

# WALKUP RESIDENCE ADDITION

519, 521, 523 S. RUSSELL AVE.  
TUCSON, ARIZONA 85701

## LEGAL DESCRIPTION:

TUCSON W2 LOT 5 BLK 238

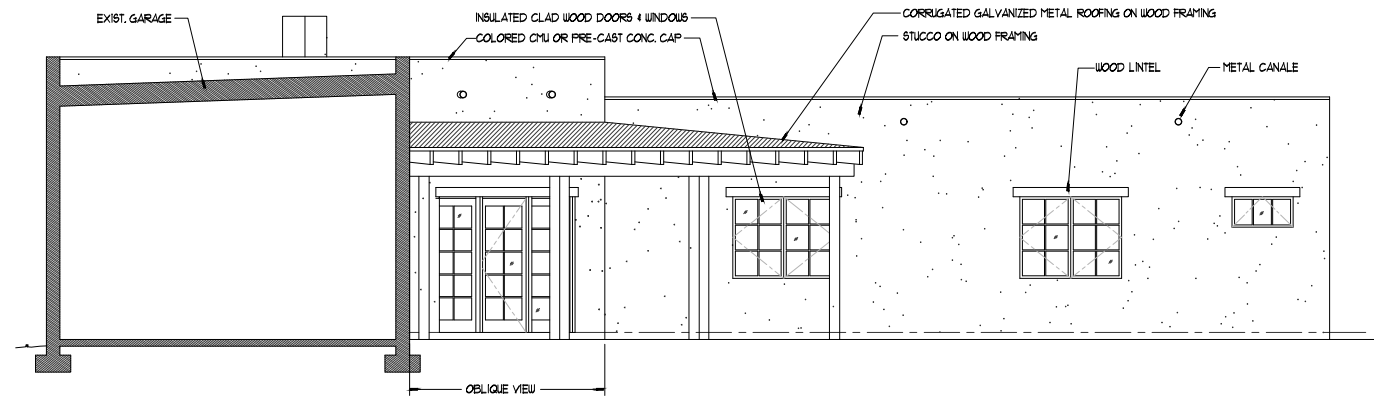
**CODE & ZONING:** 2018 INTERNATIONAL RESIDENTIAL CODE  
TUCSON UNIFORM DEVELOPMENT CODE

OCCUPANCY: R-3, SINGLE-FAMILY DWELLING  
ZONING: HC-3 ADJACENT ZONING: ALL HC-3

LOT SIZE: 6,100 S.F. LOT COVERAGE: MAX. 80%

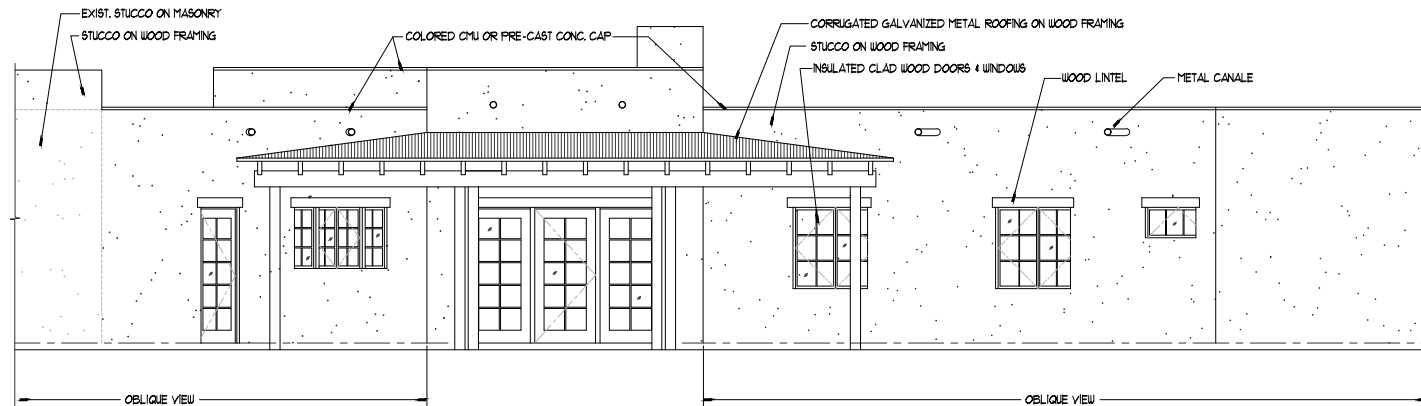
EXISTING RESIDENCE:	1,814 SF
EXISTING GARAGE:	542 SF
RESIDENCE #2:	1,207 SF
GARAGE ADDITION:	148 SF
<b>TOTAL LOT COVERAGE:</b>	<b>3,711 SF → 6,100 SF = 61%</b>

HEIGHT: MAX. EXIST. 16 FT.-4 IN. MAX. NEW: 14 FT.-0 IN.



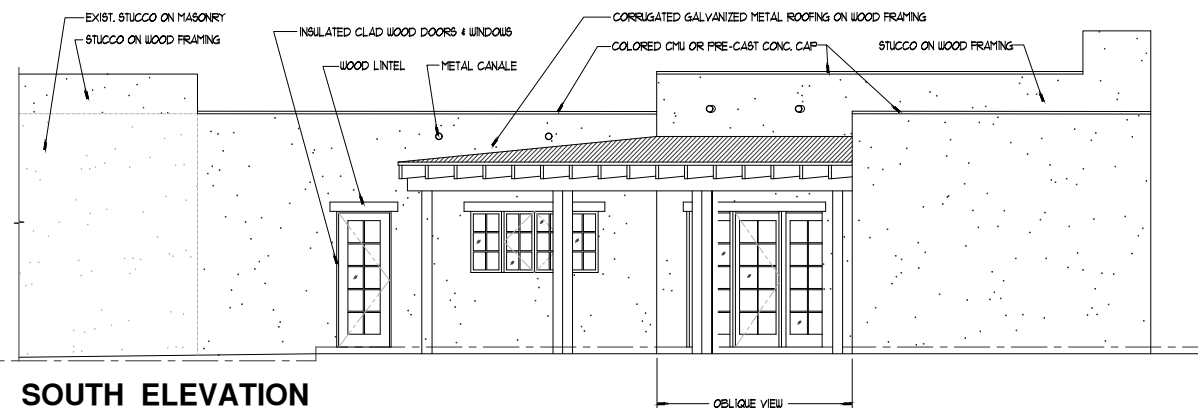
**WEST ELEVATION**

1/4" = 1'-0"



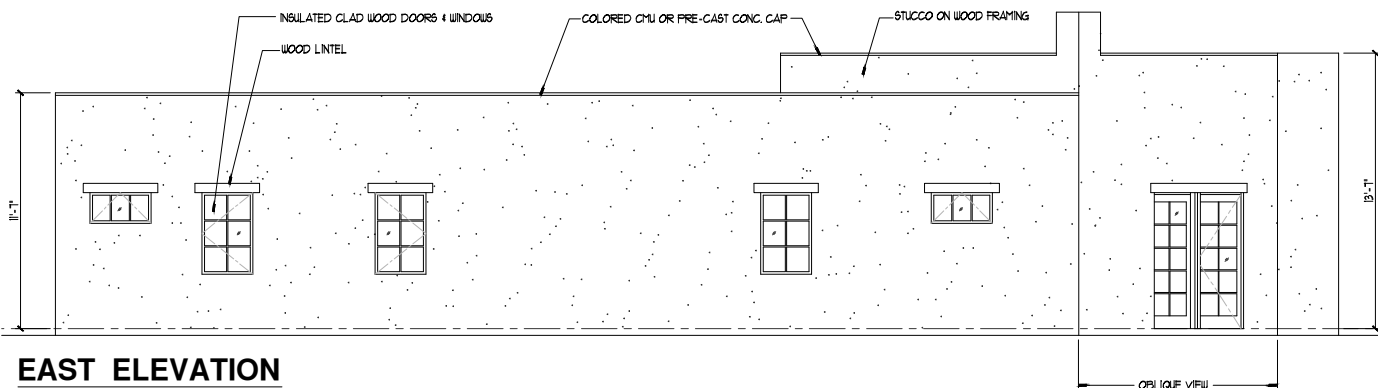
**SOUTHWEST ELEVATION**

1/4" = 1'-0"



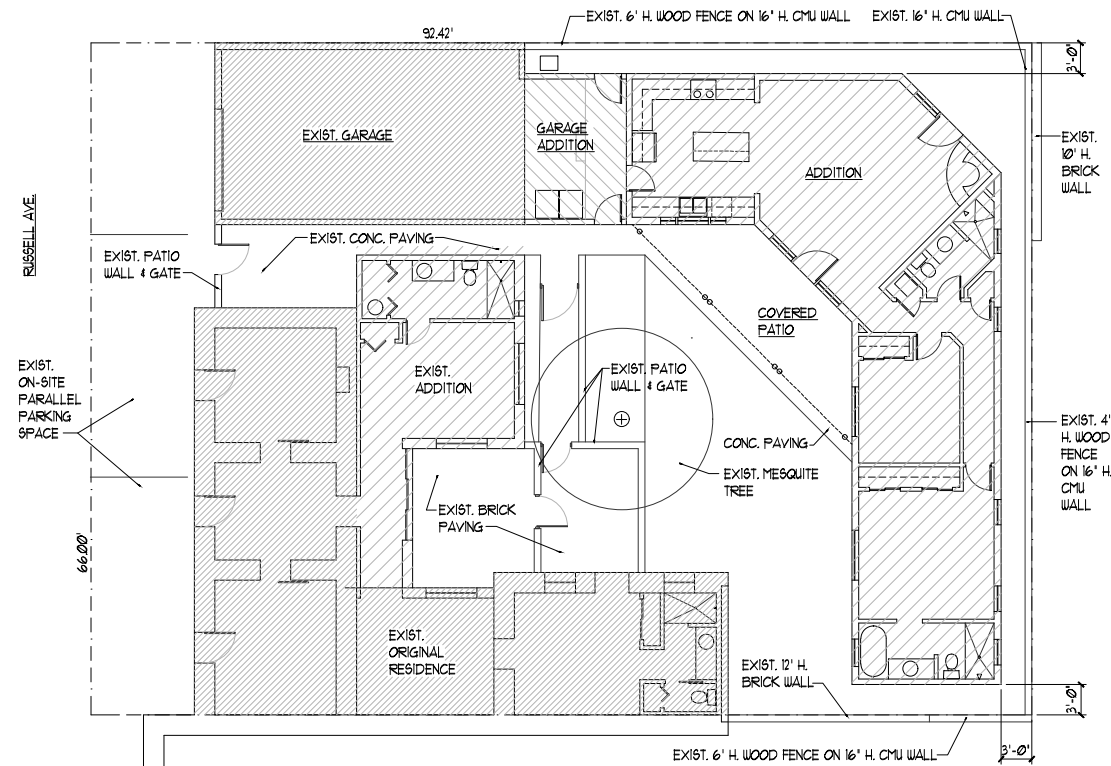
**SOUTH ELEVATION**

1/4" = 1'-0"



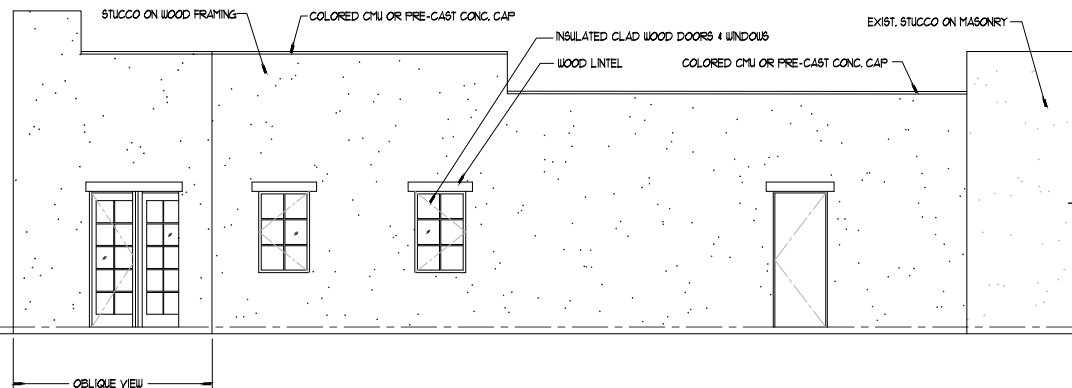
**EAST ELEVATION**

1/4" = 1'-0"



**SITE PLAN**

1/8" = 1'-0"



**NORTH ELEVATION**

1/4" = 1'-0"

KAREN BELLAMY,  
ARCHITECT

2322 E. 5th St. Tucson, AZ 85719  
520-870-7851  
www.kb-arch.com



## SITE PLAN, ELEVATIONS

### REVISIONS

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DATE  
3.01.22

## WALKER RESIDENCE ADDITION

519 S. RUSSELL AVE.  
TUCSON, ARIZONA 85701

### REGISTRATION



EXPIRES: 03.2023

PROJECT NO.  
21-WALKUP

**A-1**

SHEET 1 OF 1

































Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
1/25/2022	KEN VAN KARSEN	BUILDING-RESIDENTIAL	REVIEW	Reqs Change	Provide a complete plan set with Clarify each building address with
1/25/2022	SBLOOD1	ENGINEERING	REVIEW	Passed	None
1/25/2022	AWARNER1	NPPO	REVIEW	Passed	None
1/25/2022	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	<p>ZONING REVIEW TRANSMITTAL</p> <p>FROM: PDSO Zoning Review</p> <p>PROJECT: T21CM09912 519 S Russell Ave – HC-3 2nd Dwelling Unit (1st Review)</p> <p>TRANSMITTAL: January 12, 2022 COMMENTS: the following comm</p> <p>This site is located in the HC-3 zon</p> <ol style="list-style-type: none"> <li>1. Historic review required for ad</li> <li>2. Per UDC TABLE 6.3-4.A: DIMEN required perimeter yard setbacks review is a separate review from “Historic Review”. Historic review <a href="https://www.tucsonaz.gov/files/p">https://www.tucsonaz.gov/files/p</a></li> </ol> <p>Additional comments:</p> <ol style="list-style-type: none"> <li>1. Provide a lot coverage calculati</li> </ol> <p>Requirements found at: <a href="https://w">https://w</a> DIMENSIONAL STANDARDS FOR T</p> <p>If you have any questions about t</p>



Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
2/25/2022	JPEELDA1	FIRE	REVIEW	Reqs Change	Provide a complete set of plans Provide the complete under roof Provide a site plan  Questions: Jennifer Peel-Davis Jennifer.Peel-Davis@Tucsonaz.gov 520-837-7033



KAREN BELLAMY, Architect

2322 E. 5<sup>th</sup> Street Tucson, AZ 85719

520-870-7831 [karenbellamyarchitect.com](http://karenbellamyarchitect.com)

March 1, 2022

City of Tucson  
Historic Preservation Review Board

Re: Residential Addition  
519 S. Russell Ave.  
Tucson, AZ 85701

To whom it may concern:

We are proposing to create an addition to an existing (non-historic) garage which will consist of a garage extension and a second residence. The addition will be compatible with the existing historic residence in terms of design, materials, proportions and colors.

A handwritten signature in black ink, appearing to read 'KBA', with a large, sweeping underline that loops back to the left.

Karen Bellamy, R.A.



