

DISCLAIMER:

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GENERAL INFORMATION:

EXISTING ZONING CLASSIFICATION	=	B-1 (R-3 USAGE)/R-1/R-2
FIRE ZONE GROUP	=	Z-3
CONSTRUCTION TYPE	=	V-N
OCCUPANCY TYPE	=	R-DIVISION 1

GROUND COVERAGE / B-1 (R-3 USAGE ONLY):

APTMENT BUILDING AREAS:	=	24,096 SQ. FT.
BUILDING A	=	5526 SQ. FT.
BUILDING B	=	7424 SQ. FT.
BUILDING C	=	1824 SQ. FT.
BUILDING D	=	3480 SQ. FT.
BUILDING E	=	2822 SQ. FT.
STAIRS (3'x11'x17')	=	595 SQ. FT.
LAUNDRY/OFFICE BLDG. (12'x33')	=	594 SQ. FT.
TRASH AREAS (9'x8'x2')	=	144 SQ. FT.
DRIVEWAYS (480'x24')	=	11,520 SQ. FT.
PARKING AREA (709'x20')	=	14,180 SQ. FT.
LANDSCAPING AREAS (FACING VALENCIA 140'x6' + 20'x20')	=	1,240 SQ. FT.
STORAGE UNDER STAIR LANDINGS (7'x4'x4')	=	30 SQ. FT.
TOTAL	=	52,449 SQ. FT.

GROUND COVERAGE / R-2 ONLY:

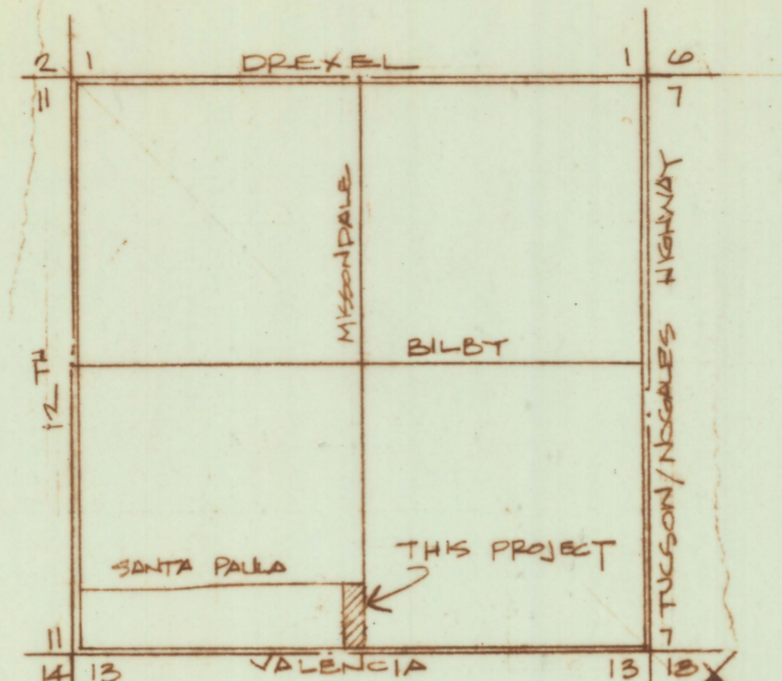
LOT AREA	=	19,848 SQ. FT.
APT. BLDG. GROUND AREA	=	1,824 SQ. FT.
GROUND COVERAGE PERCENTAGE	=	0.9%
MAX. ALLOWABLE DENSITY (19,848/2000)	=	9.92 APTS.
ACTUAL DENSITY	=	0 APTS. (4-250/2-150.)

OPEN SPACES / B-1 (R-3 USAGE) ONLY:

LOT AREA	=	97,583 SQ. FT.
GROUND COVERAGE	=	52,449 SQ. FT.
OPEN SPACE PROVIDED	=	45,134 SQ. FT.
OPEN SPACE REQUIRED (90 APTS. x 500)	=	45,000 SQ. FT.

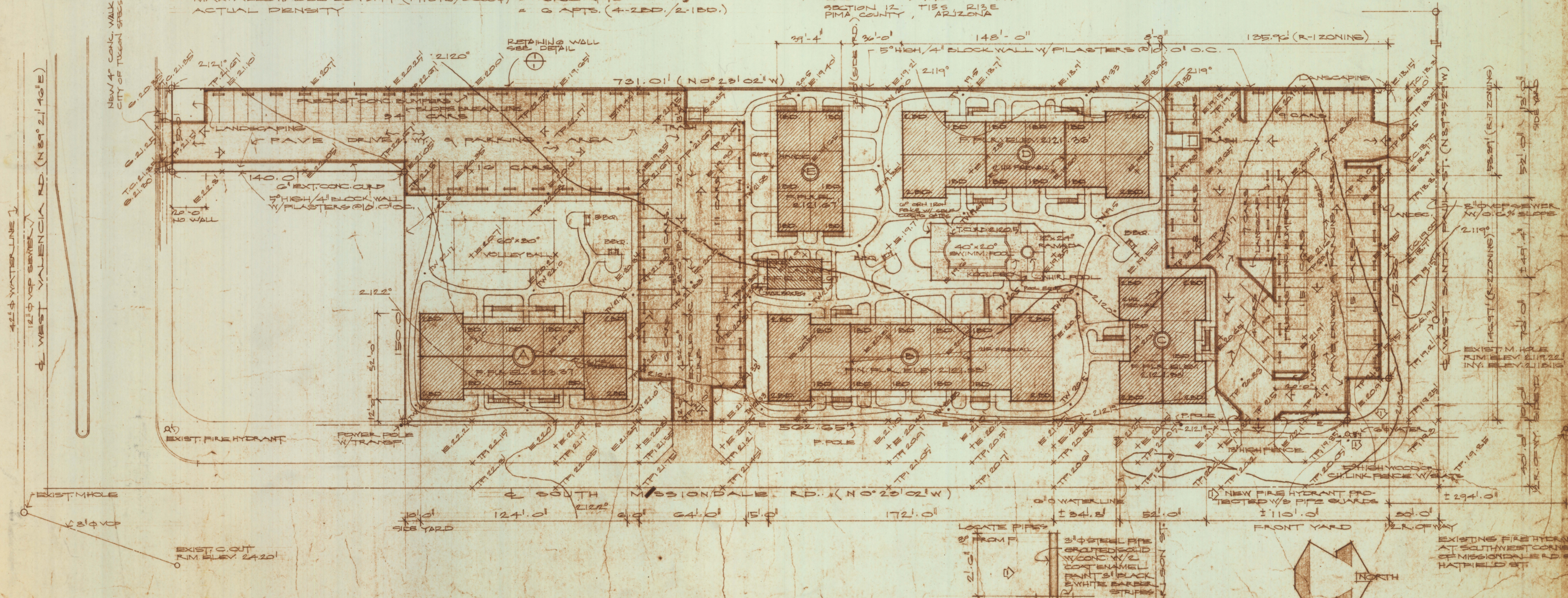
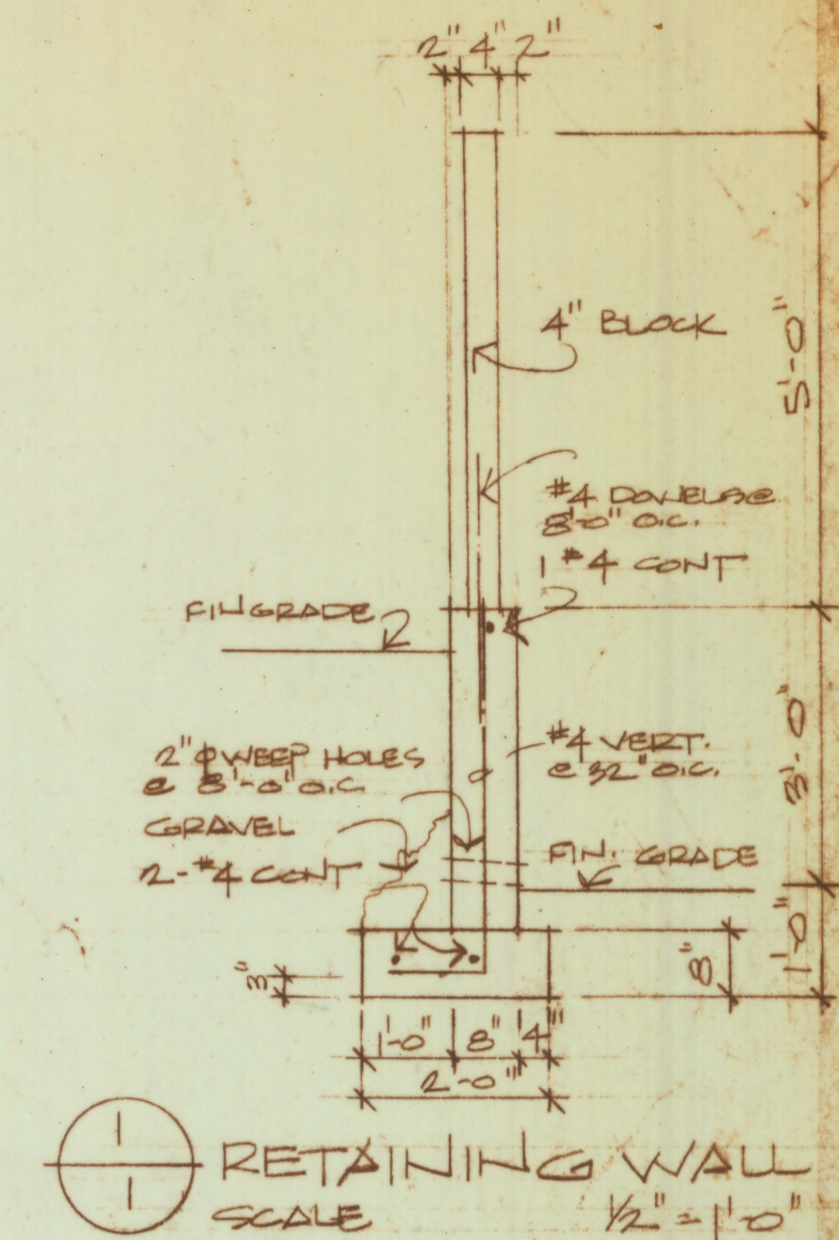
PARKING FACILITIES:

PARKING REQUIRED (90 APTS. x 1.5)	=	144 CARS
PARKING PROVIDED (8'x20' STALLS + 1-12'x20' HANDIC.)	=	144 CARS



FIRE HYDRANT NOTES:

A. FIRE HYDRANTS SHALL BE OF APPROVED TYPE (CITY OF TUCSON SPEC.) AND HAVE NOT LESS THAN 6" CONNECTION WITH THE MAINS. A 6" VALVE SHALL BE INSTALLED IN THE HYDRANT CONNECTION.
 B. HYDRANTS SHALL BE NOT SET LESS THAN 2.0 FT. NOR MORE THAN 7.0 FT. FROM CURB LINE.
 C. IN SETTING HYDRANTS THE CENTER OF A HOSE SHALL NOT BE LESS THAN 12" ABOVE THE FLOOR OF A HOUSE OR ABOVE GRADE.



PLOT PLAN

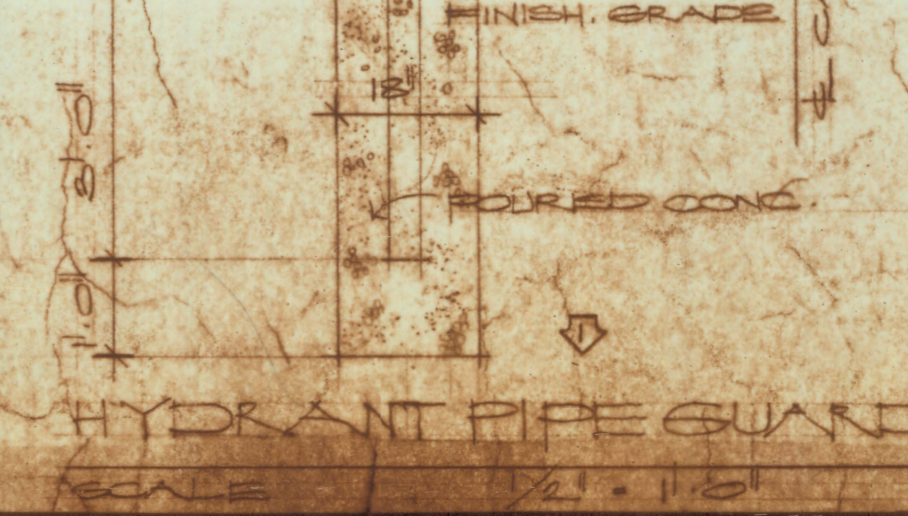
SCALE 1" = 30'

LEGEND

E 22.00	EXISTING GRADE
TP 22.00	TOP OF FINING
TW 22.00	TOP OF WALL
TC 22.00	TOP OF CURB
G 22.00	GUTTER

LEGAL DESCRIPTION:

THE EAST 2000 FT. OF LOT 412 IN FIRST PALL, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE PIMA COUNTY RECORDER IN BOOK 15 OF MAPS AND PLATS AT PAGE 60 THEREOF, EXCEPT THE EAST 170.0 FT. OF THE SOUTH 1400 FT.



PROPOSED NEW 90 APT. COMPLEX FOR VALENCIA SUBDIVISION	REVISION DATE: 27 Jan 67	DRAWN: R.D.G.
Tel. 384-5220/525-4026	17 FEB 67	
ARCHITECT: HOWARD H. PECK 4001 EAST PIMA TEL. 327-8486-735-0227 TUCSON, ARIZONA 85712		SHT. NO. 1 of 20 SHTS.
CHECK:		FILE # 157

Z-2020-367