

DESIGN PRESENTATION
LUNDBERG SPEC HOME

LOT #32

MOONLIGHT CANYON AT SAGUARO RANCH

3840 W ALDRIN DR.

MARANA, ARIZONA 85658

DATE: NOVEMBER 18, 2024



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PROJECT INFORMATION

ADDRESS:
3840 W ALDRIN DR.
MARANA, ARIZONA, 85658

PARCEL:
219-10-2170

LEGAL DESCRIPTION:
LOT 32 OF MOONLIGHT CANYON AT SAGUARO RANCH PHASE 2 AS RECORDED IN BOOK 61 OF MAPS & PLATS AT PAGE 89 IN PIMA COUNTY RECORDER'S OFFICE - TUCSON, ARIZONA.

OWNER:

MARANA ZONING:
F - SPECIFIC PLAN

PROPOSED CONSTRUCTION:
SINGLE FAMILY RESIDENCE
POOL BY SEPARATE PERMIT

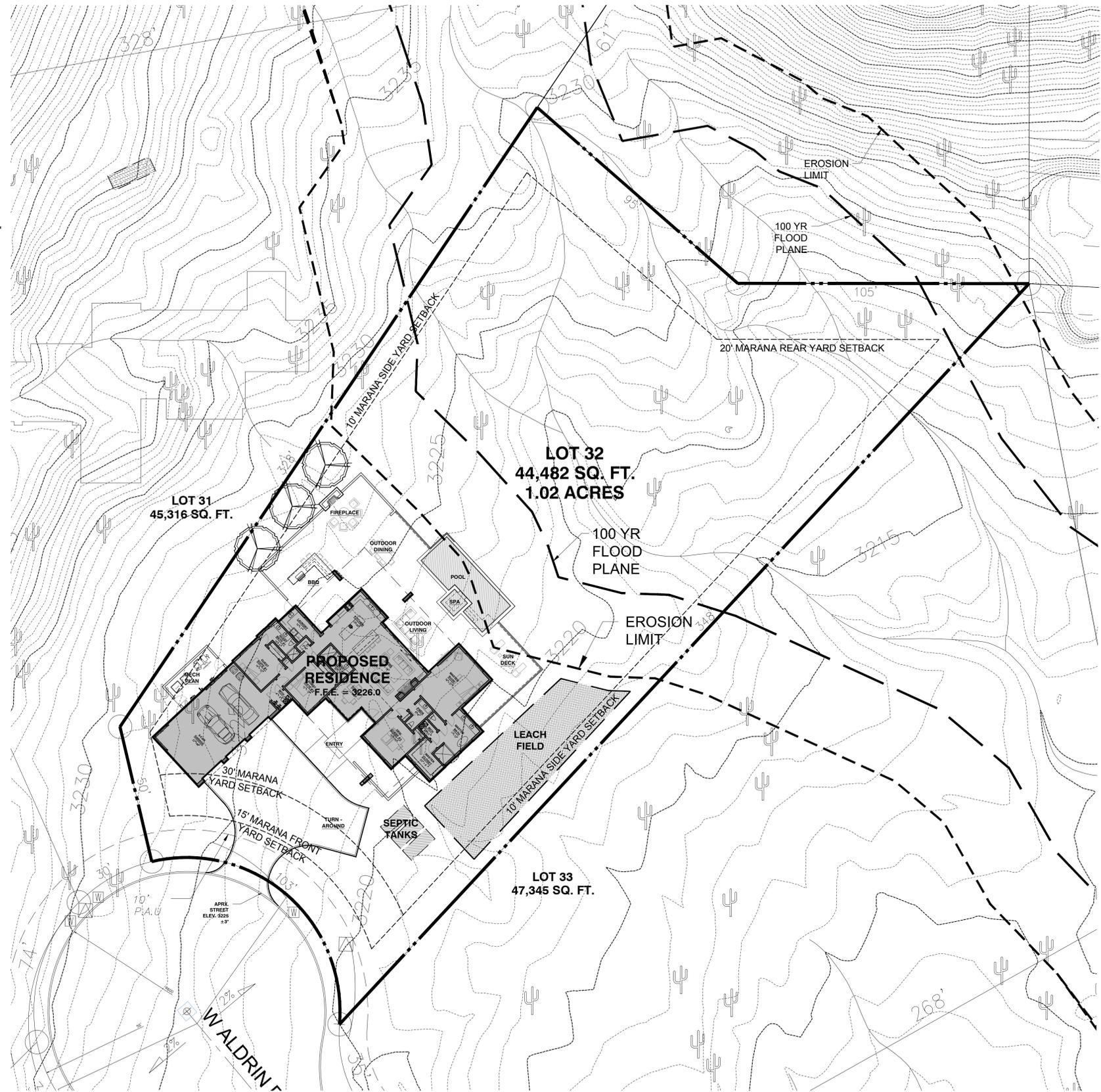
AREAS & DIMENSIONAL REQUIREMENTS

DIMENSIONAL REQUIREMENTS PER ZONING & MOONLIGHT CANYON DESIGN GUIDELINES (HOA):
MINIMUM YARD SETBACKS:
FRONT (SIDE LOADED): 30'-0" (15'-0") (30' HOA)
SIDE: 10'-0" (20' HOA)
REAR: 20'-0" (40' HOA)

MAX. HEIGHT FROM AVERAGE NATURAL GRADE:
ZONING/PLAT: 30'-0" (TWO STORIES)
HOA: 16'-0" 1/3 = 18'-0" 21'-0"

SITEWALLS:
RETAINING/PATIO WALLS: ##-##' If

FINISH FLOOR ELEVATION
TOP OF SLAB (MAIN RESIDENCE) 3,226'



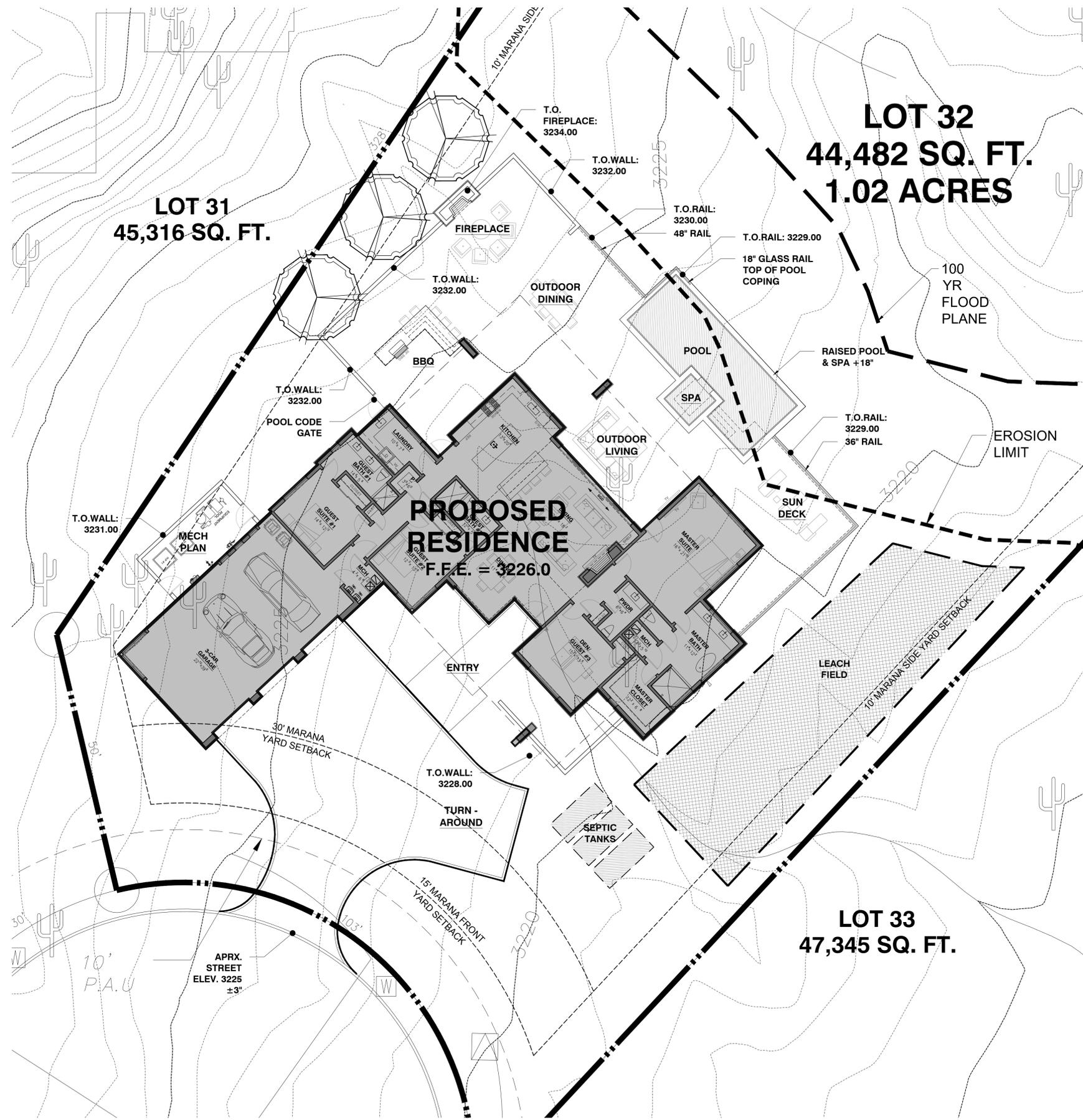
1 SITE PLAN



Scale: 1" = 20'-0"

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RAI: 24-18

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(520) 323-3979 www.robinettearchitect.com



LOT 32
44,482 SQ. FT.
1.02 ACRES

LOT 31
45,316 SQ. FT.

LOT 33
47,345 SQ. FT.

PROPOSED RESIDENCE
F.F.E. = 3226.0

1 SITE IMPROVEMENT PLAN

NORTH

 Scale: 1" = 10'-0"

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RESIDENCE BUILDING HEIGHT CALCULATION

MAXIMUM BUILDING HEIGHT PER PLAT : 30'-0"
 MAXIMUM HOA BUILDING HEIGHTS: 16'-0" EXCEPT TWO-THIRDS OF STRUCTURE MUST NOT EXCEED 21'-0"

AVERAGE NATURAL GRADE CALCULATION - MAIN HOME

1. 3222.25	16. 3225.50	31. 3219.75
2. 3222.75	17. 3225.25	32. 3219.50
3. 3223.50	18. 3225.50	33. 3219.00
4. 3224.00	19. 3225.25	34. 3218.50
5. 3224.75	20. 3224.25	35. 3219.50
6. 3225.50	21. 3224.50	36. 3220.00
7. 3226.25	22. 3225.50	37. 3219.50
8. 3226.50	23. 3224.75	38. 3220.00
9. 3227.00	24. 3224.00	39. 3220.75
10. 3228.00	25. 3223.50	40. 3221.25
11. 3229.00	26. 3223.00	41. 3221.75
12. 3228.25	27. 3222.75	
13. 3227.00	28. 3222.00	
14. 3226.50	29. 3221.00	
15. 3226.00	30. 3220.75	

MAIN HOUSE TOTAL: 132,164.3

AVERAGE NATURAL GRADE ELEVATION: 3223.50

PROPOSED FINISH FLOOR ELEVATION: 3226.00

MAXIMUM BUILDING HEIGHT ABOVE AVERAGE NATURAL GRADE

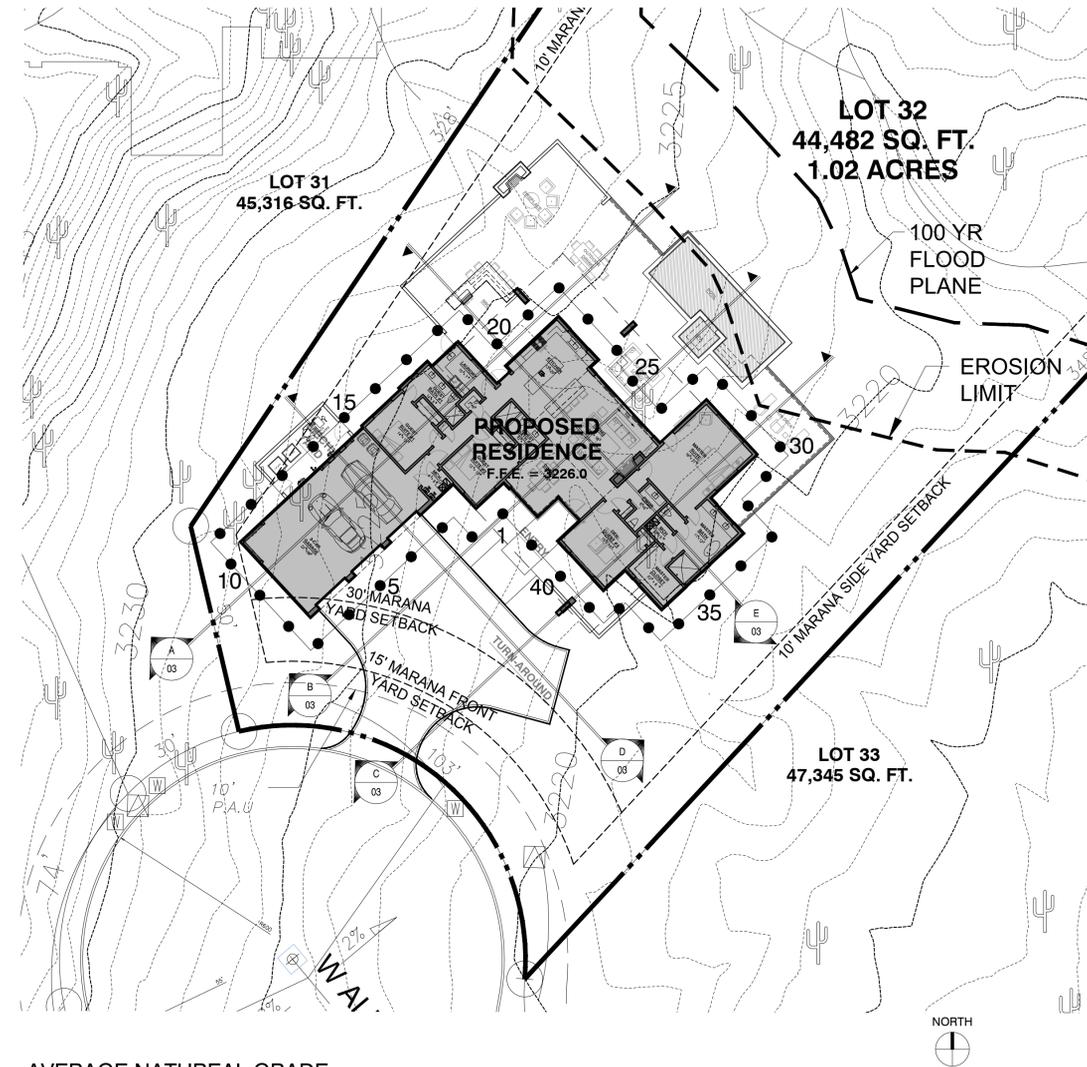
TOTAL ROOF S.F.: 5,096.6 S.F.
 AREA ≤ 16'-0": 4,524.6 S.F. (89%)
 AREA > 16'-0": 572 S.F. (11%)

MAXIMUM ALLOWABLE ROOF HEIGHT FOR 2/3 OF ROOF: 3223.50 + 16' = 3239.50

PROPOSED ROOF HEIGHT ABOVE FINISHED FLOOR: 3226.50 + 13' = 3239.50

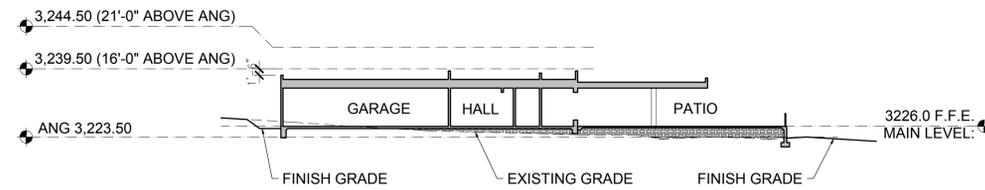
MAXIMUM ALLOWABLE BUILDING HEIGHT FOR 1/3 OF ROOF: 3223.50 + 21' = 3244.50

PROPOSED ROOF HEIGHT FOR 1/3 OF ROOF: 3226.50 + 17' = 3243.50



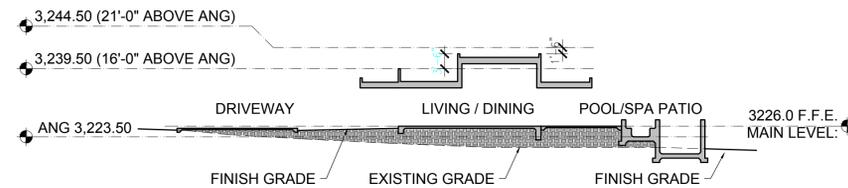
1 AVERAGE NATURAL GRADE

Scale: 1" = 20'-0"



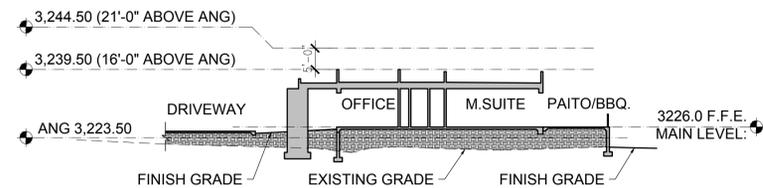
2 SITE SECTION A

Scale: 1" = 20'-0"



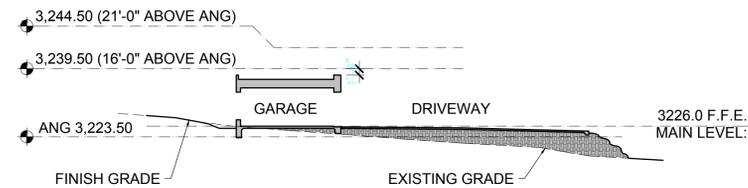
3 SITE SECTION B

Scale: 1" = 20'-0"



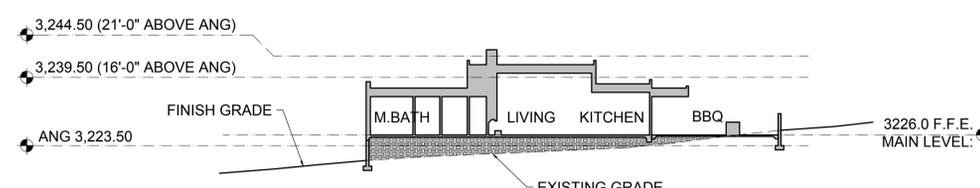
4 SITE SECTION C

Scale: 1" = 20'-0"



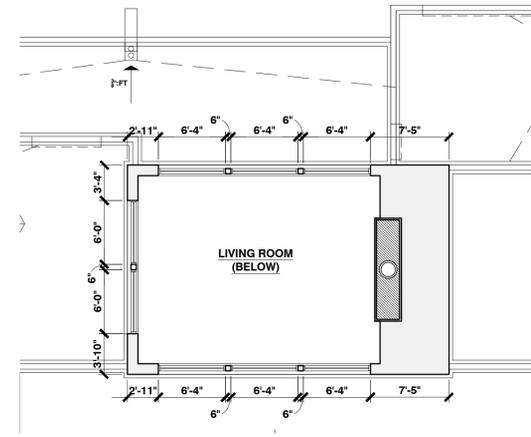
5 SITE SECTION D

Scale: 1" = 20'-0"

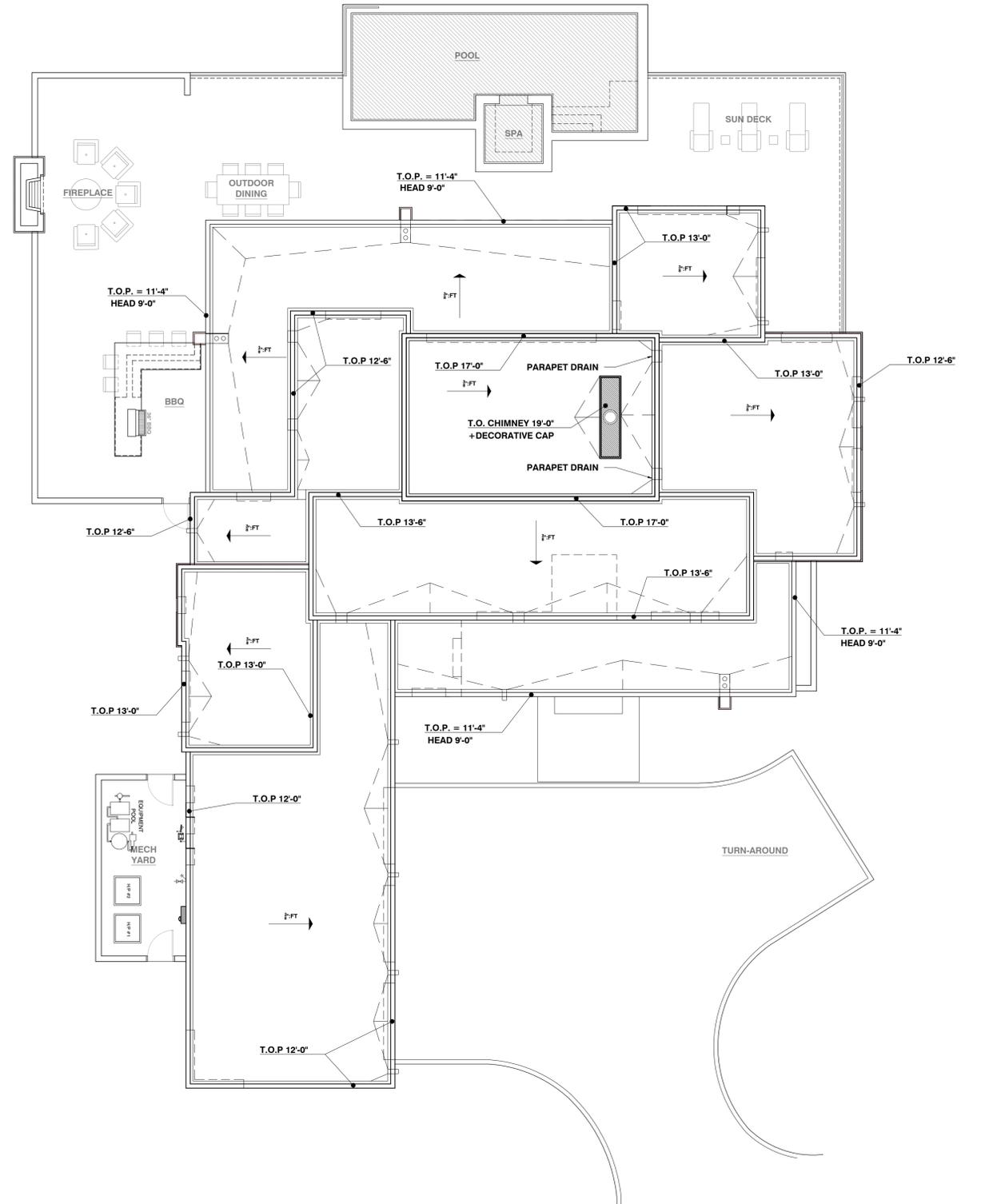


6 SITE SECTION E

Scale: 1" = 20'-0"



2 CLERESTORY PLAN
Scale: 1/8" = 1'-0"

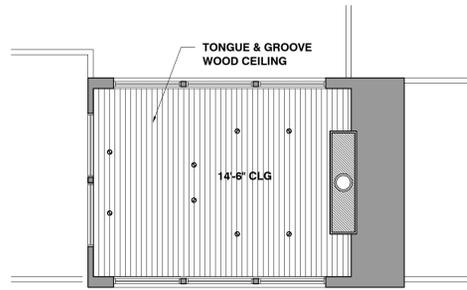


1 ROOF PLAN
Scale: 1/8" = 1'-0"

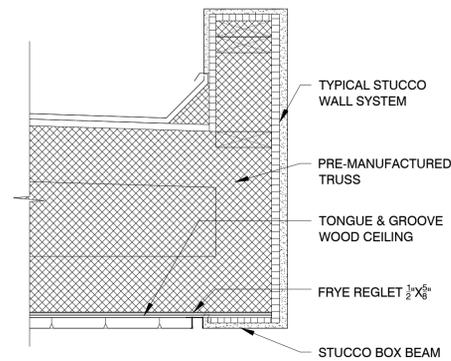


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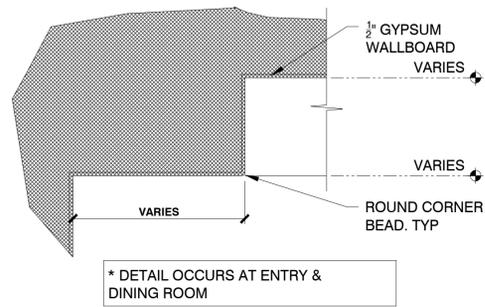
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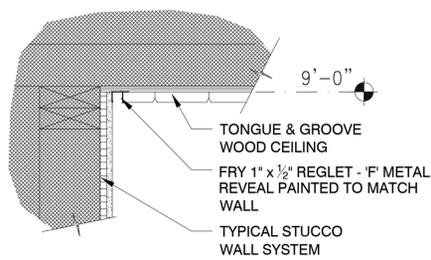
2 HIGH ROOF REFLECTED CEILING PLAN
Scale: 1/8" = 1'-0"



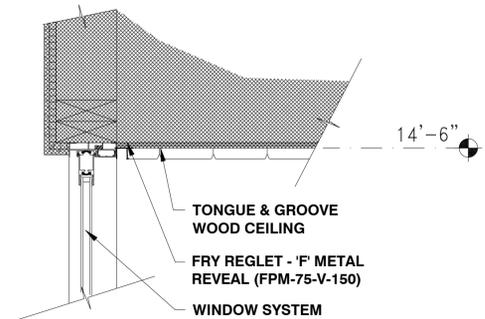
1 STUCCO BOX BEAM DETAIL
1-1/2" = 1'-0"



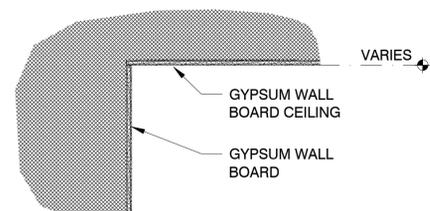
2 TYPICAL DROP CEILING
1" = 1'-0"



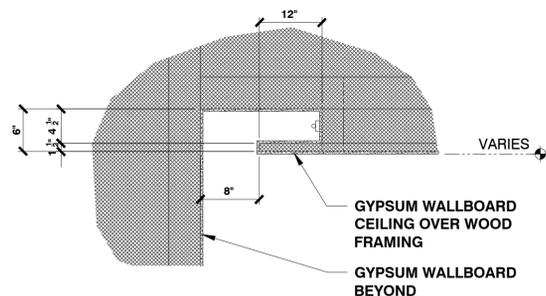
3 PORCH CEILING AT STUCCO EXTERIOR
NTS



4 HIGH CEILING TRANSITION DETAIL
1-1/2" = 1'-0" AT GREAT ROOM.



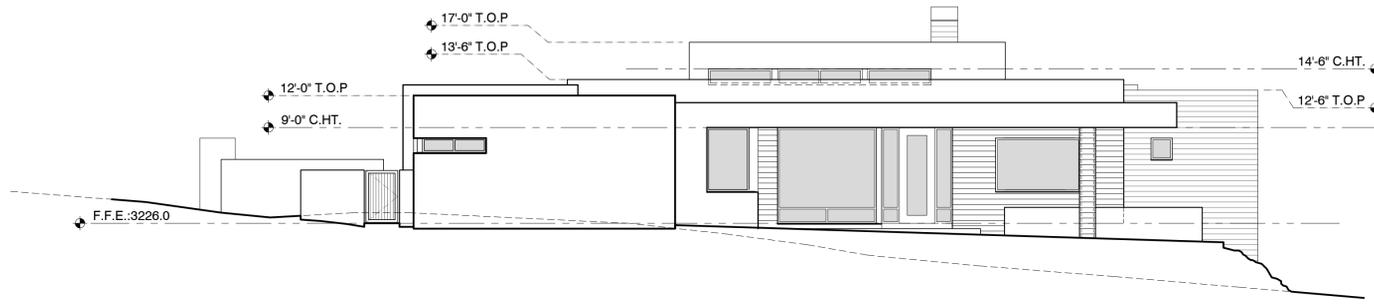
5 TYPICAL CEILING
N/A



6 TYP. REVERSE LIGHT TRAY DETAIL
3/4" = 1'-0"
* DETAIL OCCURS AT POWDER ROOM

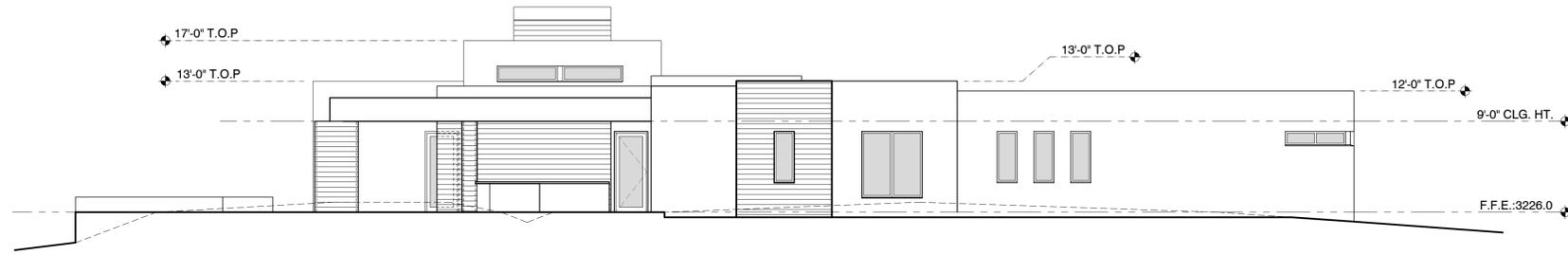


1 REFLECTED CEILING PLAN
Scale: 1/8" = 1'-0"



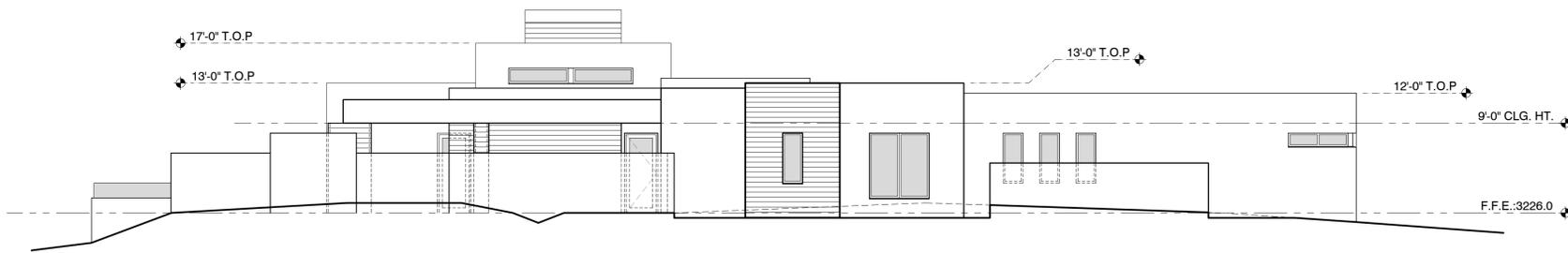
1 FRONT ELEVATION / SOUTH WEST VIEW

Scale: 1/8" = 1'-0"



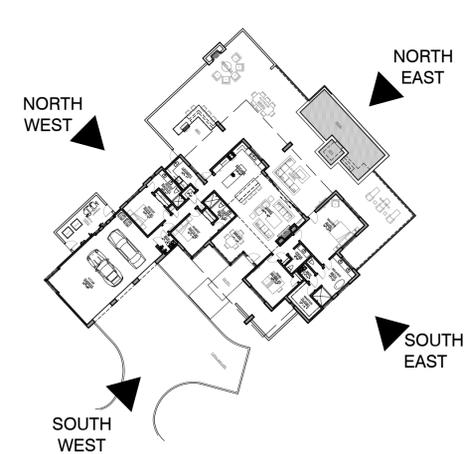
2 LEFT ELEVATION / NORTH WEST VIEW

Scale: 1/8" = 1'-0"



3 LEFT ELEVATION / NORTH WEST VIEW W/ SITE WALLS

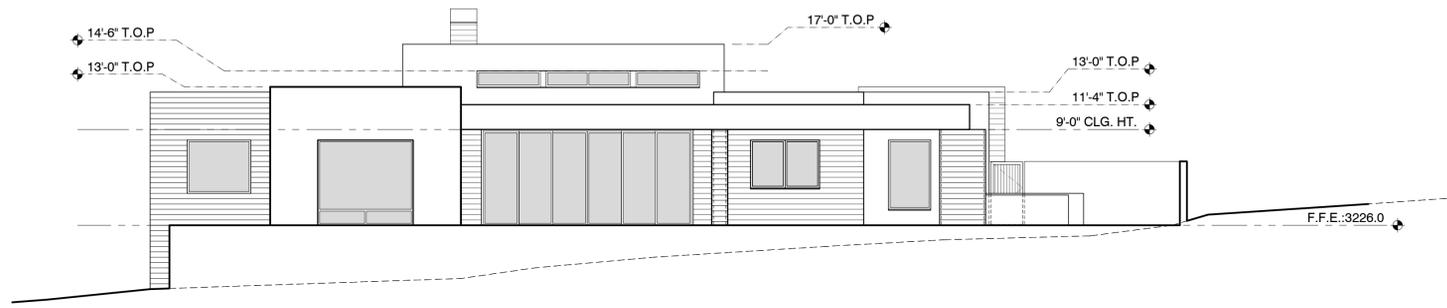
Scale: 1/8" = 1'-0"



KEY PLAN

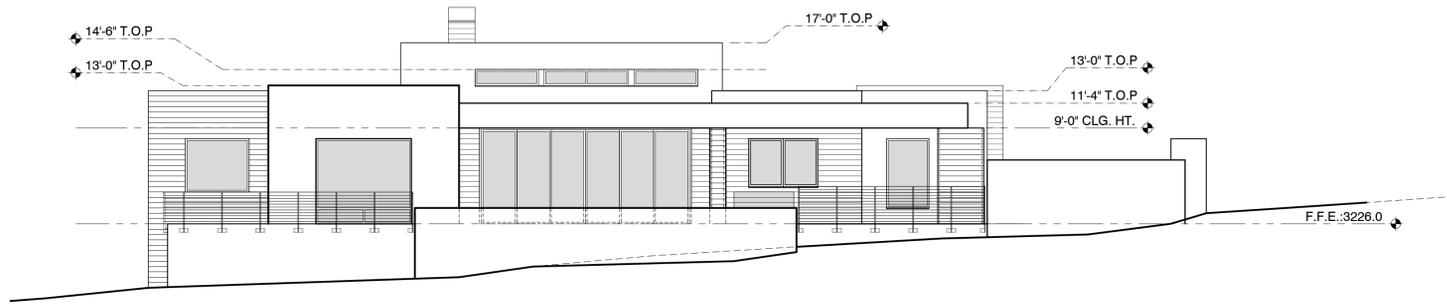
Scale: 1/32" = 1'-0"

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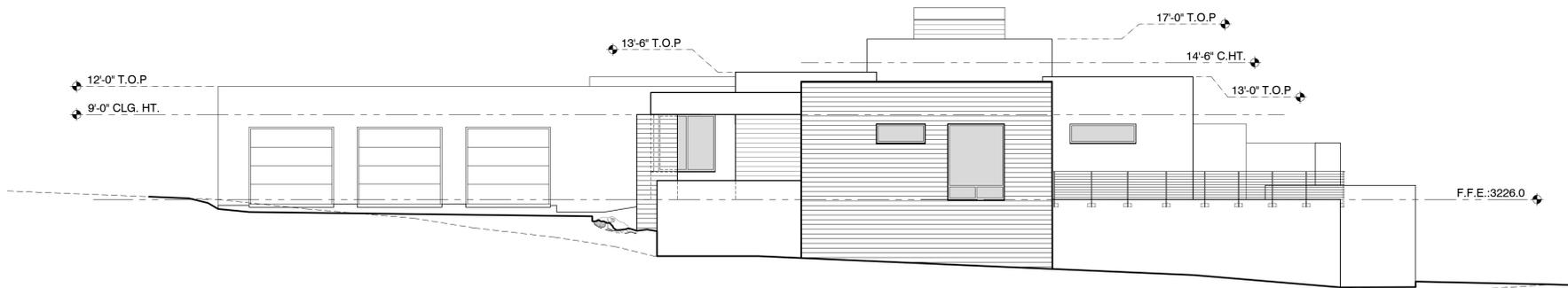
1 REAR ELEVATION / NORTH VIEW

Scale: 1/8" = 1'-0"



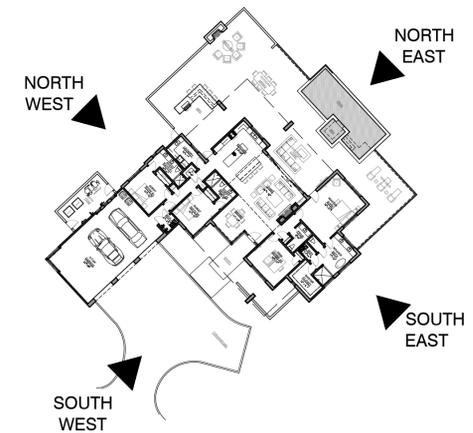
2 REAR ELEVATION / NORTH VIEW W/ SITE WALLS

Scale: 1/8" = 1'-0"



3 LEFT ELEVATION / WEST VIEW W/ SITE WALLS

Scale: 1/8" = 1'-0"



KEY PLAN

Scale: 1/32" = 1'-0"

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