



FRONT ELEVATION
1/4"=1'



RENDERING
FOR ILLUSTRATION ONLY



REAR ELEVATION
1/8"=1'

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GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

THE TUCSON

OWNER:	_____	PROJECT SUMMARY	1
PROJECT:	_____	SITE & DISTURBANCE PLAN	2
ADDRESS: 11202 TUCSON PKWY	_____	ELEVATIONS & SECTIONS	3
LEGAL: LOT 4 SAGUARO HILLS	_____	FLOOR PLANS	4
	_____	INTERIOR ELEVATIONS	5
FIRE DISTRICT CITY OF TUCSON			
WATER/SEWER: TUCSON WATER & SEWER			
STORM WATER PERMIT: _____			
BUILDING PERMIT: _____			
DESIGNER: _____			
DESIGN CONSULTANT: _____			
BUILDER: _____			
SITE DISTURBANCE: _____			
ENGINEERING: _____			

SHEET NUMBER
1

SCALE @ 24" X 36"
DATE:
DRAWN BY:

PROJECT SUMMARY

11202 Tucson Pkwy
Tucson, AZ 85730
THE TUCSON

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208.292.3400
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PROJECT NARRATIVE

THE PROPOSED SITE LOCATION IS 11202 TUCSON PKWY TUCSON, AZ 85730. LOT 4 SAGUARO HILLS, PIMA COUNTY. THE PROPOSED PROJECT INCLUDES A SINGLE-FAMILY RESIDENCE. ZONING R-4 E5L

LOT SIZE: 20,998 SF / .48 ACRE
ANTICIPATED DISTURBED AREA: 9,800 SF (47%)
NATURAL AREA OPEN SPACE (NAOS) MIN. 20%
BLDG. ENVELOPE:
ROOF: 5,142 SF
FRONT/REAR HEIGHT: 26'-9" (30' LIMIT)
LIVABLE SF: 4,887
MAIN: 2,991
2ND: 1,896
FOUNDATION: 4,169
GARAGE: 1,044
PATIOS/WALKS: 1,813
DRIVEWAY: 1,258

LANDSCAPE NOTES

- 1 NO SAGUARO CACTUS SHALL BE REMOVED WITH NO SIGNOFF FROM THE CITY AND HOMEOWNER.
- 2 CONTRACTOR RESPONSIBLE FOR LANDSCAPING - TURF, CACTI, TREES, SHRUBS, ETC.
- 3 IRRIGATION SYSTEM SHALL BE STUBBED IN WITH VALVE BOX AND IRRIGATION MAIN LINES RUN UNDER CONCRETE. CONTRACTOR SHALL PROVIDE FINISH HEADS AND LINES.
- 4 CONTRACTOR RESPONSIBLE FOR POOL & EQUIPMENT.

GRADING NOTES

- 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
- 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- 4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
- 5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
- 6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

SITE PLAN NOTES

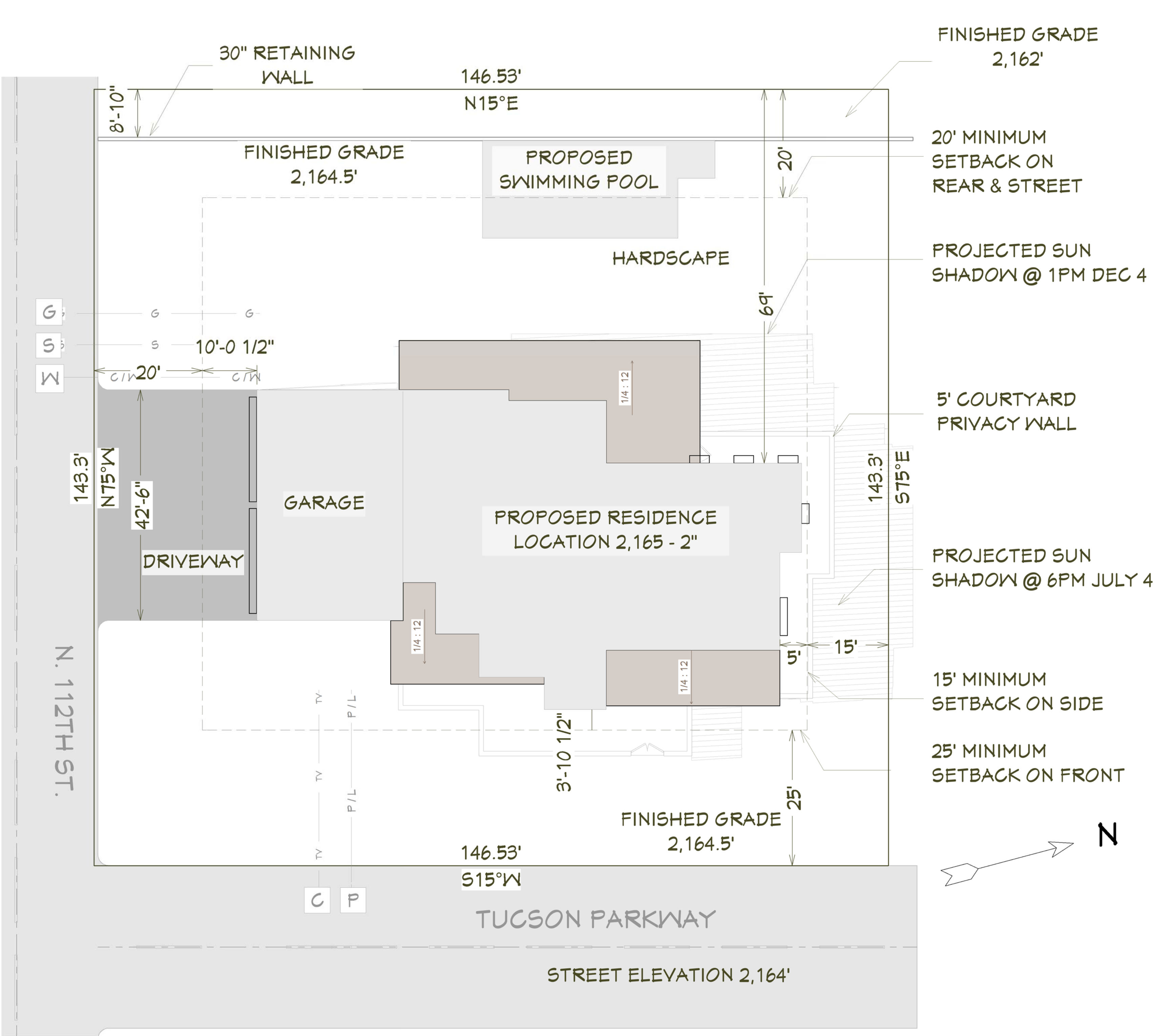
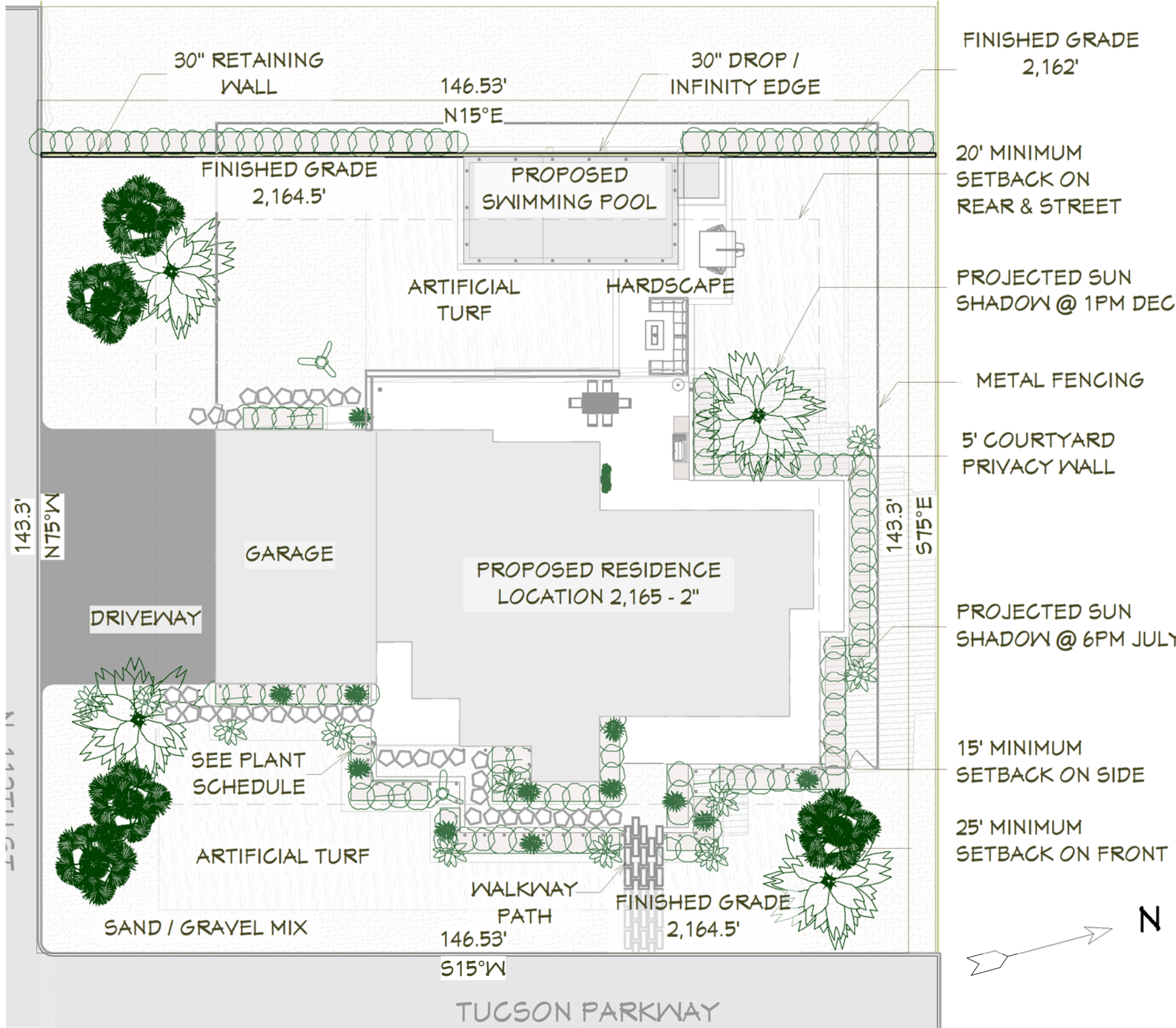
SOIL: *2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION. SHALLOW AND MODERATELY DEEP, WELL-DRAINED SOIL FORMED IN MATERIAL WEATHERED FORM CLAY AND SAND THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE FAIR.

FROST DEPTH: 2"
SEISMIC ZONE: 1
WIND: 95 MPH (CATEGORY I)
EXPOSURE B

SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: 800.428.495



SITE & DISTURBANCE PLAN
1"=12'

EROSION CONTROL NOTES

- 1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
- 4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
- 5. STRIP SWALES, IF REQUIRED, SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SWALES.



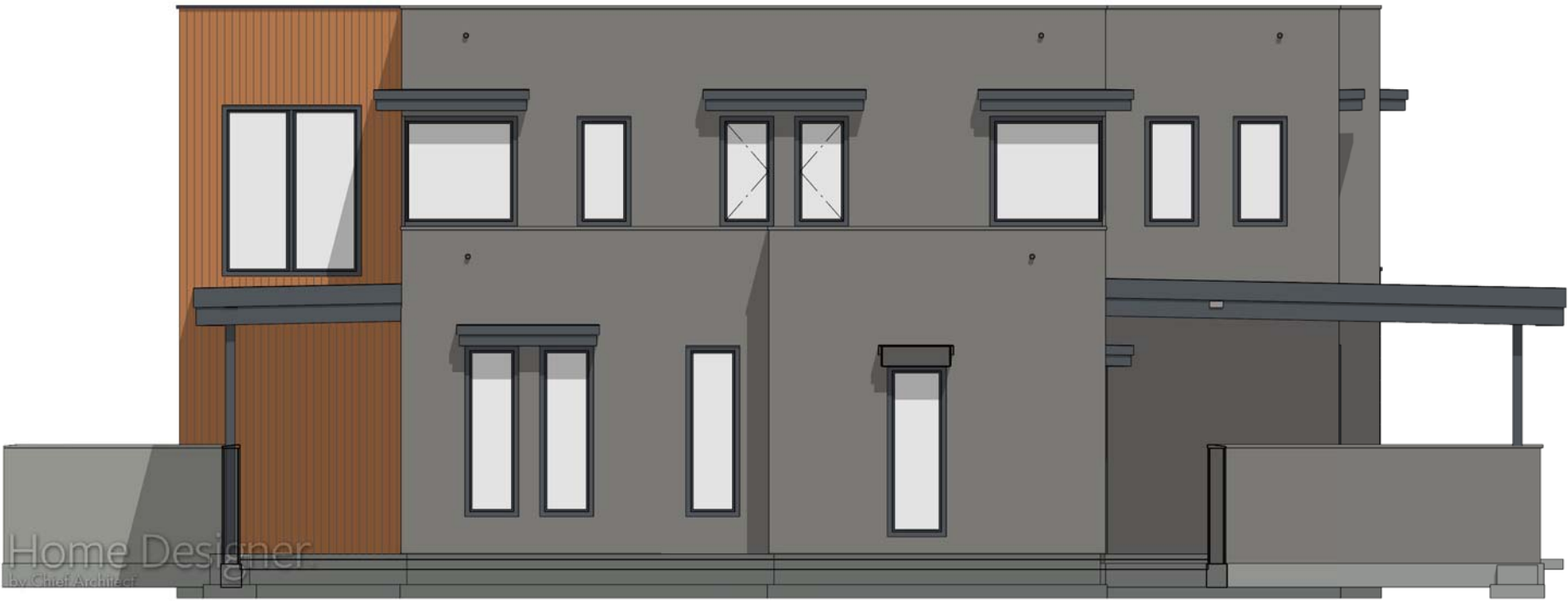
FRONT ELEVATION
1/8"=1'



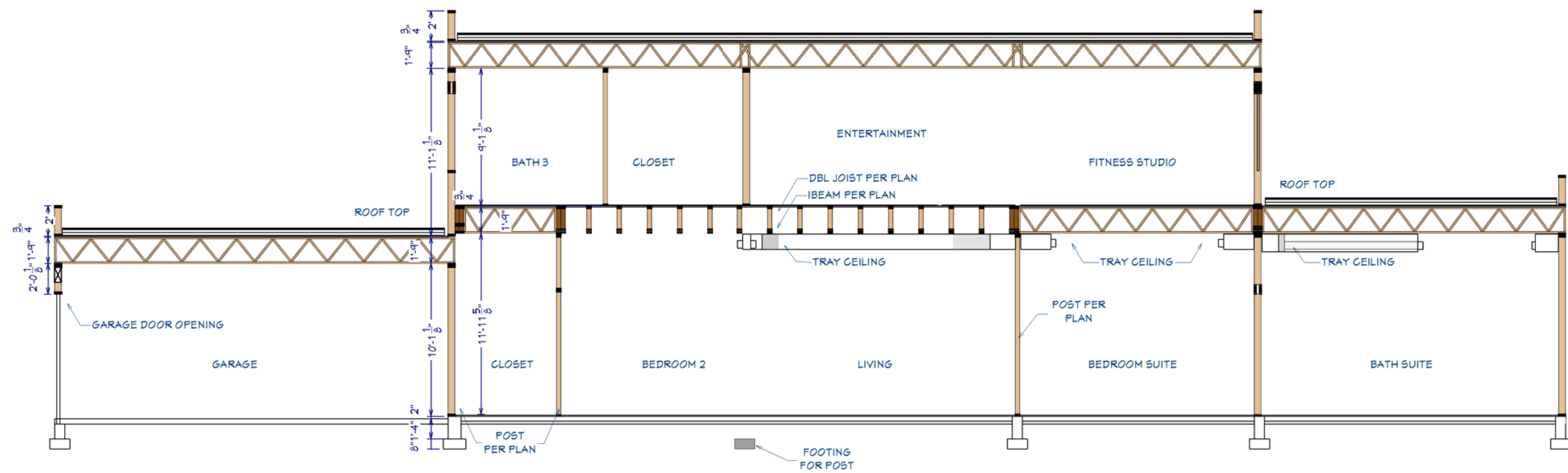
REAR ELEVATION
1/8"=1'



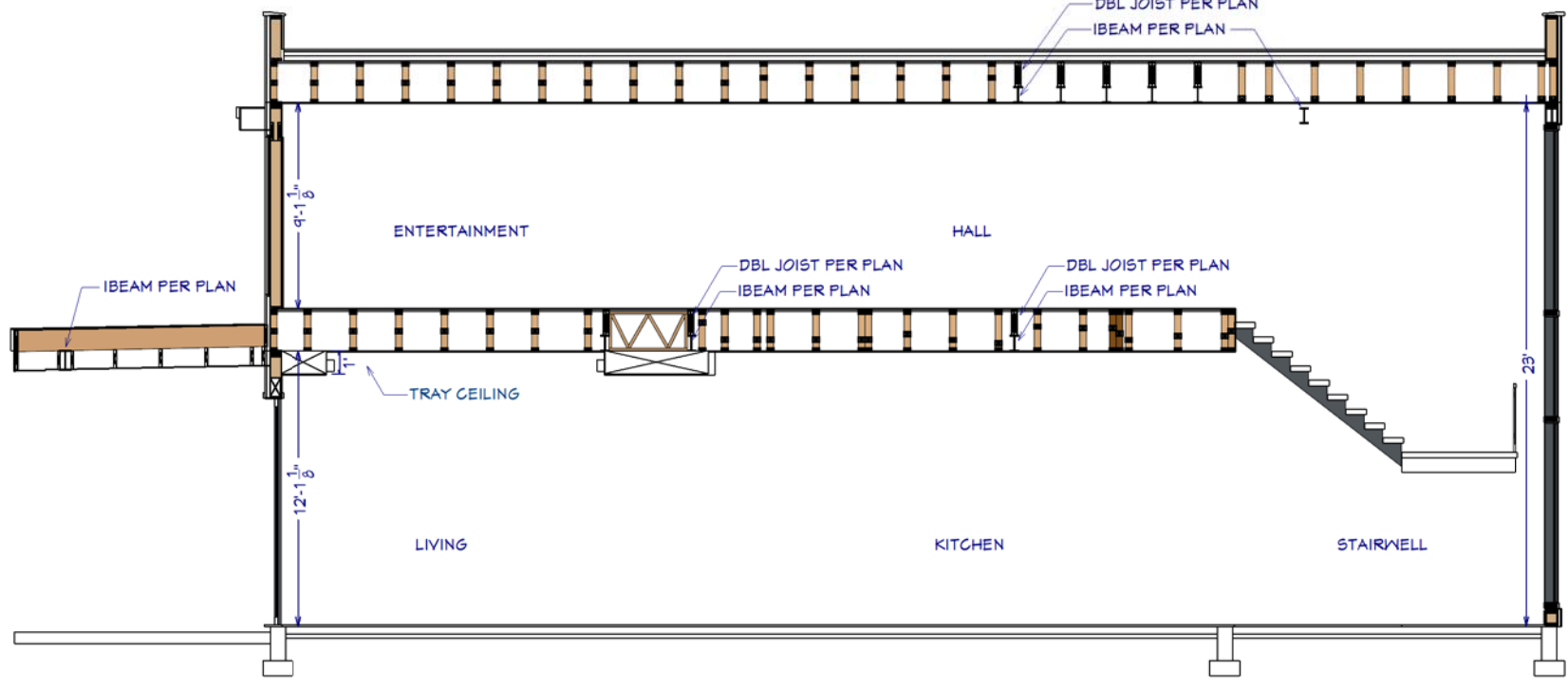
SOUTH ELEVATION
1/8"=1'



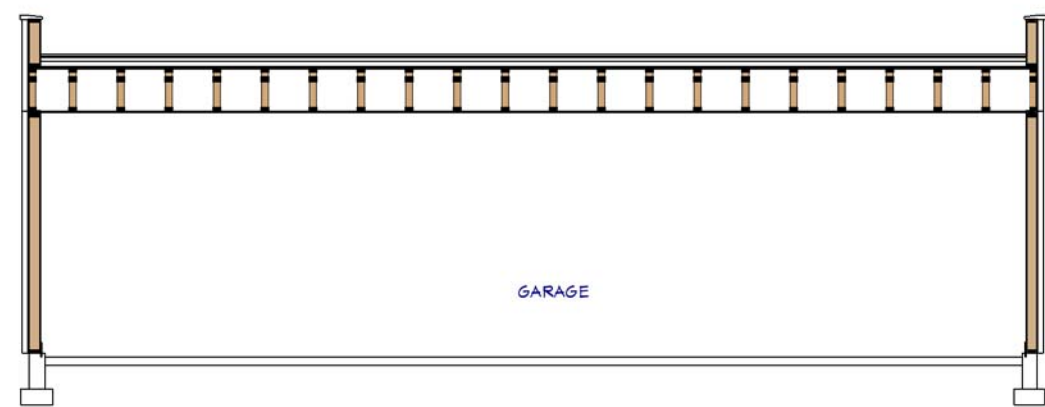
NORTH ELEVATION
1/8"=1'



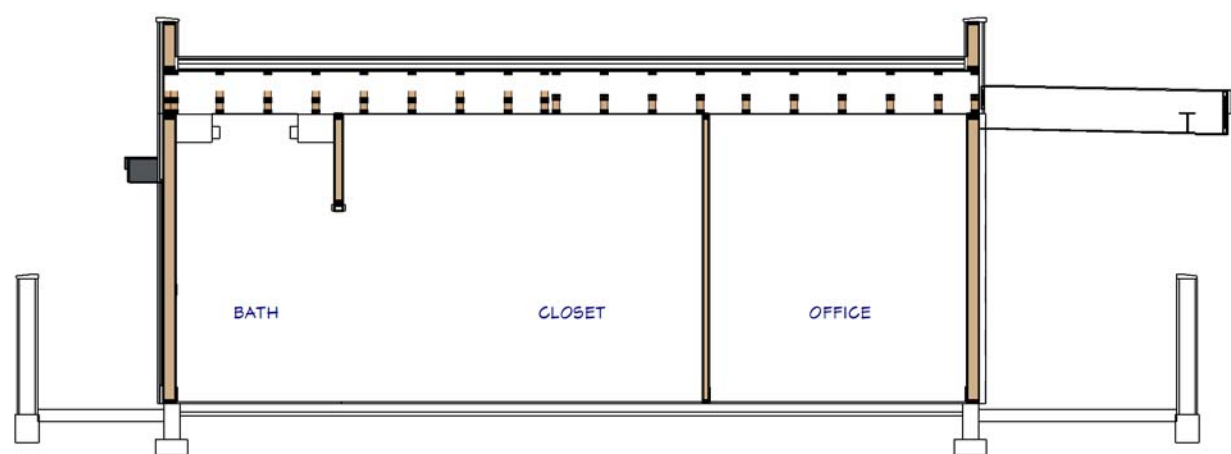
S1 SECTION @ MID
1/8"=1'



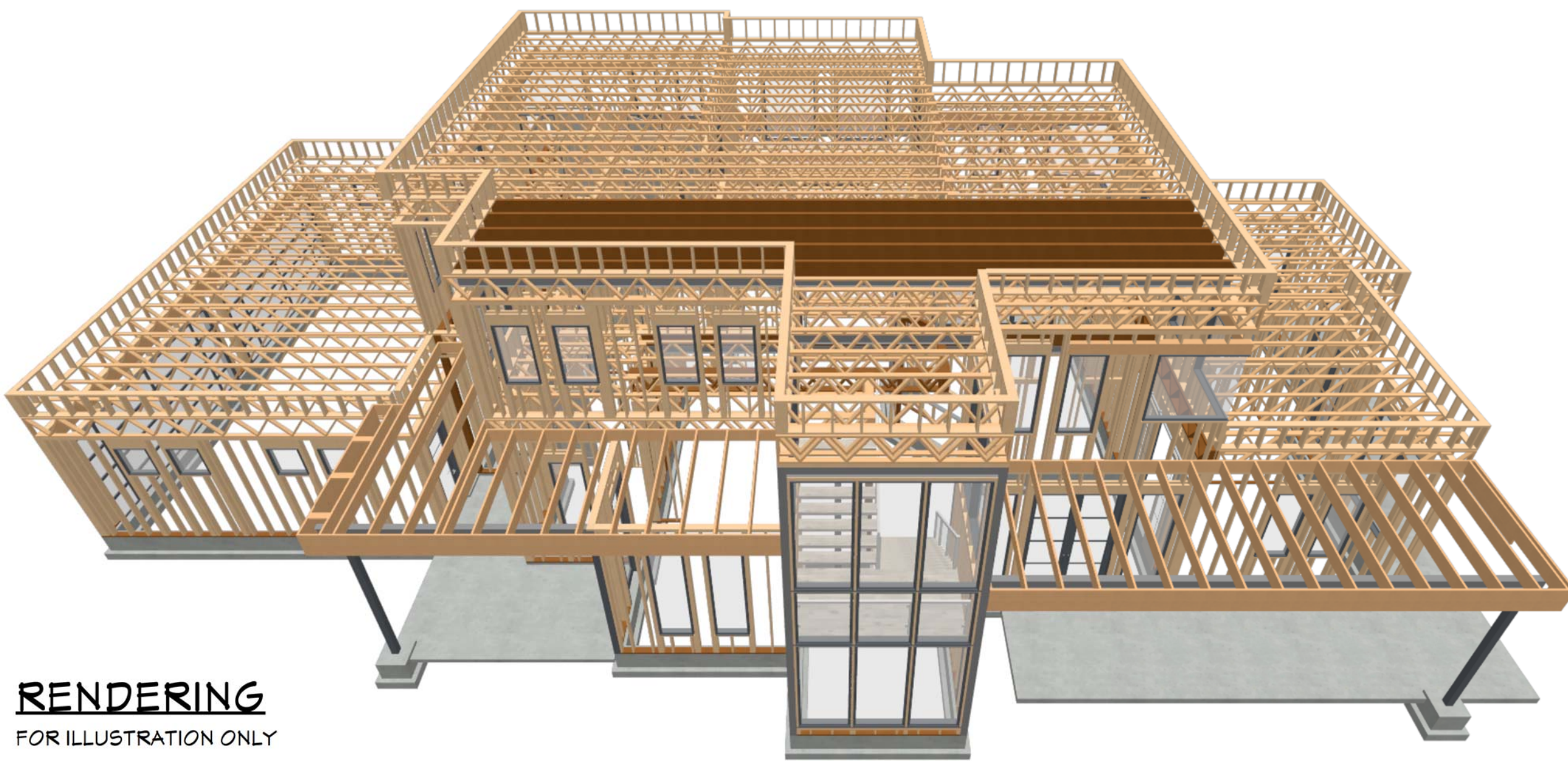
S2 SECTION @ KITCHEN
1/8"=1'



S3 SECTION @ GARAGE
1/8"=1'



S4 SECTION @ BATH
1/8"=1'



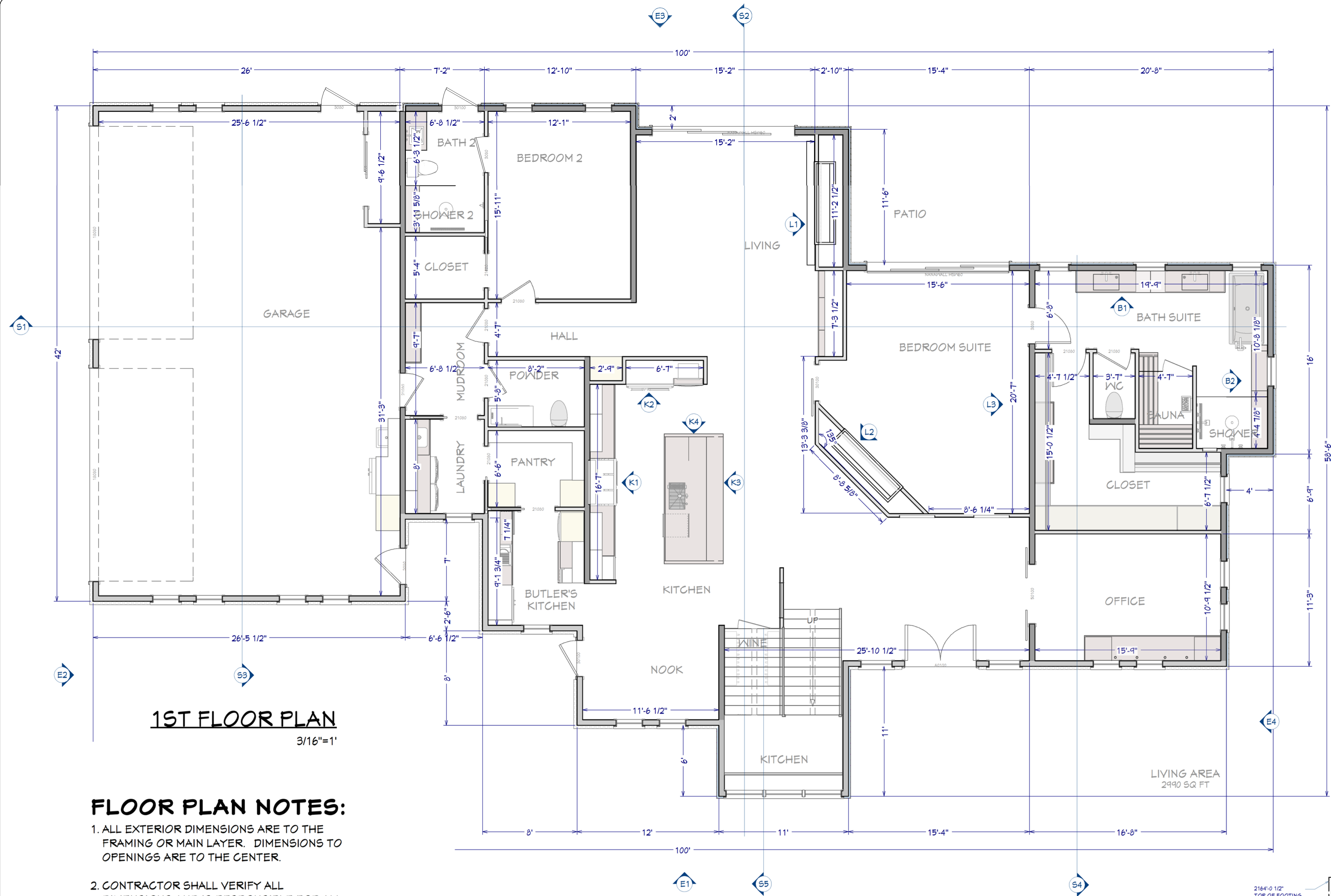
RENDERING
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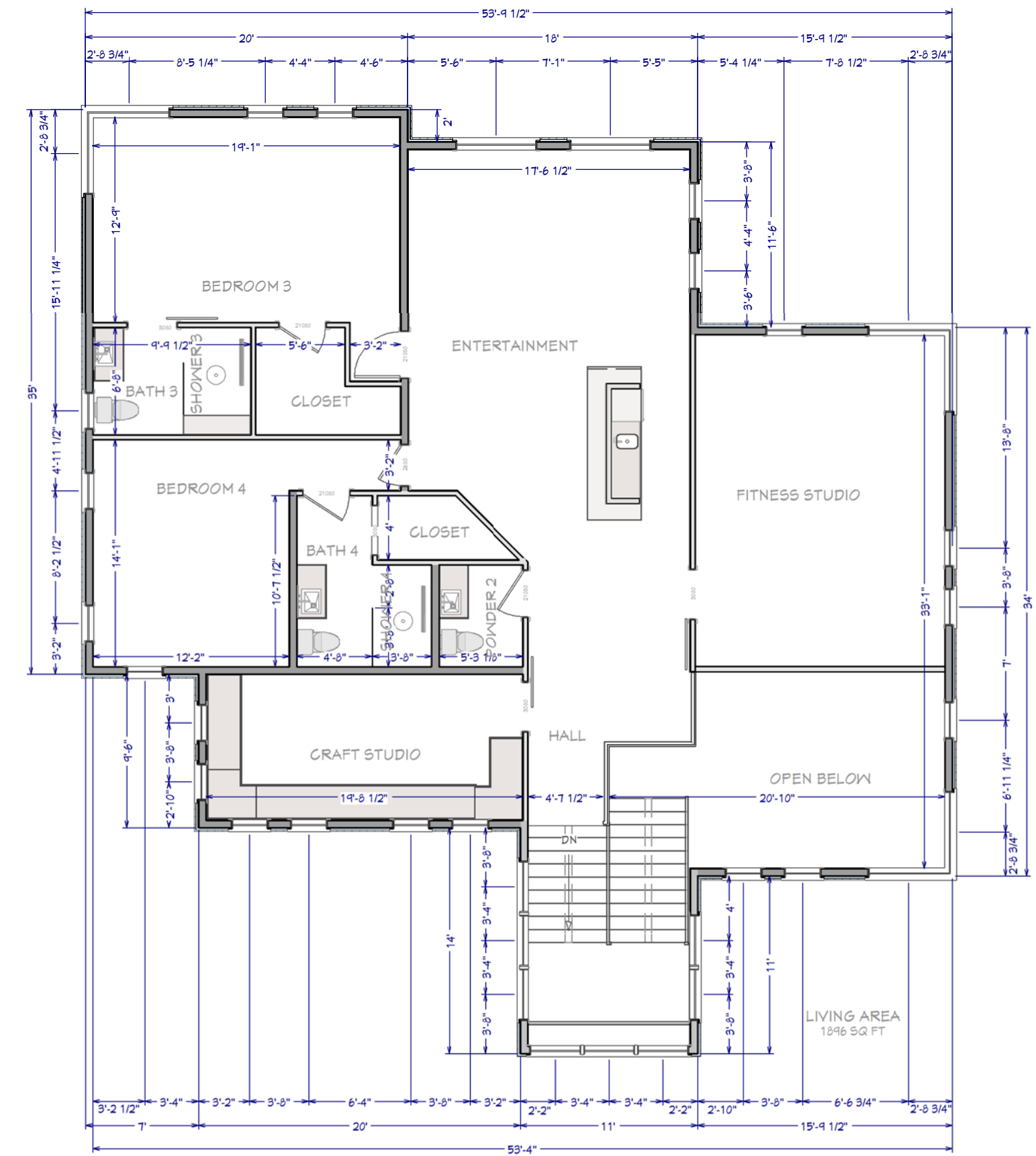
OVERVIEW RENDERING
FOR ILLUSTRATION ONLY NO SCALE

FLOOR PLAN NOTES:

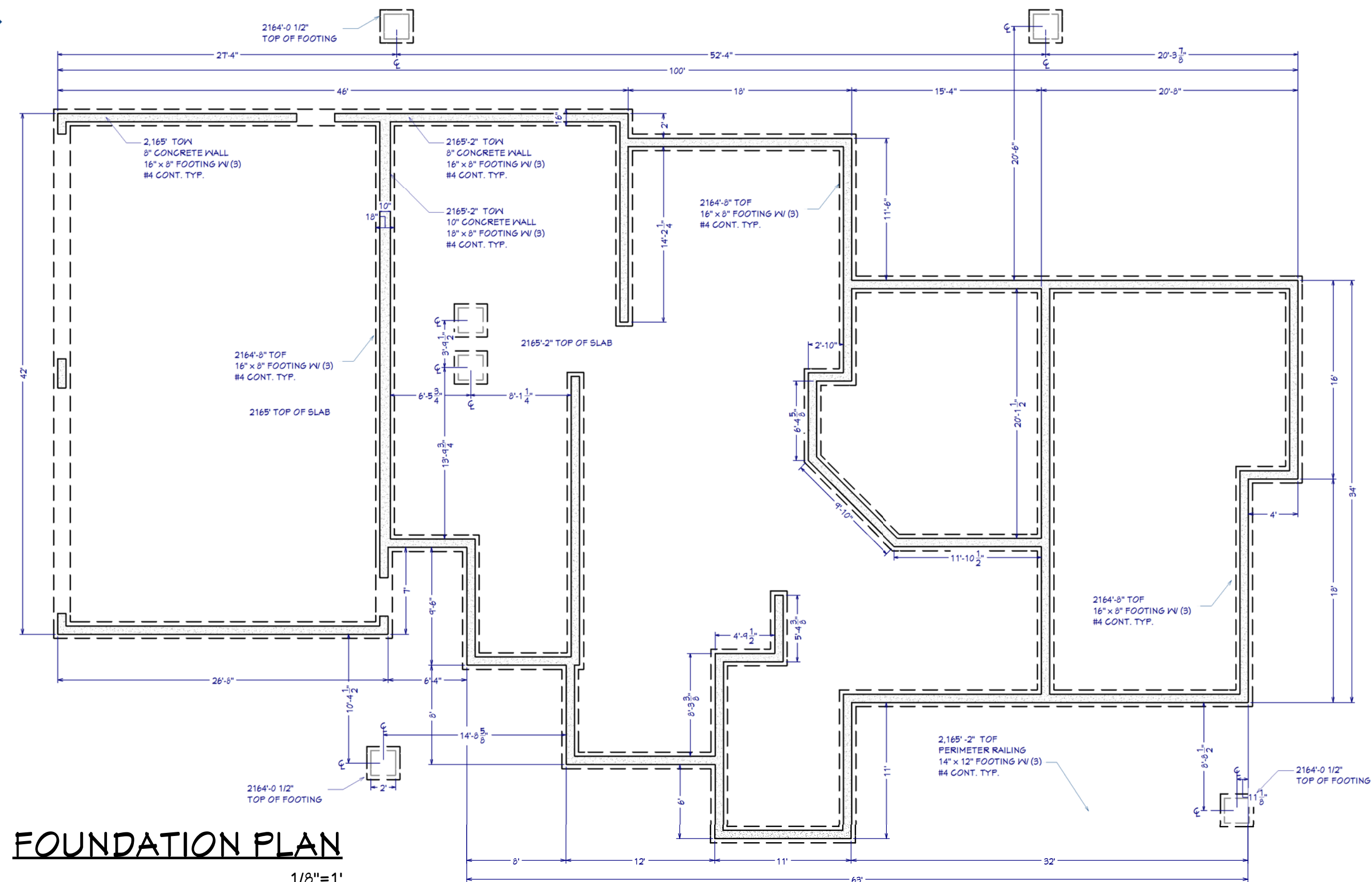
- ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).



1ST FLOOR PLAN
3/16"=1'



2ND FLOOR PLAN
1/8"=1'



FOUNDATION PLAN
1/8"=1'

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Tucson, AZ 85730

THE TUCSON

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FLOOR PLANS

SCALE @ 24" X 36"
DATE:
DRAWN BY:

SHEET NUMBER
4



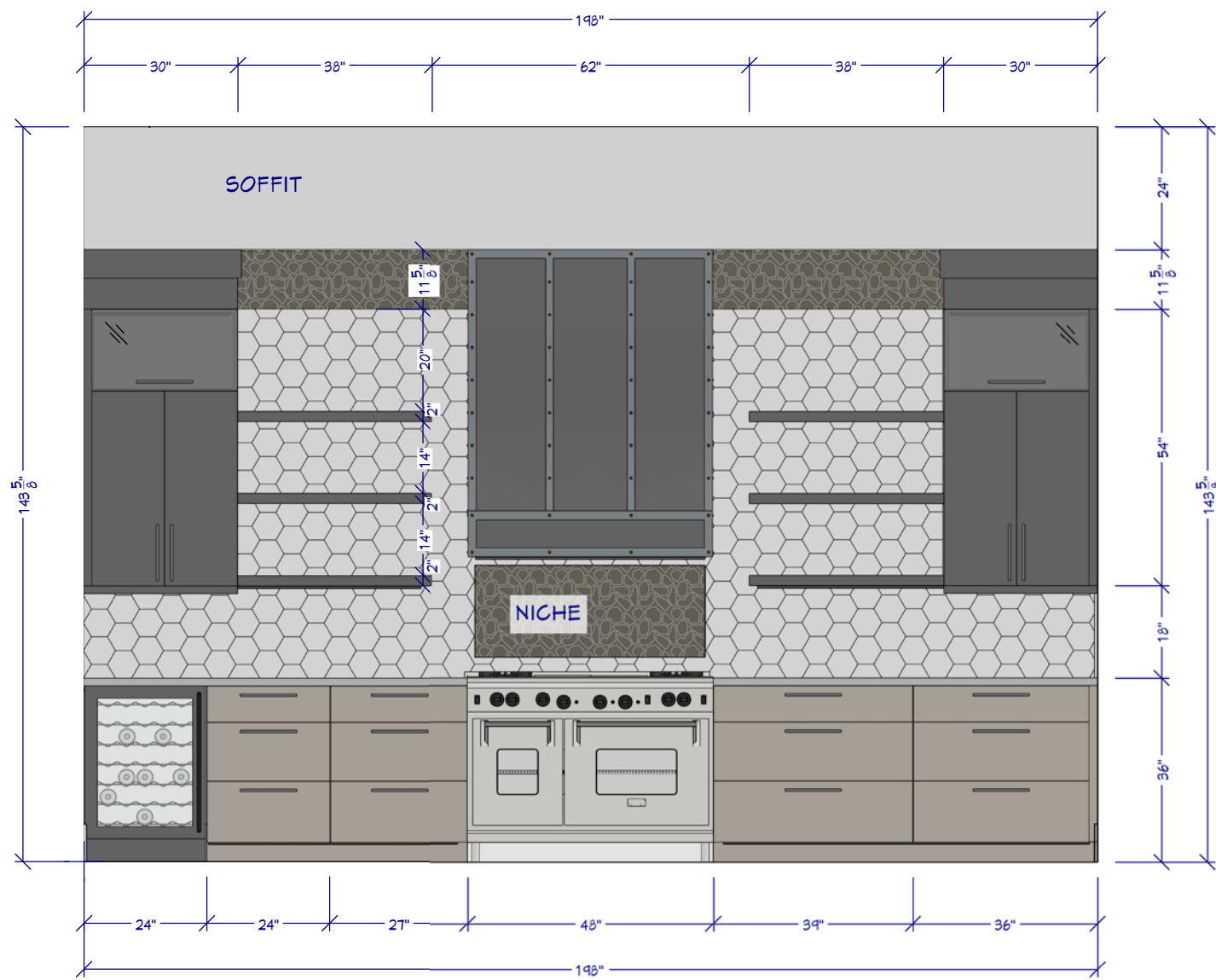
KITCHEN RENDER
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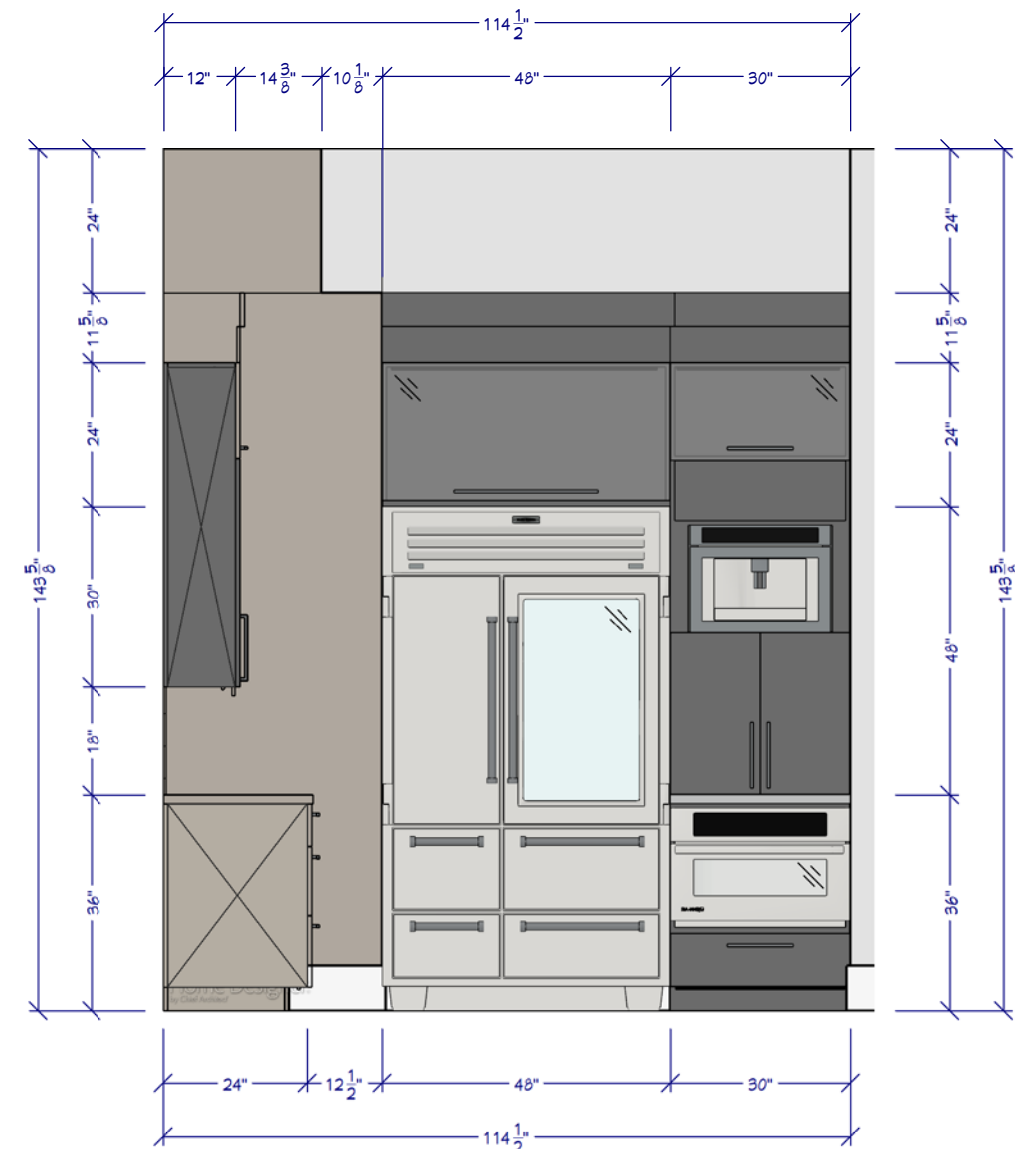
LIVING ROOM RENDER
FOR ILLUSTRATION ONLY NO SCALE



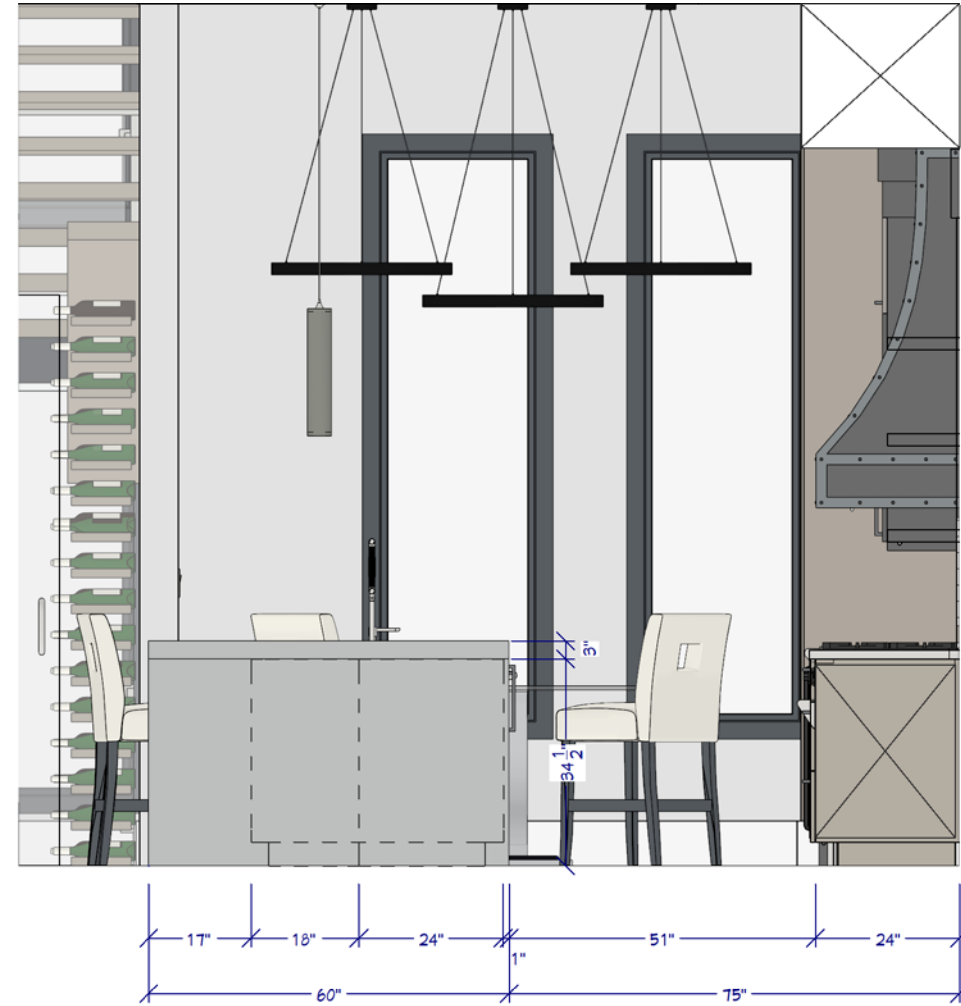
BATH SUITE RENDER
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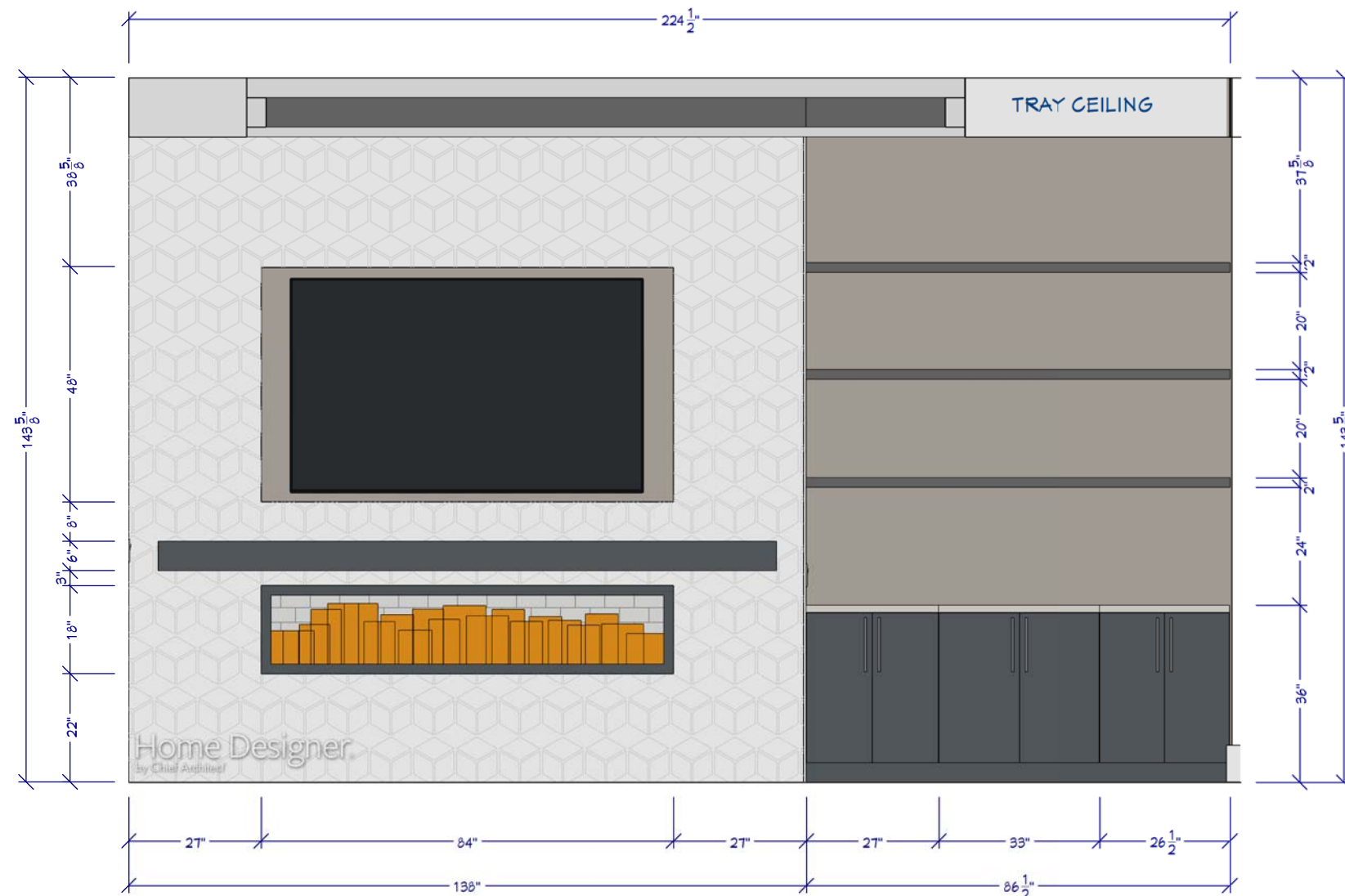
K1 KITCHEN MAIN WALL
3/8"=1'



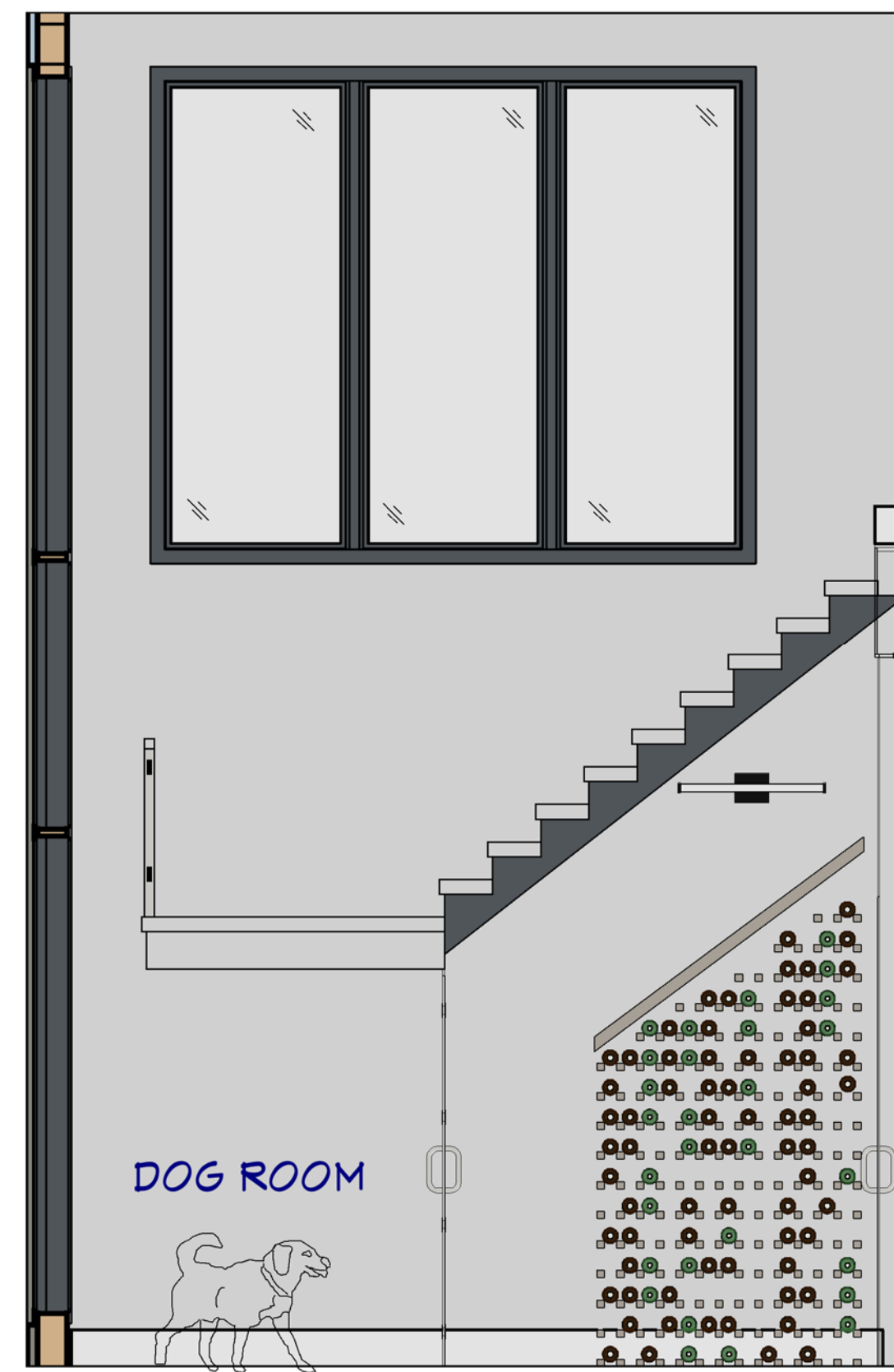
K2 SIDE WALL ELEVATION
3/8"=1'



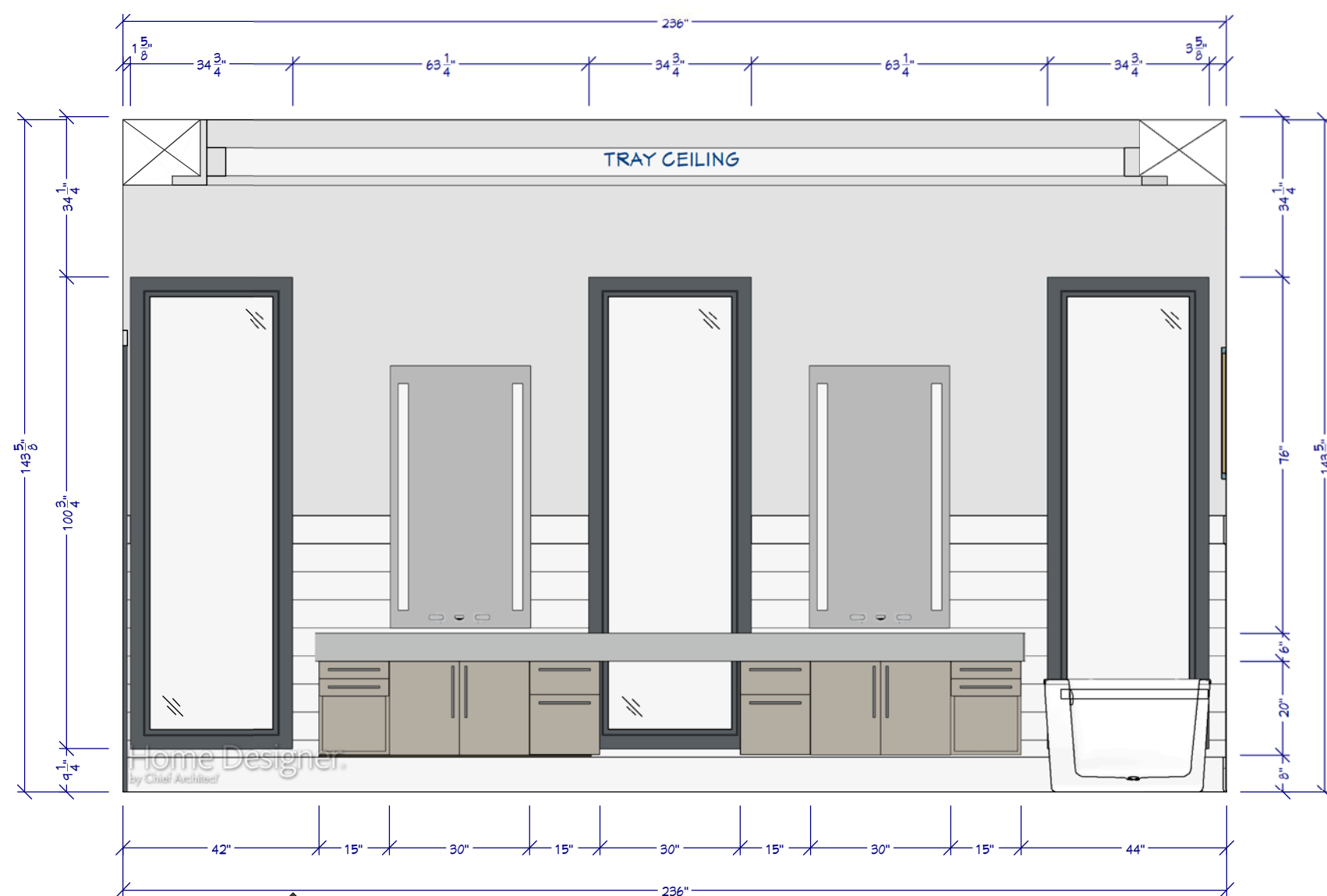
K4 ISLAND ELEVATION
3/8"=1'



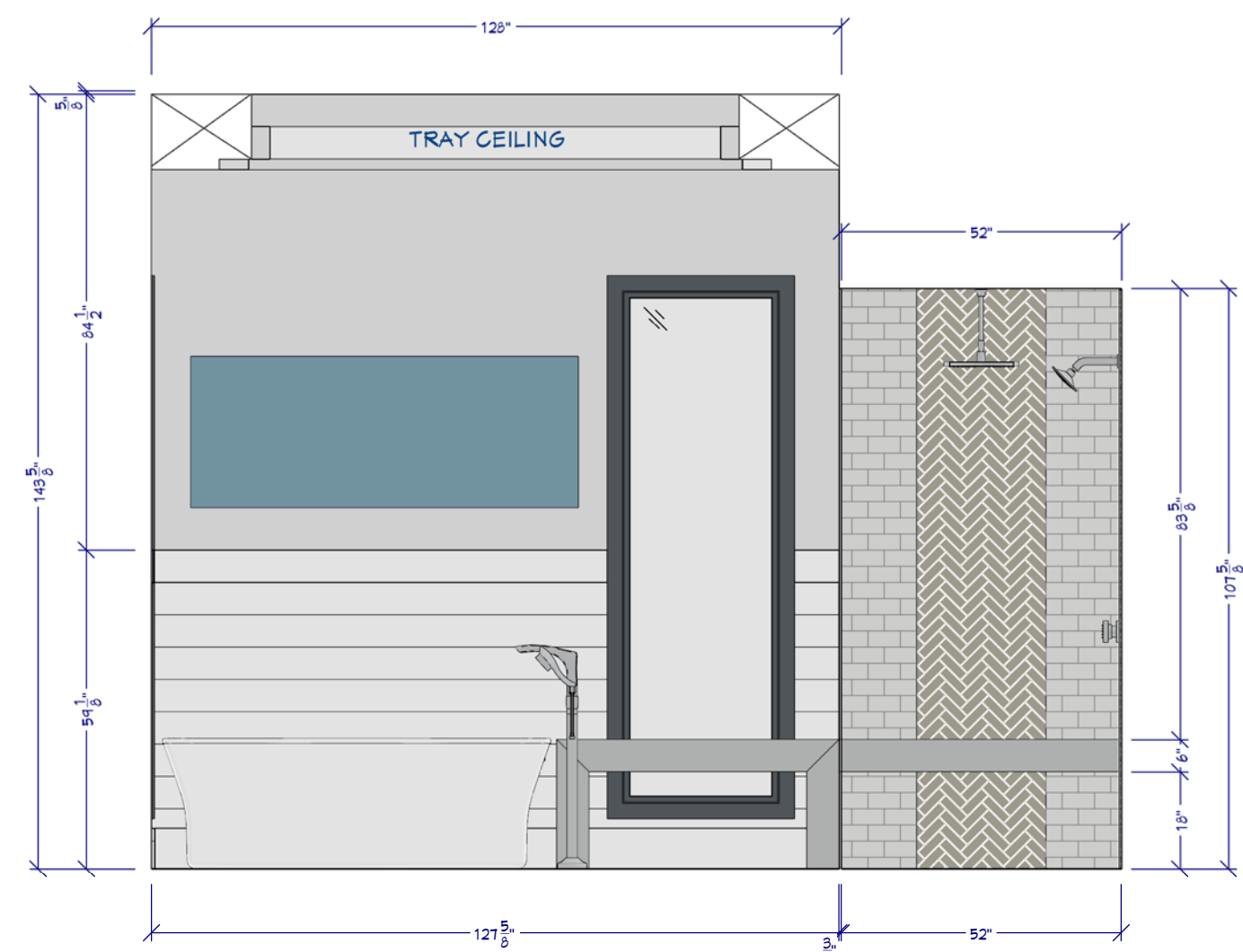
B1 LIVING ROOM WALL
3/8"=1'



WINE ROOM



B1 BATH SUITE MAIN WALL
3/8"=1'



B2 SHOWER/TUB ELEVATION
3/8"=1'