

GENERAL INFORMATION
PROJECT OWNER AND PROPERTY ADDRESS
BEST NEIGHBOR LLC
CONTACT DAVID MALBEOUF

LEGAL DESCRIPTION:
ROLLING BARRIO SQ 20192670609 LOT 7
PARCEL # 117-143-5170
ZONING: HC-3 and HO-3
LOT SIZE: 0.66 AC

GOVERNING CODE:
2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
AND UNIFIED DEVELOPMENT CODE AS
ADOPTED BY THE CITY OF TUCSON

PERIMETER YARD SETBACKS
HO-3
RES --> RES 10' or 3/4 HT.
RES --> NONRES 10' or 3/4 HT.
HC-3
RES --> RES 1.5 HEIGHT
RES --> NONRES 0'

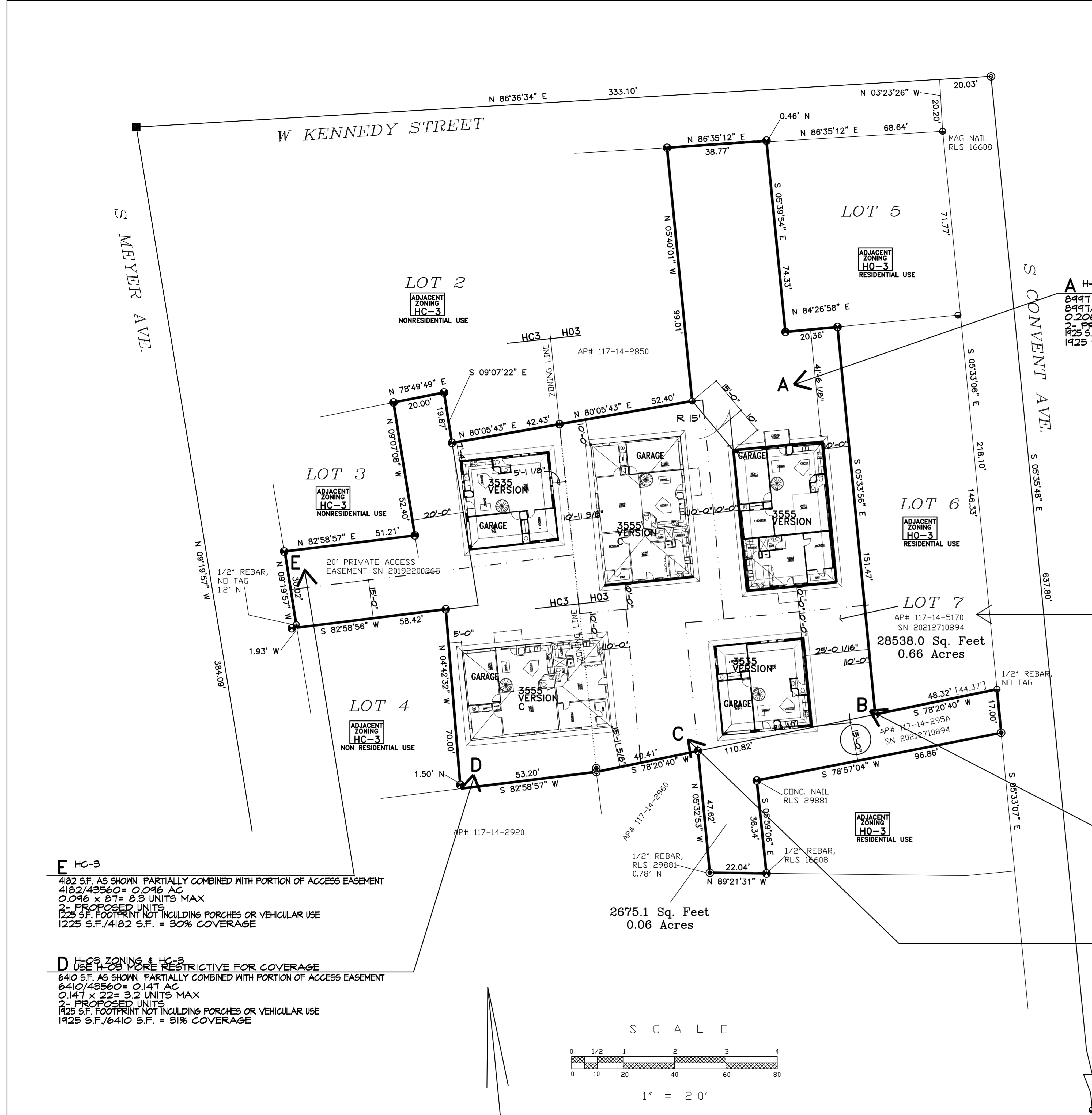
OVERALL PARCEL 117-14-5170
H-03 AND HC-3 ZONING

MAX HT. PERMITTED = 25'
75% LOT COVERAGE MAX
MAX DENSITY = 22 UNITS PER ACRE
22 x .66 = 14 UNITS MAX ~ 8 proposed

B H-03 ZONING
5920 S.F. AS SHOWN COMBINED WITH 117-14-295A
5920/43560 = 0.1359 AC
0.1359 x 22 = 2.98 UNITS MAX
2- PROPOSED UNITS
1225 S.F. FOOTPRINT NOT INCLUDING PORCHES OR VEHICULAR USE
1225 S.F./5920 S.F. = 14% COVERAGE

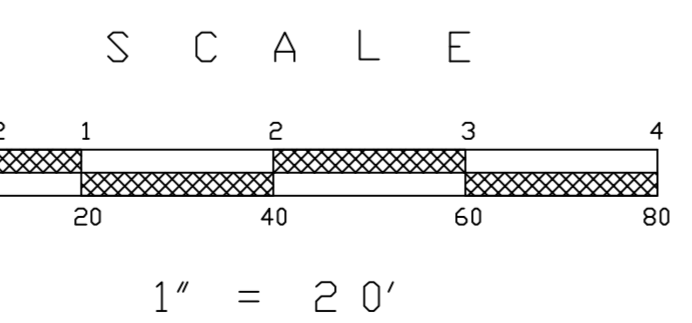
C H-03 ZONING
5702 S.F. AS SHOWN
5702/43560 = 0.1309 AC
0.1309 x 22 = 2.87 UNITS MAX
2- PROPOSED UNITS
1925 S.F. FOOTPRINT NOT INCLUDING PORCHES OR VEHICULAR USE
1925 S.F./5702 S.F. = 34% COVERAGE

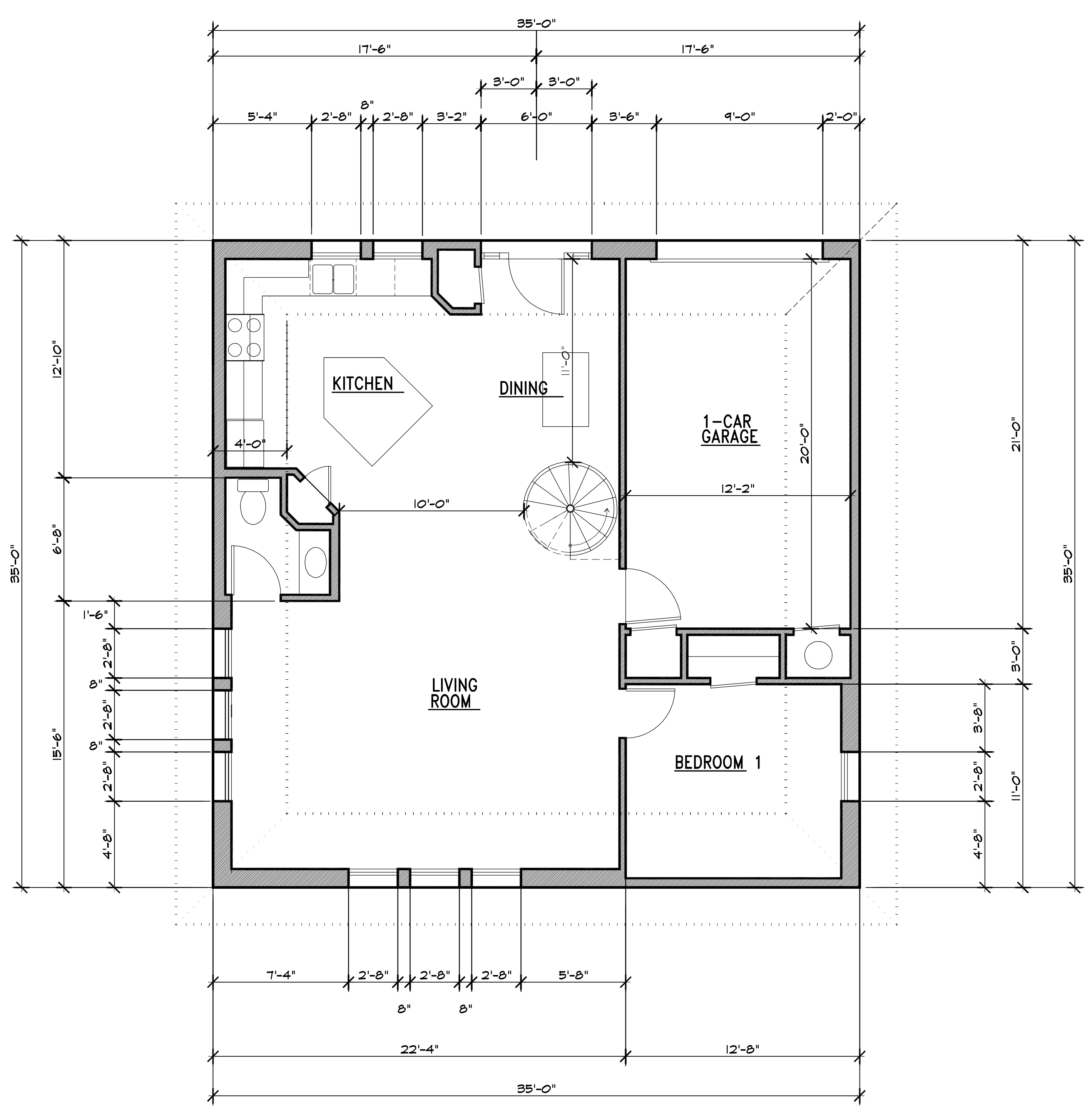
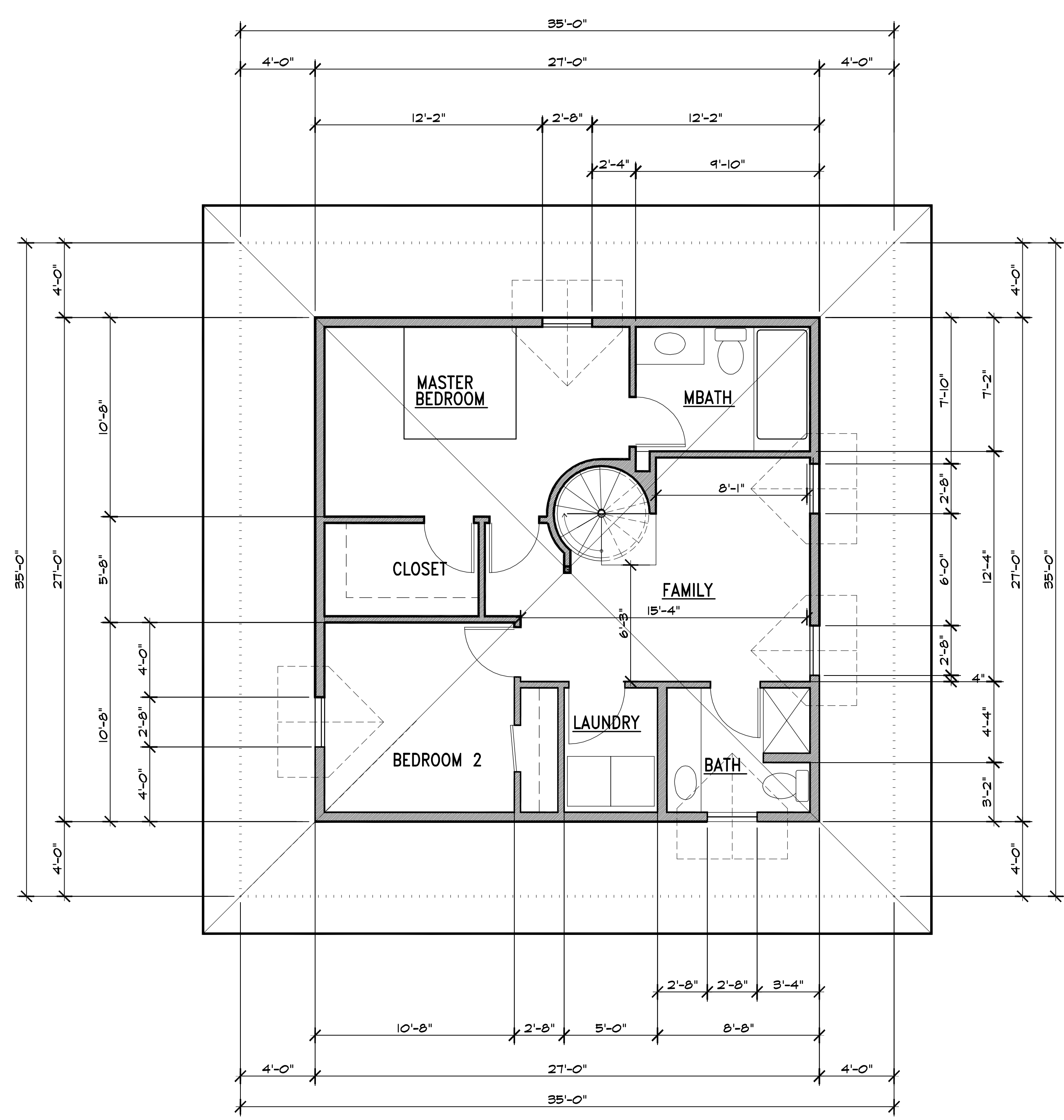
A H-03 ZONING
8997 S.F.
8997/43560 = 0.206 AC
0.206 x 22 = 4.5 UNITS MAX
2- PROPOSED UNITS
1925 S.F. FOOTPRINT NOT INCLUDING PORCHES OR VEHICULAR USE
1925 S.F./8997 S.F. = 22% COVERAGE



E HC-3
4182 S.F. AS SHOWN PARTIALLY COMBINED WITH PORTION OF ACCESS EASEMENT
4182/43560 = 0.096 AC
0.096 x 87 = 8.3 UNITS MAX
2- PROPOSED UNITS
1225 S.F. FOOTPRINT NOT INCLUDING PORCHES OR VEHICULAR USE
1225 S.F./4182 S.F. = 30% COVERAGE

D H-03 ZONING & HC-3
USE H-03 MORE RESTRICTIVE FOR COVERAGE
6410 S.F. AS SHOWN PARTIALLY COMBINED WITH PORTION OF ACCESS EASEMENT
6410/43560 = 0.147 AC
0.147 x 22 = 3.2 UNITS MAX
2- PROPOSED UNITS
1925 S.F. FOOTPRINT NOT INCLUDING PORCHES OR VEHICULAR USE
1925 S.F./6410 S.F. = 31% COVERAGE

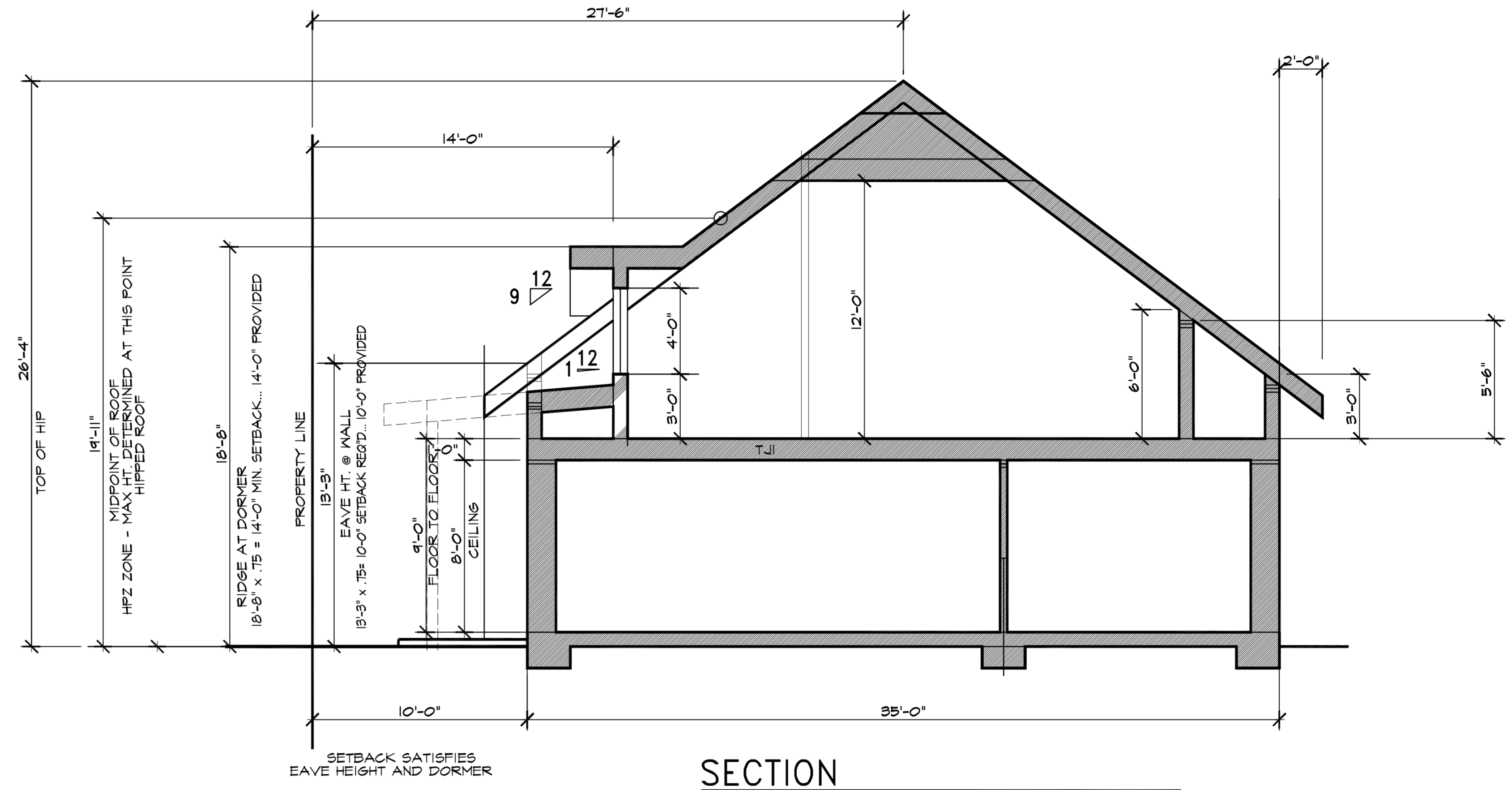




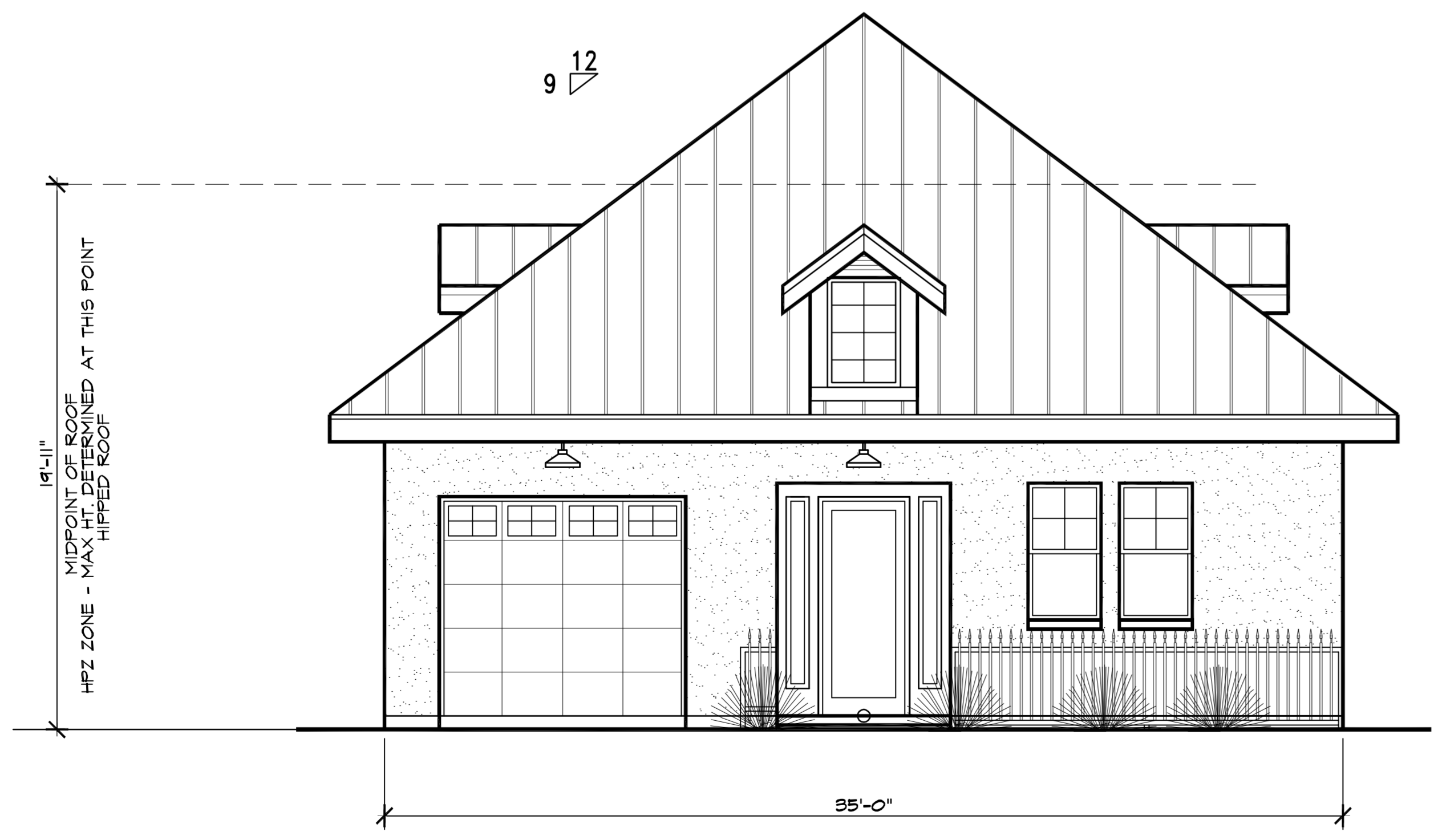
1955 sf

730 sf UPPER
 UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"

1225 sf main
 MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"



SECTION
 SCALE: 1/4" = 1'-0"



3535 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

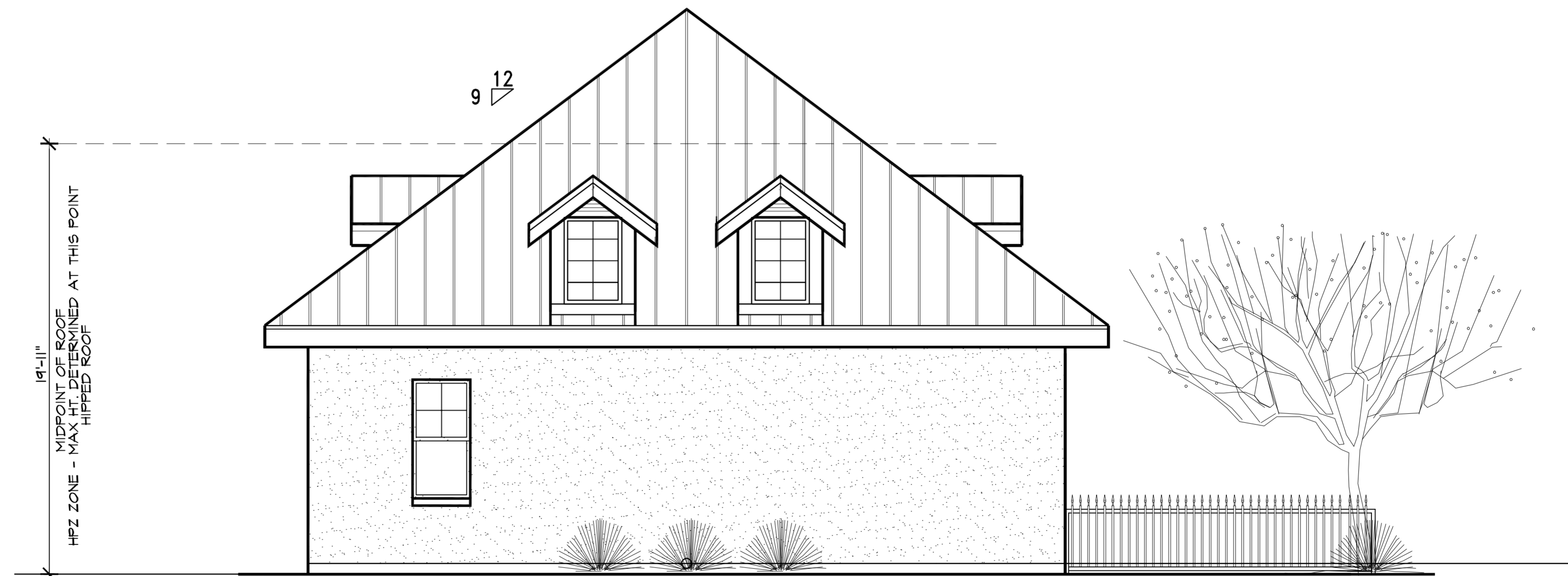


3535 BACK ELEVATION
 SCALE: 1/4" = 1'-0"



3535
SIDE ELEVATION

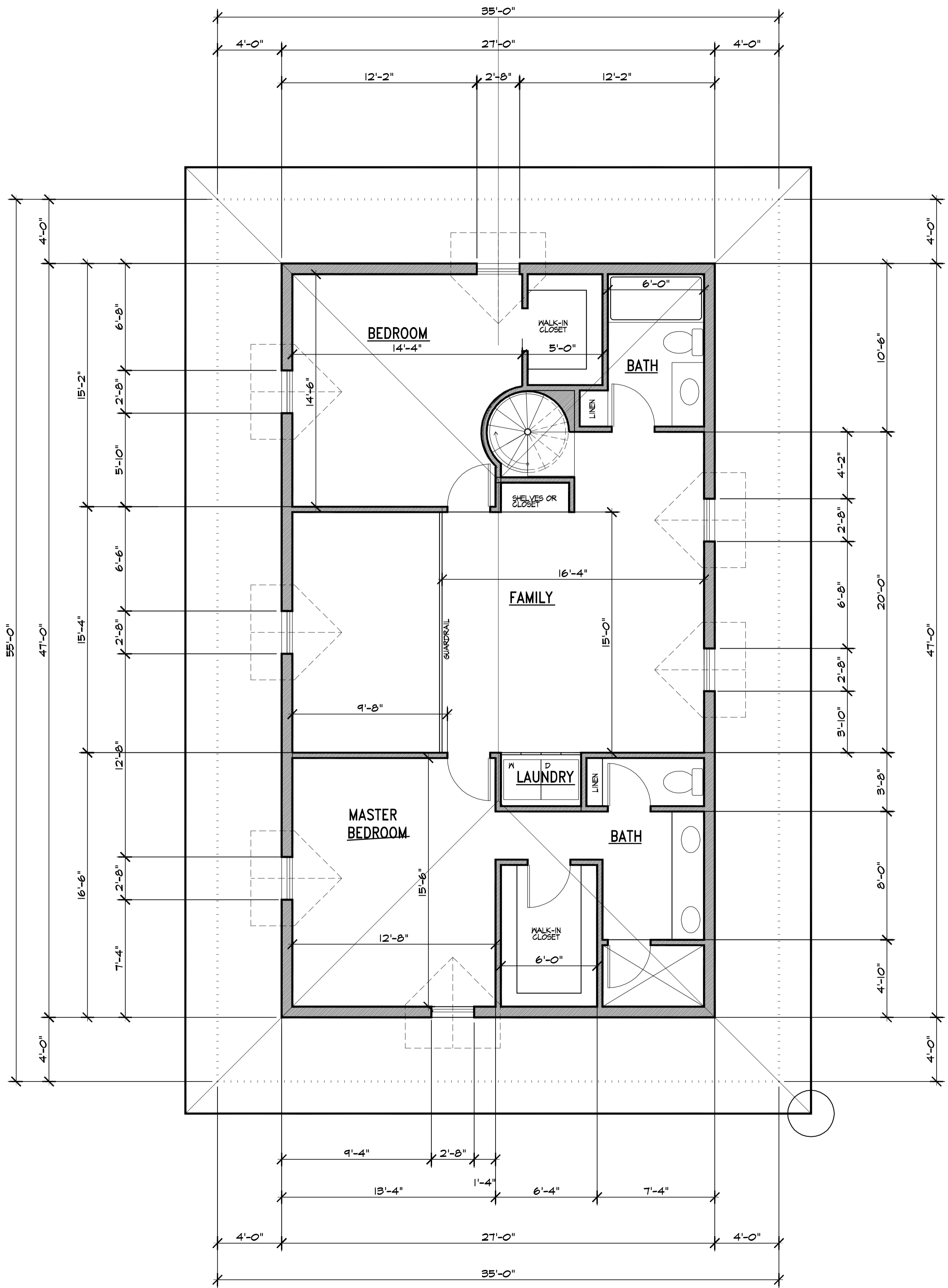
SCALE: 1/4" = 1'-0"



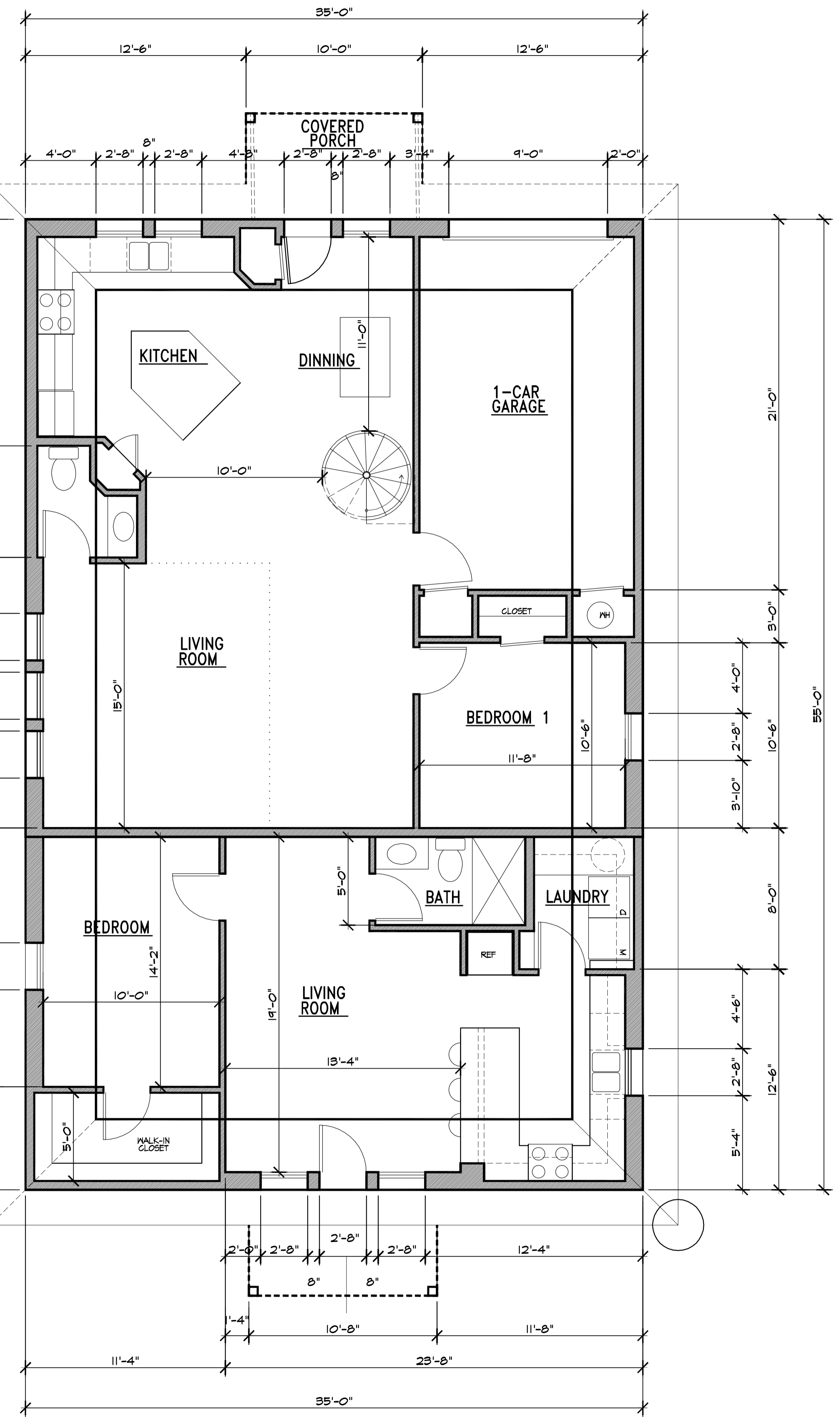
3535
SIDE ELEVATION

SCALE: 1/4" = 1'-0"

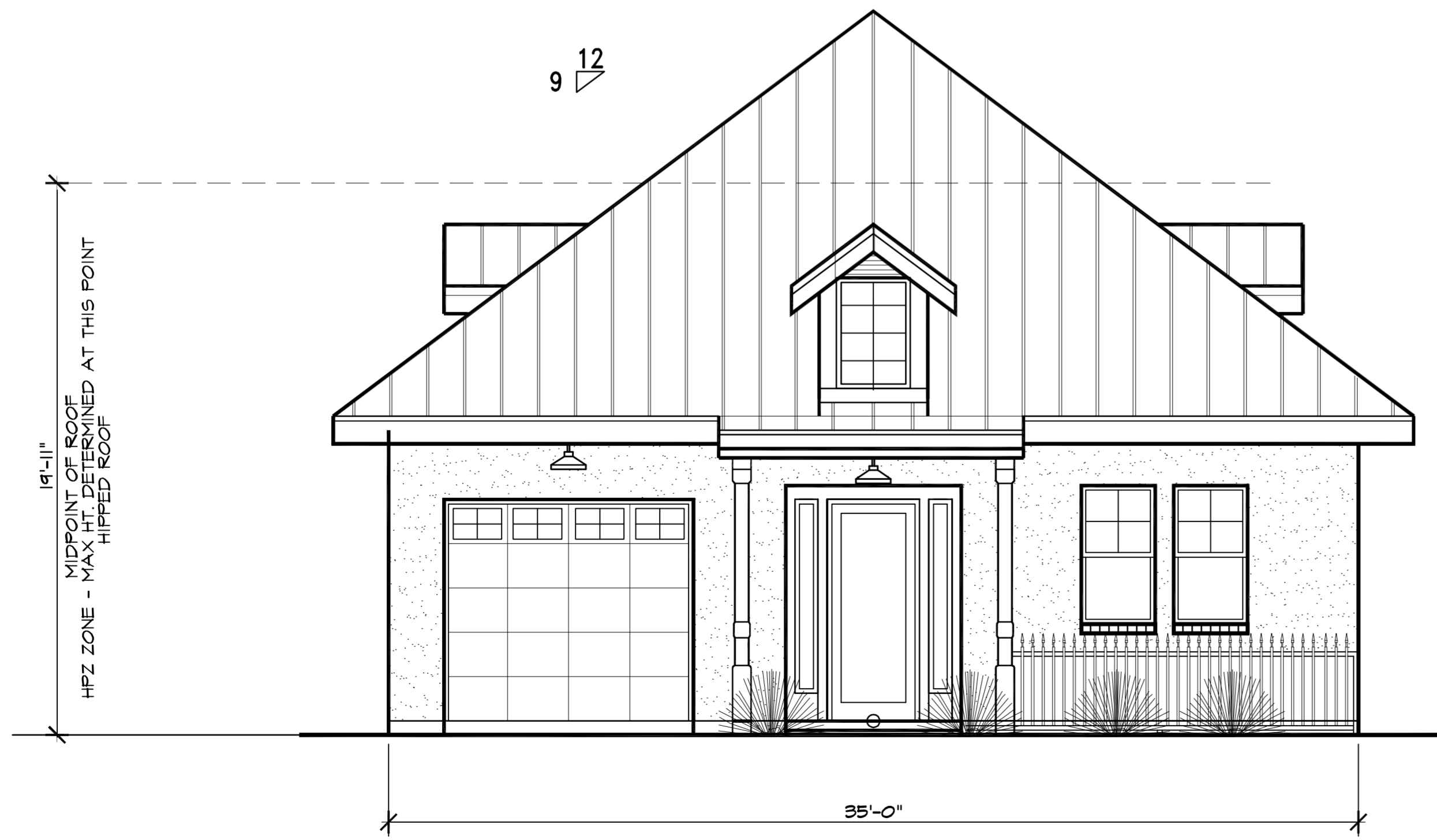
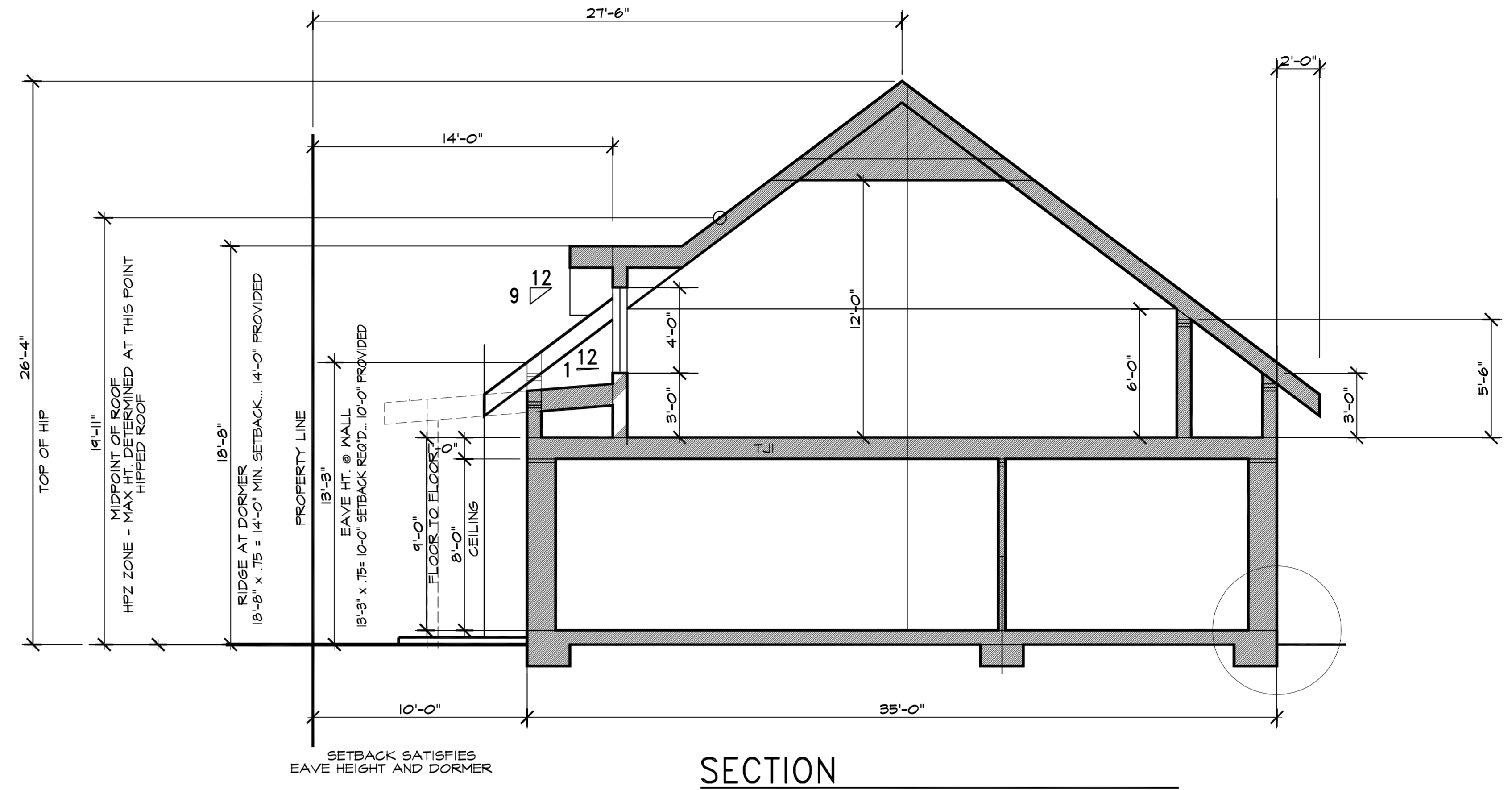
ROLLING BARRIO MODEL 'B'
 SOUTH MEYER - TUCSON, ARIZONA
 FLOOR PLANS



3195 sf



3195 sf



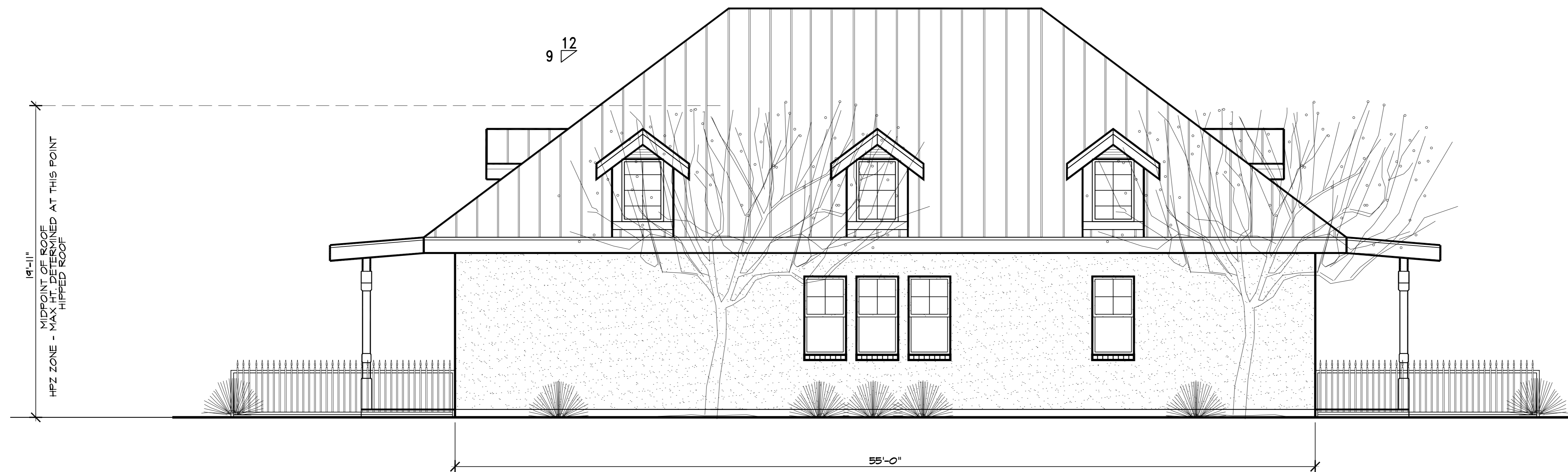
3555
 FRONT ELEVATION MODEL 'B'
 SCALE: 1/4" = 1'-0"



3555
 BACK ELEVATION MODEL 'B'
 SCALE: 1/4" = 1'-0"

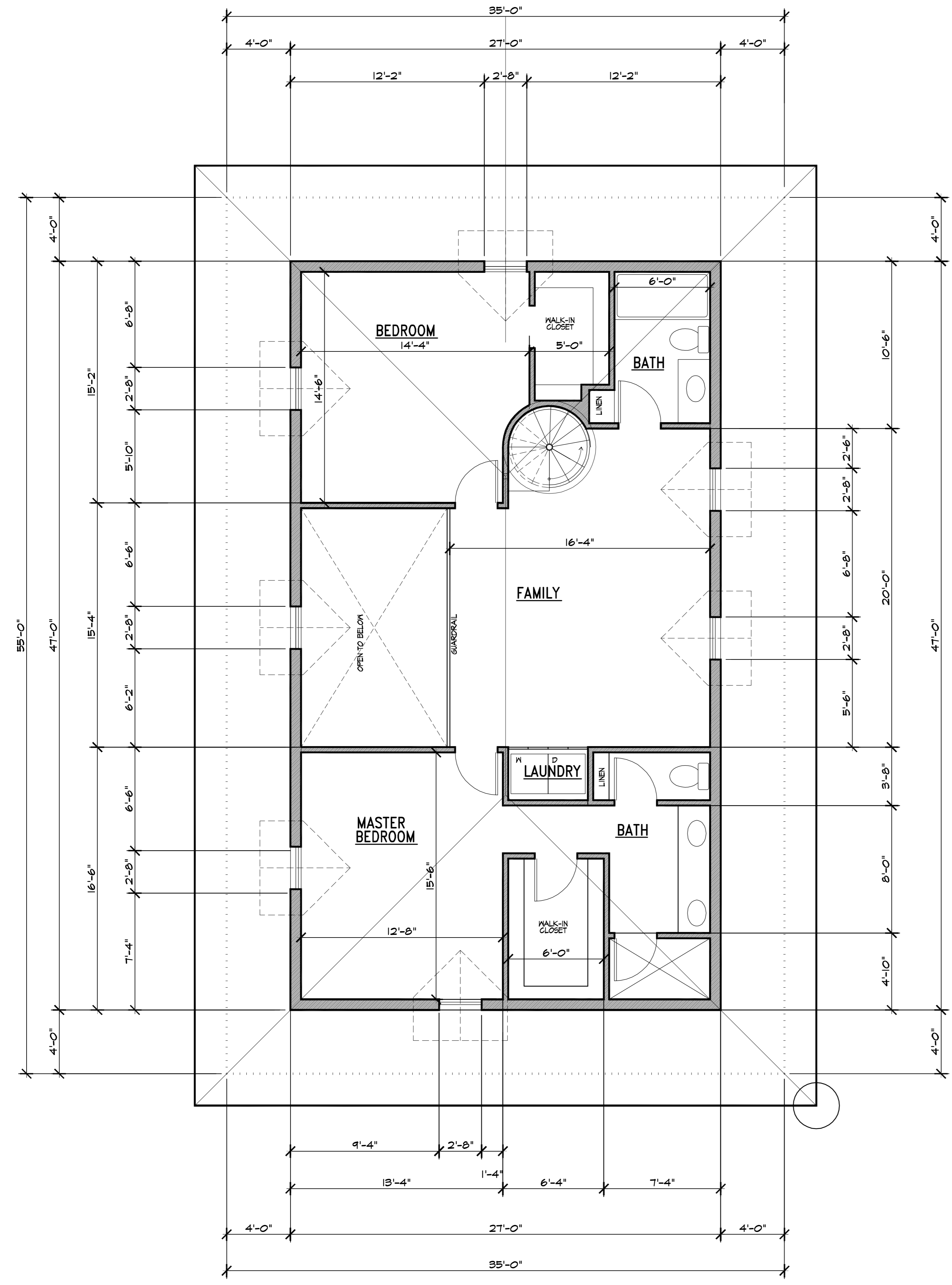


3555
SIDE ELEVATION MODEL 'B'
SCALE: 1/4" = 1'-0"



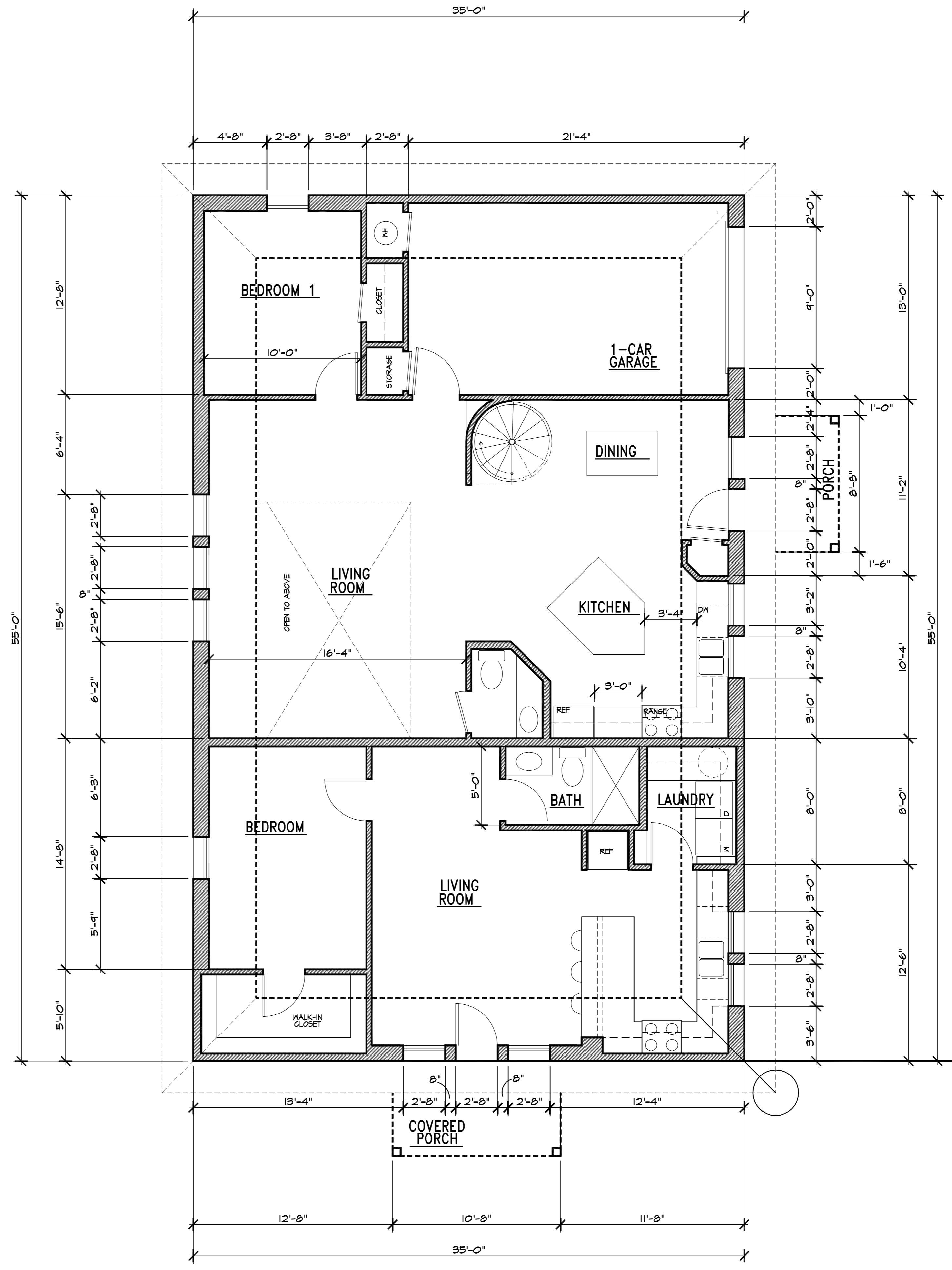
3555
SIDE ELEVATION MODEL 'B'
SCALE: 1/4" = 1'-0"

14'-11"
MIDPOINT OF ROOF
HFZ ZONE - MAX HFZ DETERMINED AT THIS POINT
HIPPED ROOF

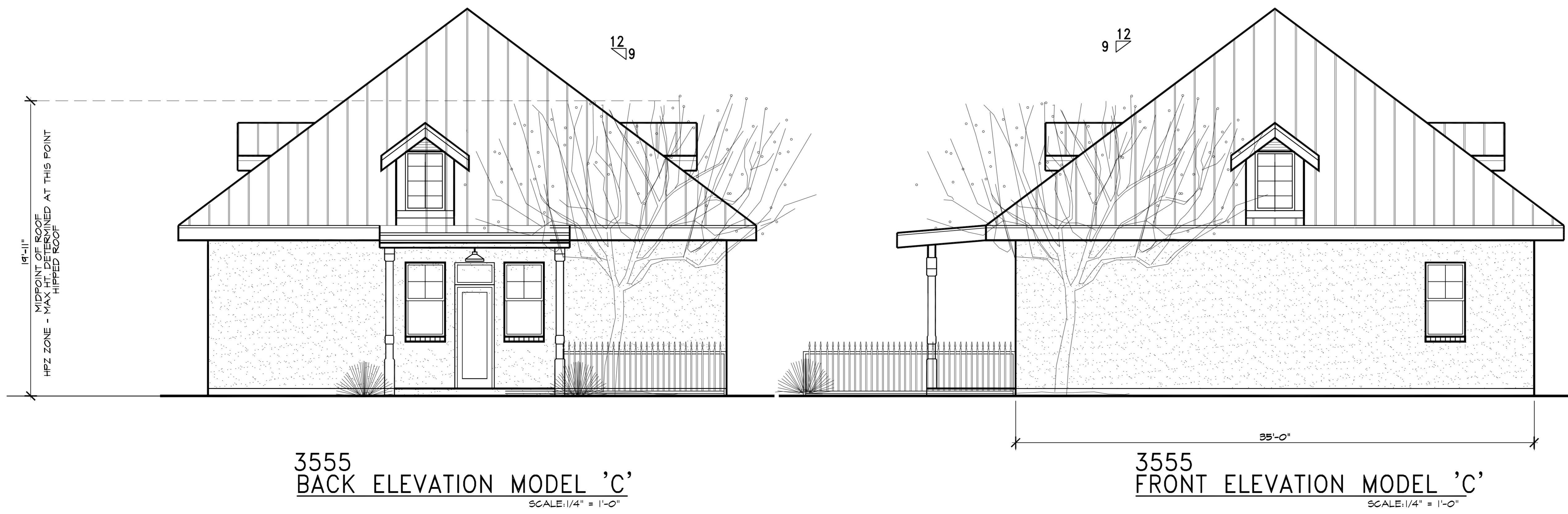
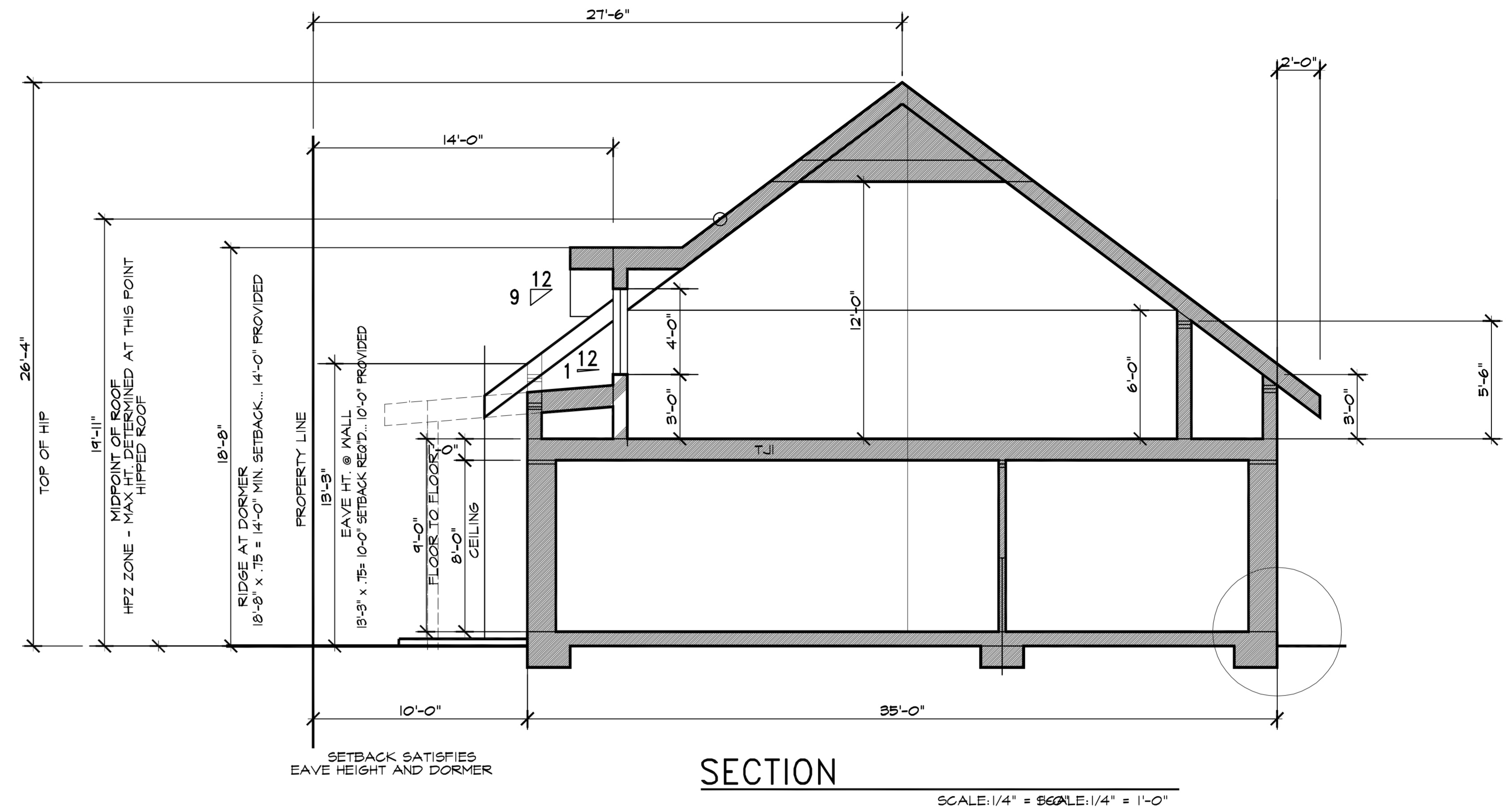


○ MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"

3195 sf



○ LOFT LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"





3555
SIDE ELEVATION MODEL 'C'
SCALE: 1/4" = 1'-0"



3555
SIDE ELEVATION MODEL 'C'
SCALE: 1/4" = 1'-0"