

# Stainton Casita

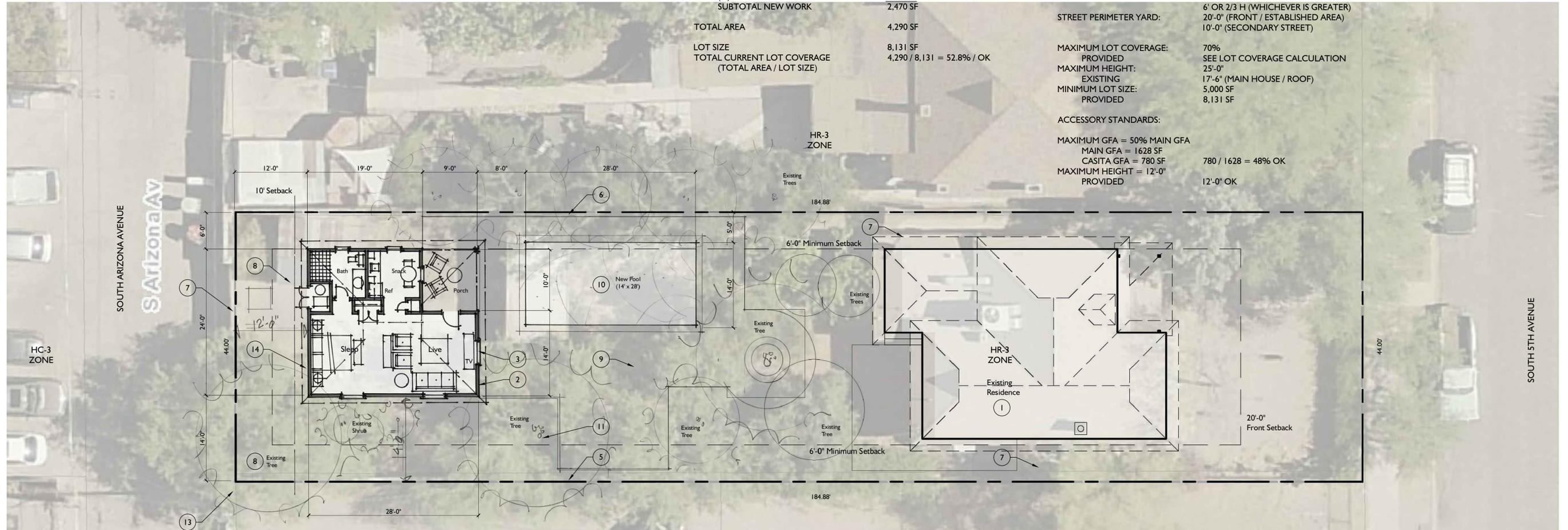
620 South 5th Avenue  
Tucson, Arizona 85701

## Lot Coverage Calculation

<b>BUILDING FOOTPRINT</b>	
(E) HOUSE / PORCH (UNDER ROOF)	1,628 SF
(E) UNCOVERED PATIO	192 SF
(E) CASITA (REPLACED)	0 SF
<b>SUBTOTAL EXISTING</b>	<b>1,820 SF</b>
<b>NEW WORK</b>	
(N) CASITA / PORCH (UNDER ROOF)	780 SF
(N) POOL / PATIO	1,690 SF
<b>SUBTOTAL NEW WORK</b>	<b>2,470 SF</b>
<b>TOTAL AREA</b>	<b>4,290 SF</b>
<b>LOT SIZE</b>	<b>8,131 SF</b>
<b>TOTAL CURRENT LOT COVERAGE</b> (TOTAL AREA / LOT SIZE)	<b>4,290 / 8,131 = 52.8% / OK</b>

## Legal Information

<b>ZONING</b>	HR-3
<b>ADJACENT ZONING</b>	HR-3 NORTH / SOUTH / EAST HC-3 WEST
<b>PARCEL NUMBER:</b>	117-07-1680
<b>LEGAL DESCRIPTION:</b>	TUCSON S44' OF LOT 5 BLK 119
<b>PERMITTED USE:</b>	SINGLE FAMILY - DETACHED
<b>PERIMETER YARDS:</b>	RESIDENTIAL USE TO RESIDENTIAL ZONE 6' OR 2/3 H (WHICHEVER IS GREATER)
<b>STREET PERIMETER YARD:</b>	20'-0" (FRONT / ESTABLISHED AREA) 10'-0" (SECONDARY STREET)
<b>MAXIMUM LOT COVERAGE:</b>	70%
<b>PROVIDED</b>	SEE LOT COVERAGE CALCULATION
<b>MAXIMUM HEIGHT:</b>	25'-0"
<b>EXISTING</b>	17'-6" (MAIN HOUSE / ROOF)
<b>MINIMUM LOT SIZE:</b>	5,000 SF
<b>PROVIDED</b>	8,131 SF
<b>ACCESSORY STANDARDS:</b>	
<b>MAXIMUM GFA = 50% MAIN GFA</b>	
<b>MAIN GFA = 1628 SF</b>	
<b>CASITA GFA = 780 SF</b>	780 / 1628 = 48% OK
<b>MAXIMUM HEIGHT = 12'-0" PROVIDED</b>	12'-0" OK



## Concept Site / Floor Plan

SCALE 1/8" = 1'-0"

## Keynotes

- EXISTING PAINTED BRICK RESIDENCE TO REMAIN UNDISTURBED. NOTE - VERIFY COMPLIANCE W/ POOL CODE / ENCLOSURE REQUIREMENTS.
- NEW PAINTED STUCCO FINISH OVER 2X WOOD FRAME WALL TYP.
- NEW PAINTED WOOD SINGLE / DOUBLE HUNG WINDOW TO MATCH STYLE OF MAIN RESIDENCE / COMPLEMENTARY COLOR.
- NOT USED.
- EXISTING MASONRY PATIO W/ TO REMAIN. (TO MEET POOL CODE / ENCLOSURE REQUIREMENTS AS OCCURS / VERIFY).
- EXISTING STEEL POST / METAL PANEL FENCE TO REMAIN. (TO MEET POOL CODE / ENCLOSURE REQUIREMENTS AS OCCURS / VERIFY).
- EXISTING PAINTED STEEL / WOOD SERVICE GATE TO REMAIN. (TO MEET POOL CODE / ENCLOSURE REQUIREMENTS AS OCCURS / VERIFY).
- NEW PAINTED STEEL / WOOD SERVICE GATE TO MATCH EXISTING. (TO MEET POOL CODE / ENCLOSURE REQUIREMENTS AS OCCURS / VERIFY).
- CONCRETE / BRICK PAVER PATIO / WALKWAY.
- NEW POOL LOCATION / DASHED WHEN BEYOND.
- NEW POOL EQUIPMENT LOCATION. COORDINATE ALL REQUIREMENTS.
- EXISTING LANDSCAPE / TREE TO REMAIN.
- EXISTING POWER POLE TO BE REPLACED BY TEP.
- NEW / RELOCATED ELECTRICAL SERVICE ENTRANCE AND METER OVERHEAD FROM NEW POWER POLE. COORDINATE ALL REQUIREMENTS.
- NEW / RELOCATED GAS METER PER SW GAS. COORDINATE ALL REQUIREMENTS.
- REROUTE UNDERGROUND GAS LINE FROM METER TO EXISTING RESIDENCE PER CONSTRUCTION DOCUMENTS.
- NEW WATER LINE UNDERGROUND TO NEW CASITA PER CONSTRUCTION DOCUMENTS.
- EXISTING SEWER UNDERGROUND TO BE REROUTED / REPLACED PER CONSTRUCTION DOCUMENTS.



## Location Plan

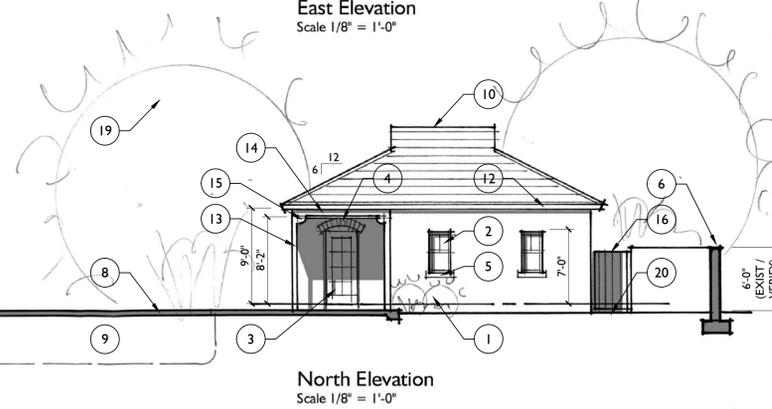
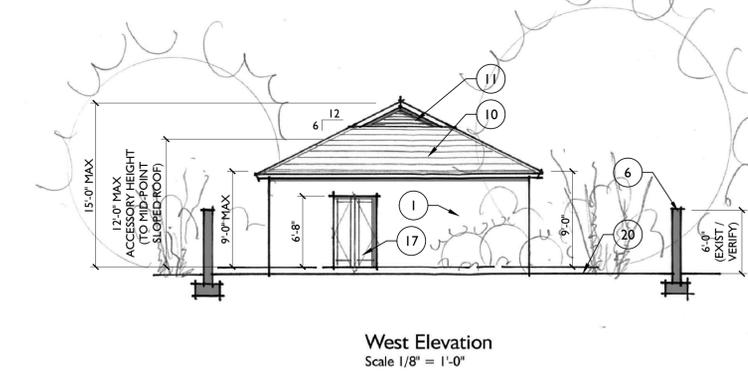
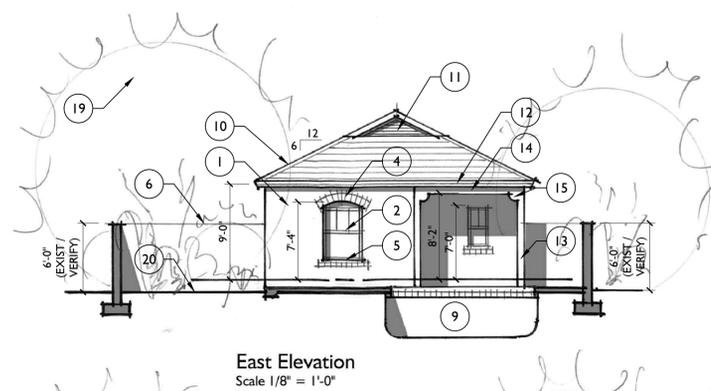
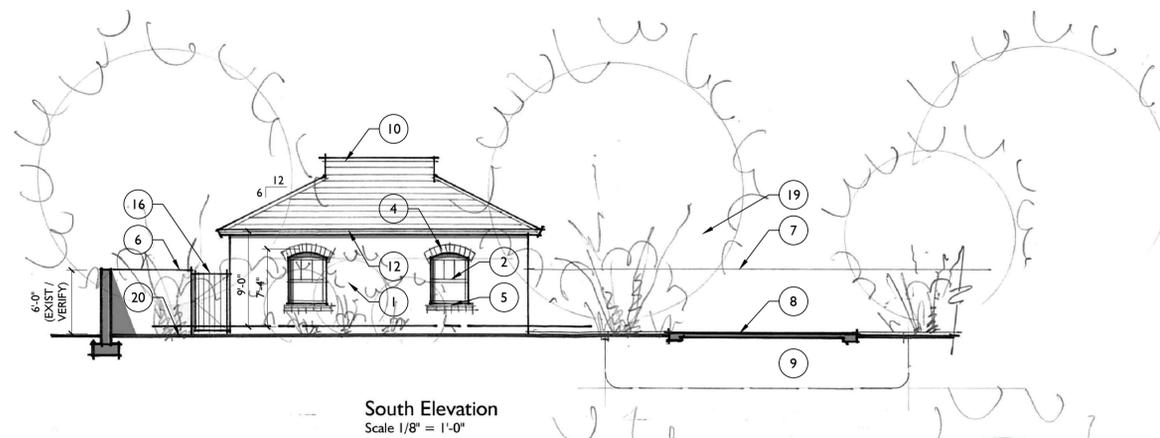
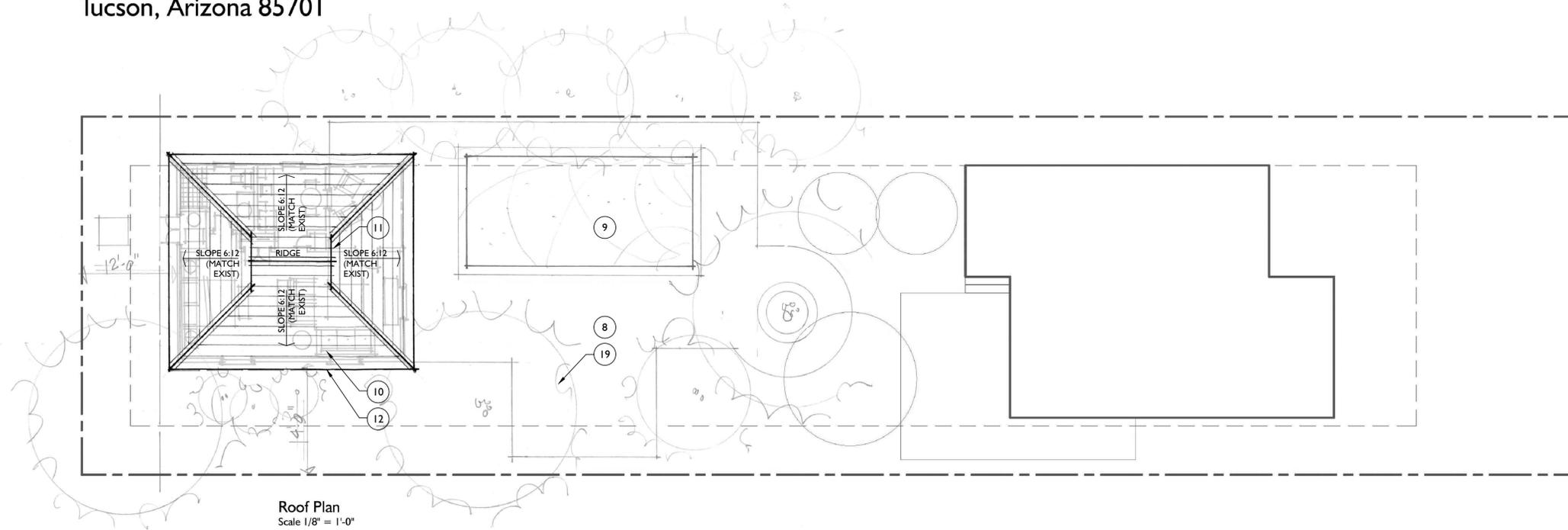
NOT TO SCALE



November 27, 2019  
Revised February 26, 2020  
Revised March 9, 2020

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620 South 5th Avenue  
Tucson, Arizona 85701



## Details / Existing Residence

### Roof Plan / Elevation Keynotes

1. PAINTED STUCCO FINISH OVER 2X WOOD FRAME WALL TYP.
2. PAINTED WOOD SINGLE / DOUBLE HUNG WINDOW TO MATCH STYLE OF MAIN RESIDENCE / COMPLEMENTARY COLOR.
3. PAINTED WOOD MULTI-LITE PATIO / ENTRY TO MATCH STYLE OF MAIN RESIDENCE / COMPLEMENTARY COLOR.
4. PAINTED BRICK ARCHED HEADER WHERE SHOWN.
5. PAINTED BRICK WINDOW SILL TYP.
6. EXISTING MASONRY PATIO W/ TO REMAIN. (TO MEET POOL CODE REQUIREMENTS AS OCCURS / VERIFY).
7. EXISTING STEEL POST / METAL PANEL FENCE TO REMAIN. (TO MEET POOL CODE REQUIREMENTS AS OCCURS / VERIFY)
8. CONCRETE / BRICK PAVER PATIO / WALKWAY.
9. NEW POOL LOCATION / DASHED WHEN BEYOND.
10. SHINGLE ROOF TO MATCH STYLE OF MAIN RESIDENCE / COMPLEMENTARY COLOR.
11. PAINTED METAL GABLE VENT.
12. PAINTED 2X WOOD FASCIA AND METAL DRIP EDGE.
13. PAINTED WOOD POST TO MATCH STYLE OF MAIN RESIDENCE / COMPLEMENTARY COLOR.
14. PAINTED WOOD BEAM TO MATCH STYLE OF MAIN RESIDENCE / COMPLEMENTARY COLOR.
15. PAINTED WROUGHT IRON CORBEL TO MATCH STYLE OF MAIN RESIDENCE / COMPLEMENTARY COLOR.
16. PAINTED STEEL / WOOD SERVICE GATE. (TO MEET POOL CODE REQUIREMENTS AS OCCURS / VERIFY).
17. FULLY LOUVERED METAL MECHANICAL ROOM DOOR PAINTED TO MATCH RESIDENCE.
18. NOT USED.
19. EXISTING LANDSCAPE / TREE TO REMAIN.
20. APPROXIMATE FINISH GRADE. SEE SITE PLAN FOR ADDITIONAL INFORMATION.