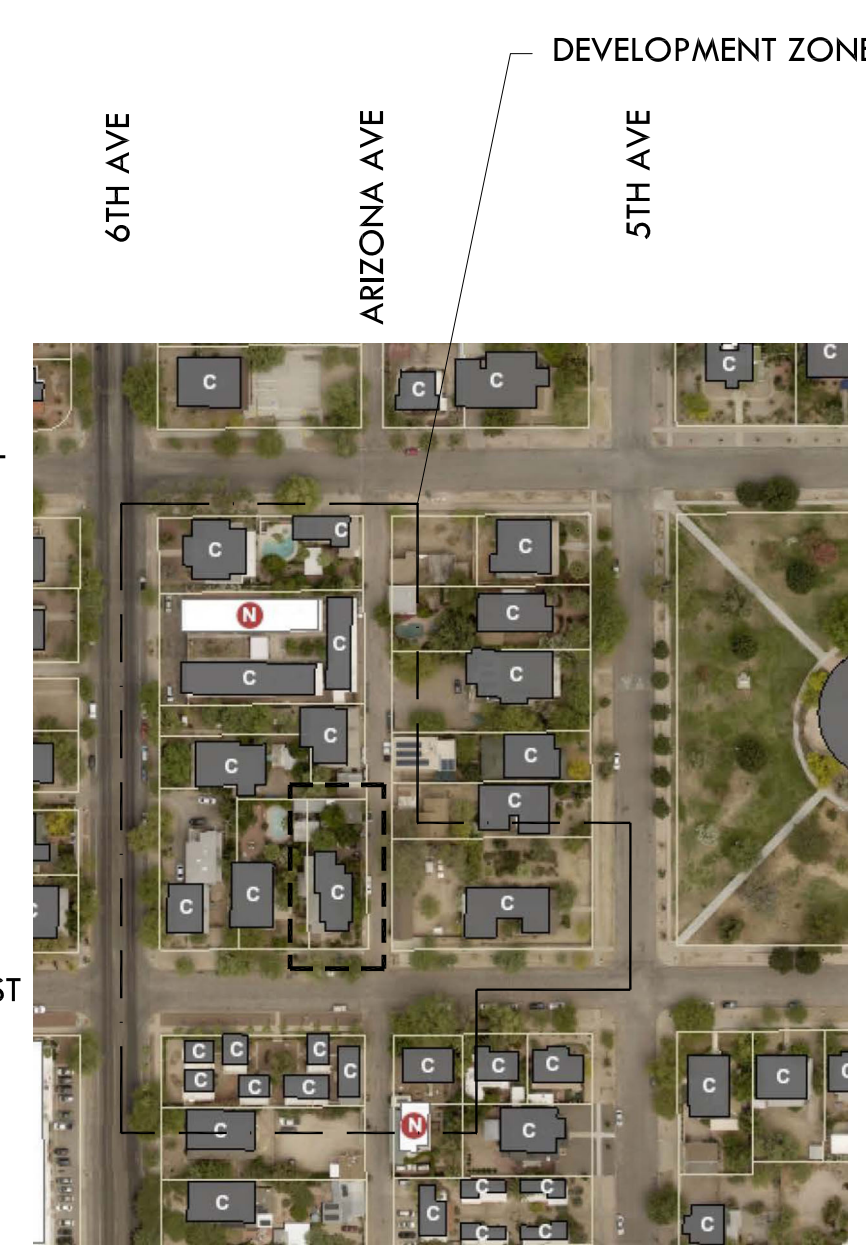
project	CARPOT AND DECK
address	219 E 2ND ST
property owner	GLOCK-MACRI LIVING TR
business owner	NA
parcel	117-02-2380
S-T-R	121413E
zoning	HR-3
overlays	WEST UNIVERSITY HISTORIC DISTRICT
historic	CONTRIBUTING PROPERTY
previous requests and requirements	NA
lot area	8378 SF
existing use	SINGLE FAMILY DWELLING
proposed use	SINGLE FAMILY DWELLING
lot size minimum	5000 SF
residential density	1 RESIDENCE PER 5000 SF
70%	
lot coverage max allowed (residential)	70%
lot coverage actual	1693 SF
	EXISTING HOUSE
	430 SF
	EXISTING ACCESSORY STRUCT
	214 SF
	EXISTING ACCESSORY STRUCT
	298 SF
	EXISTING ACCESSORY STRUCT
	253 SF
	EXISTING VEHICULAR AREA
	(PROPOSED CARPORT OVER EXISTING
	VEHICULAR USE AREA)
	2888 SF
	TOTAL
height allowed	PER DEVELOPMENT ZONE AND HISTORIC REVIEW U.D.C. 5.8.9
height proposed	14'6"
setback - street allowed ARIZONA AVE	PER DEVELOPMENT ZONE AND HISTORIC REVIEW U.D.C. 5.8.9
provided	0'4" TO EAST PROPERTY LINE
setback - street allowed 2ND ST	PER DEVELOPMENT ZONE AND HISTORIC REVIEW U.D.C. 5.8.9
provided	87'3" TO SOUTH PROPERTY LINE
setback - perimeter allowed	PER DEVELOPMENT ZONE AND HISTORIC REVIEW U.D.C. 5.8.9
provided	36'11" TO NORTH PROPERTY LINE
39'9" TO WEST PROPERTY LINE	
motor vehicle parking required	NA - NO CHANGE OF USE, NO EXPANSION > 25%
motor vehicle parking proposed	1 SPACE - EXISTING
bicycle parking required	NA
bicycle parking proposed	NA
street landscape border MS&R	RESIDENTIAL USE, SINGLE FAMILY, NONE REQUIRED (TABLE 7.6.4-1)
street landscape border non-MS&R	RESIDENTIAL USE, SINGLE FAMILY, NONE REQUIRED (TABLE 7.6.4-1)
landscape border adjacent zones	NONE
native plant preservation	NA



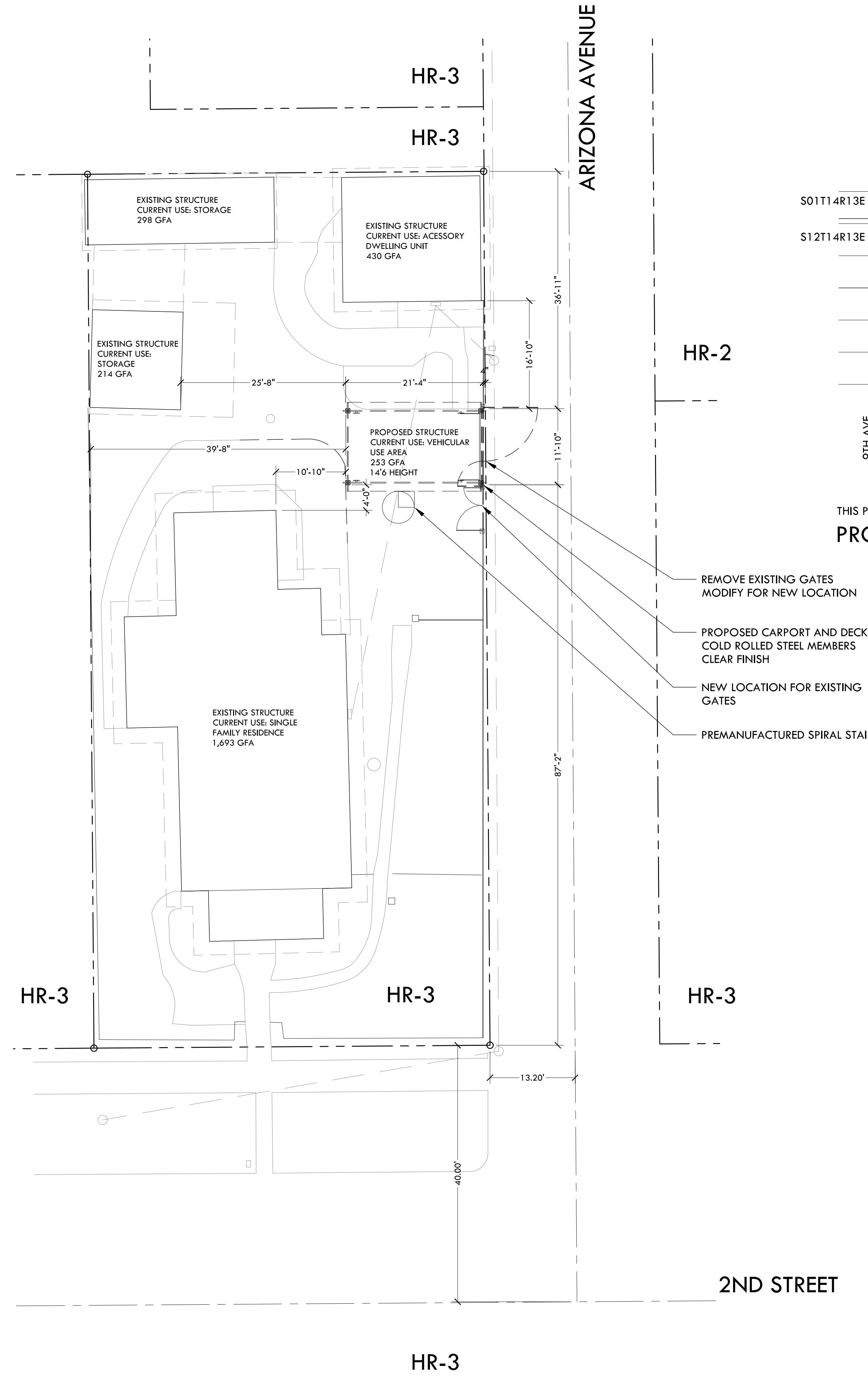
ASSessor RECORD MAP  
NTS



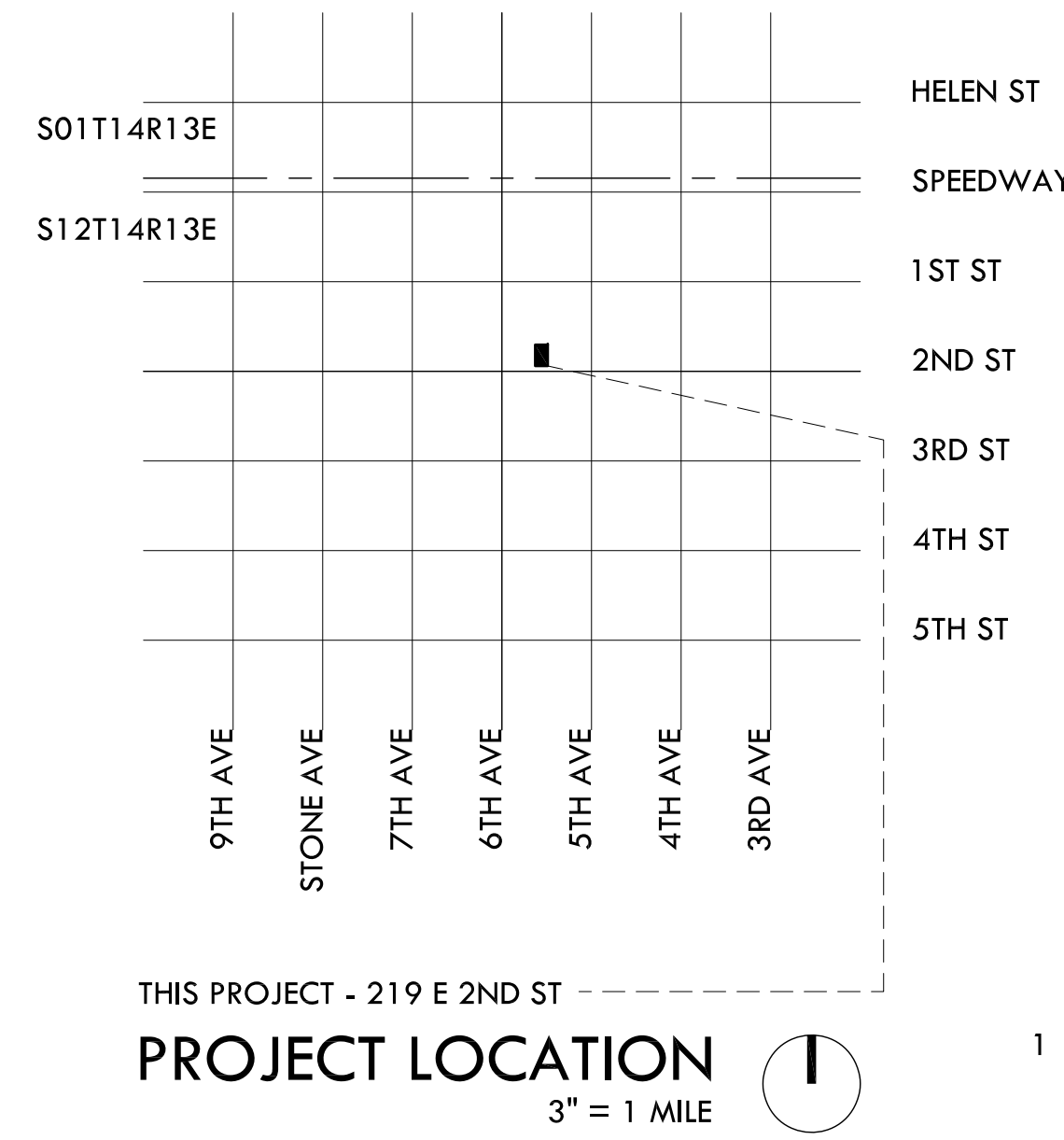
SITE AERIAL  
NTS



HISTORIC PROPERTIES  
NTS



SITE PLAN  
1:10



PROJECT LOCATION  
3" = 1 MILE

- REMOVE EXISTING GATES  
MODIFY FOR NEW LOCATION
- PROPOSED CARPORT AND DECK  
COLD ROLLED STEEL MEMBERS  
CLEAR FINISH
- NEW LOCATION FOR EXISTING  
GATES
- PREMANUFACTURED SPIRAL STAIR



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STRUCTURAL ENGINEERING  
TURNER STRUCTURAL  
520-323-3422

OWNER  
GLOCK/MACRI LIVING TR  
219 E 2ND ST  
TUCSON AZ 85705



SHEET INDEX

1	G1.1	SITE PLAN ZONING INFORMATION
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RELATED REVIEWS  
T22CMXXXX  
HPZ-XX-XXX (X-XX-22)

**219 E 2ND ST**  
 TUCSON, AZ 85705  
**G1.1**  
 SITE PLAN AND ZONING INFORMATION  
 1 OF 1