

NEW SFR FROM MODEL  
FOR THE

# LUNDBERG SPEC HOME

LOT 32 MOONLIGHT CANYON AT SAGUARO RANCH  
3840 W ALDRIN DR.  
MARANA, ARIZONA 85658

PROJECT 24-18  
DATE: JULY 03, 2025



1670 east river road, suite 112, tucson, arizona 85718  
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<b>SURVEYOR</b> Rick Engineering, Co. 3945 E Ft. Lowell Rd. Tucson, Arizona 85712 (520) 795-1000	<b>CIVIL ENGINEER</b> Mr. David Little, P.E. The WLB Group, Inc. 4444 East Broadway Blvd Tucson, Arizona 85711 (520) 881-7480	<b>GEOTECH ENGINEER</b> Mr. Ralph Pattison, P.E. Pattison Engineering, L.L.C. 1129 North Winstel Boulevard Tucson, Arizona 85716 (520) 881-1234	<b>STRUCTURAL ENGINEER</b> Ms. Janelle Perry, P.E. Janelle Perry Structural, LLC 8460 E Brookhill Drive Tucson, AZ 85750 (520) 429-7080	<b>SEPTIC DESIGN</b> Mr. Gerry Tripp, PE Brazos Geotech, Inc. 12636 N. Red Eagle Drive Tucson, Arizona 85755 (520) 237-0750
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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:**  
Scott Lundberg  
2601 Fourth Ave, Floor 6  
Seattle Wa, 98121

#### REFERENCE PERMIT:

MARANA GRADING PERMIT  
PROJECT NUMBER: T12501-07

SEPTIC SYSTEM PERMIT:  
PIMA COUNTY P25SS00049

MARANA MODEL:  
**M2505-002 PLAN OPTION C**  
OPTIONAL BUTLER KITCHEN  
CONTEMPORARY ELEVATION

#### DEFERRED SUBMITTALS

FIRE SPRINKLERS  
ENGINEERED WOOD PRODUCTS

#### SPECIAL INSPECTIONS

SOILS COMPACTION  
EPOXY BOLTS  
MASONRY  
MECHANICAL ANCHORS

**APPLICABLE CODES & STANDARDS:**  
AS ADOPTED & AMENDED BY MARANA:

2018 IRC  
2018 IBC  
2018 IECC  
2018 IMC  
2018 IPC  
2017 NEC  
2018 IFC  
2018 ISPSC  
2021 MARANA OUTDOOR LIGHTING CODE

**MARANA ZONING:**  
F - SPECIFIC PLAN

**PROPOSED CONSTRUCTION:**  
SINGLE FAMILY RESIDENCE  
POOL BY SEPARATE PERMIT

#### DRAWING INDEX

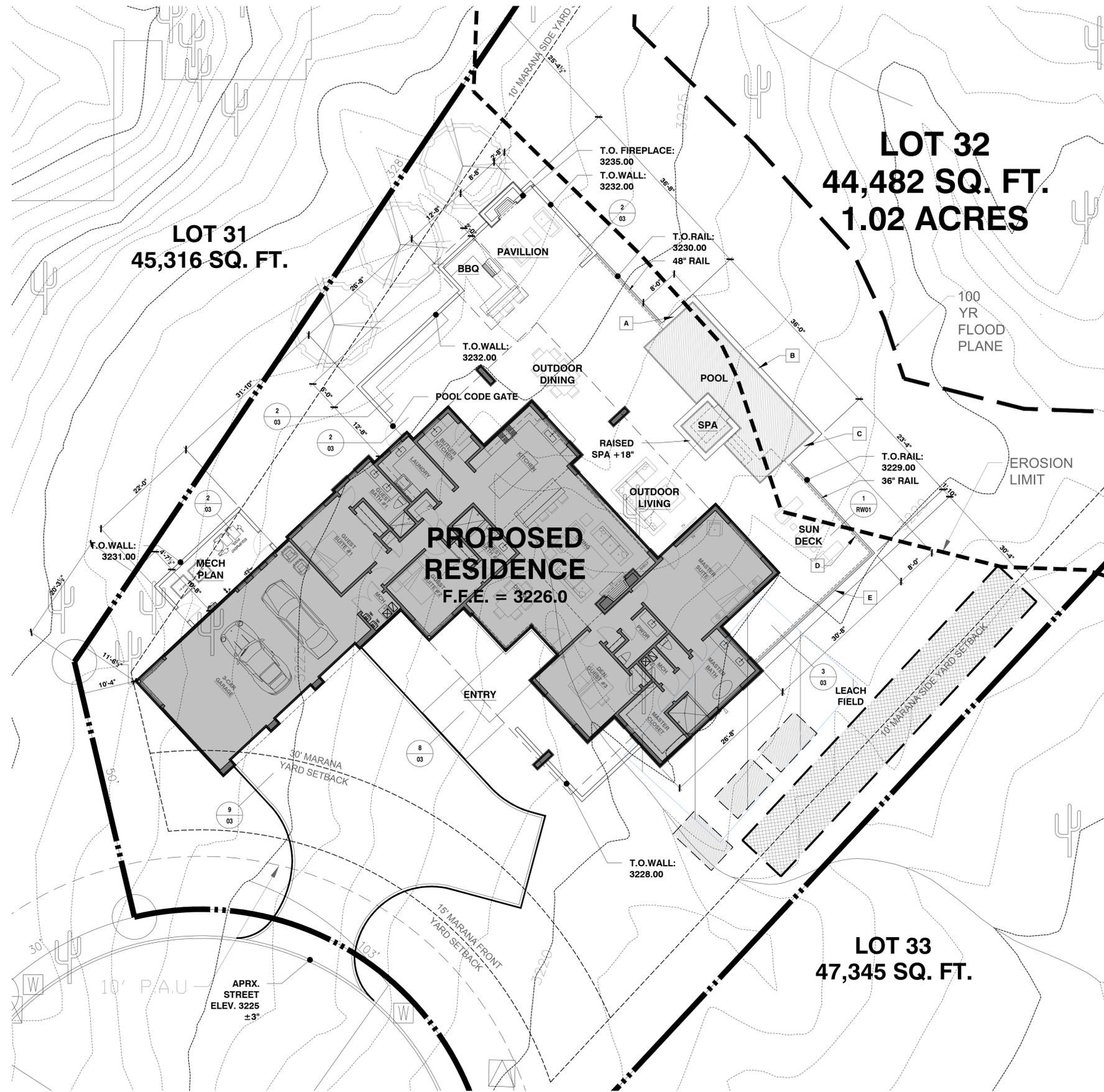
00	PROJECT INFO & DRAWING INDEX
01	REFERENCE SITE PLAN
02	RETAINING /PATIO WALL DIMENSION PLAN
03	SITE DETAILS
04	PATIO FIREPLACE DETAILS
RW01	RETAINING WALL DETAIL @ EROSION SETBACK

#### AREAS & DIMENSIONAL REQUIREMENTS

**DIMENSIONAL REQUIREMENTS PER ZONING & MOONLIGHT CANYON DESIGN GUIDELINES (HOA):**  
MINIMUM YARD SETBACKS:  
FRONT (SIDE LOADED): 30'-0" (15'-0")  
SIDE: 10'-0"  
REAR: 20'-0"  
  
MAX: HEIGHT FROM  
AVERAGE NATURAL GRADE:  
ZONING/PLAT: 30'-0" (TWO STORIES)

**AREAS:**  
LIVABLE AREA = 2,968 SF  
GARAGE/MECH/STORAGE = 1,055 SF  
COVERED PORCH'S /PATIO'S = 1,233 SF  
TOTAL AREA UNDER ROOF = 5,256 SF





# **RETAINING WALL SCHEDULE**  
 NOTE: REFER TO RETAINING WALL DATA CHART ON GRADING SHEET G2 FOR WALL DATA.  
 LABELED TAGS "A" - "E"

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 LOT #32  
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 3840 W ALDRIN DR.  
 MARANA, ARIZONA 85658  
 RAI: 24-18

*[Handwritten Signature]*



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 1570 East River Road, Suite 112, Tucson, Arizona 85718  
 (520) 323-3979  
 www.robnetarchitect.com

**1 RETAINING PATIO/WALL DIMENSION PLAN**

- 1 Contractor shall comply with all HOA construction guidelines.
- 2 Refer to Grading/Site Plan for all modified contours, spot elevation and site drainage information.

NORTH  
  
 Scale: 1" = 10'-0"

**REFERENCE PERMIT:**  
 MARANA GRADING PERMIT: PROJECT NUMBER: T12501-07  
 SEPTIC SYSTEM PERMIT: PIMA COUNTY P25SS00049

**RETAINING /PATIO WALL DIMENSION PLAN**

REVISIONS	BY

DRAWN	GB
CHECKED	RWR
DATE	
PROJECT NO.	RAI : 24-20
SHEET	

02





