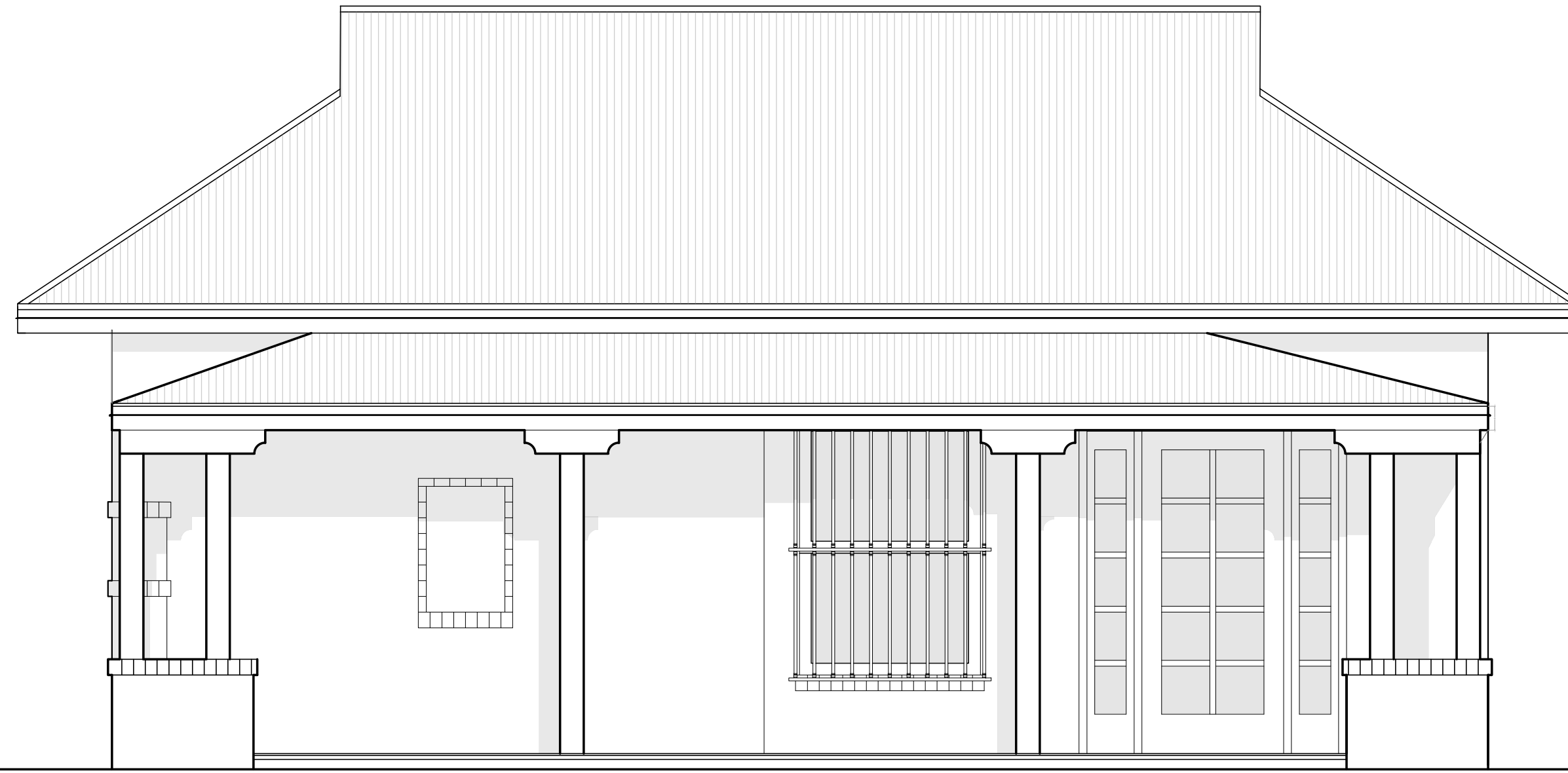


WILDER RESIDENCE

TUCSON, AZ
(FOR HPZ REVIEW)



PROJECT INFORMATION:

ADDRESS: 350 N MAIN AVE TUCSON, AZ 85701 PARCEL #: 11710152A
ZONING: HR-2 REVIEWING AGENCY: CITY OF TUCSON

CODES: CURRENT EFFECTIVE EDITIONS OF: International Residential Code + Pima County Amendments
National Electrical Code
International Energy Conservation Code
International Mechanical Code
Pima County Inclusive Home Design Ordinance
Outdoor Lighting Code
International Fuel Gas Code Without amendments
Arizona state Plumbing Code

LEGAL DESCRIPTION:

OWNER: JOSEPH C & MARGARET O WILDER

EL PRESIDIO HISTORIC DISTRICT
SUBDIVISION LOT 3 & S31.07' LOT 1
Lot 4, Block 22, Docket 13462, Page 185
RECORDED DOCUMENTS FOR DOCKET 8528, PAGE 211
SUBDIVISION PLAT MAP FOR BOOK 42, PAGE 89, SEQUENCE NUMBER 89036053.
TOWNSHIP 14 S, RANGE 13E - SECTION 12
PIMA COUNTY, ARIZONA
ASSESSOR'S PARCEL NO. 117-10-152A

AREA SUMMARY:

TOTAL AREA OF EXISTING HOUSE: 2,100 SF
TOTAL AREA OF PROPOSED GUEST HOUSE: 542 SF
VEHICULAR USE: 540 SF
TOTAL LOT COVERAGE: 3,347 SF
(3,347 / 14,700 SF = 22.76%)

TOTAL AREA OF LOT COVERAGE:
(MUST BE UNDER 75% OF BUILT AREA / SITE AREA)

GUEST HOUSE:
NET CONDITIONED INTERIOR: 440 SQ.FT.
GROSS FOOTPRINT: 542 SQ.FT.
PORCH: 240 SQ.FT.
TOTAL UNDER ROOF: 782 SQ.FT.

SETBACKS:	REQUIRED	PROPOSED
SOUTH	6' OR $\frac{1}{3}$ THE HEIGHT	21' 7 $\frac{3}{4}$ "
NORTH	6' OR $\frac{1}{3}$ THE HEIGHT	6'
EAST	6' OR $\frac{1}{3}$ THE HEIGHT	12' 2"
WEST	6' OR $\frac{1}{3}$ THE HEIGHT	-

PROJECT TEAM

OWNER

JOSEPH C & MARGARET O WILDER
350 N MAIN AVE
TUCSON AZ 85701

ARCHITECT

VINT & ASSOCIATES ARCHITECTS, INC.
ROBERT W. VINT, ARCHITECT
312 E 6TH STREET
TUCSON, AZ 85705
(520) 882-5232

GEO TECHNICAL ENGINEER

PATTISON ENGINEERING, LLC
RALPH M PATTISON, P.E.
1129 N WINSTEL BLVD
TUCSON, AZ 85716
(520) 881-1234

STRUCTURAL ENGINEER

HESS STRUCTURAL ENGINEERING, INC
STEVEN HESS
6465 E RED CLOUD DR
TUCSON, AZ 85750
(520) 885-0793

MECH & PLUMBING ENGINEER

KC MECHANICAL ENGINEERING, LLC
KEN CAWTHORNE, M.E.
5447 E 5TH ST, SUITE #112
TUCSON, AZ 85711
(520) 327-7611

ELECTRICAL ENGINEER

MICHAEL BALDA, PE
9626 E. VICKS PLACE,
TUCSON, AZ 85748
(520) 551 3880

CODE REVIEW PER IRC 2018

ADDRESS: 350 N MAIN AVENUE, TUCSON AZ 85701
PARCEL #: 11710152A
ZONING: HR-2
REVIEWING AGENCY: PIMA COUNTY

ZONING REVIEW PER IRC 2018

LOT AREA: 14,700 SF = .33 A
DWELLINGS ALLOWED: 1:5000 SF - 2 PERMITTED
(ALLOWED DENSITY OF 15 UNITS PER ACRE 43,560 ÷ 15 = 2904
REQUIRED LOT FOR TWO DWELLING UNITS IS 2904 X 2 = 5,808 SF)
MAX. BUILDING HT: 24 ft. (15' 8 $\frac{1}{2}$ " proposed, OK)
MAX. STORIES: 2 (1 proposed, OK)
CONSTRUCTION TYPE: MASONRY
OCCUPANCY / USE GROUP: HO

DRAWING INDEX

ARCHITECTURAL

- A0.1 COVER SHEET
- A0.2 DEVELOPMENT ZONE
- A0.3 STREET ELEVATIONS
- A.1 SITE PLAN
- A2.1 REFERENCE FLOOR PLAN- DIMENSION FLOOR PLAN
- A3 ROOF PLAN
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A5 BUILDING SECTIONS

2019.21 | Wilder Residence | 350 N Main Avenue, Tucson AZ 85701

VINT & ASSOCIATES ARCHITECTS

312 E. 6th St. Tucson AZ 85705

P. (520) 882-5232 F. (520) 882-5449

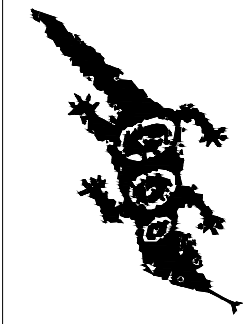
Date: 06.02.2021
Scale: As Noted
Drawn by: BHB

Revisions:
Issue: Date: By:



COVER SHEET

A0.1



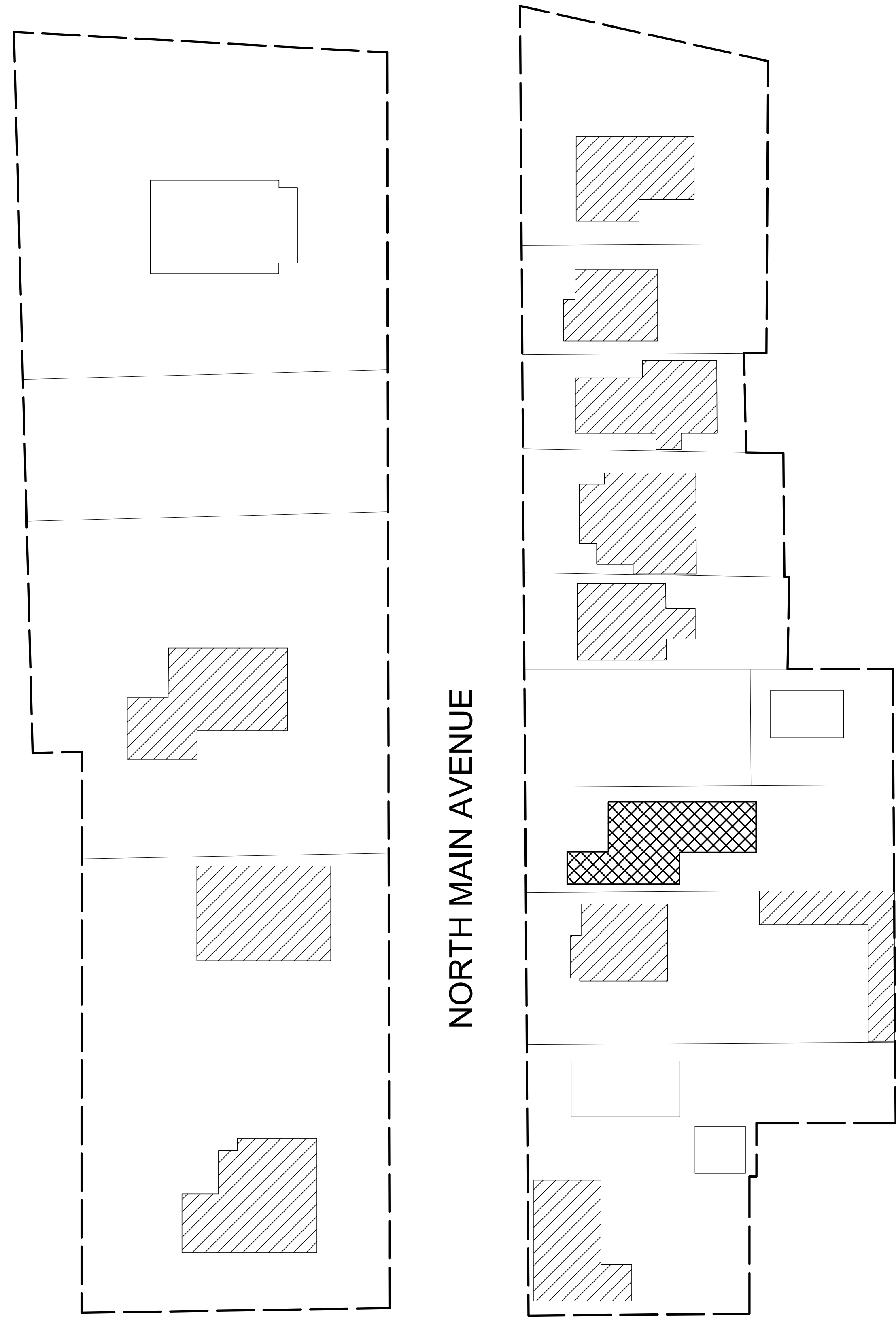
2019.21 | Wilder Residence | 350 N Main Avenue, Tucson AZ 85701

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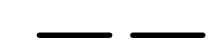



WEST SIXTH STREET



NORTH MAIN AVENUE

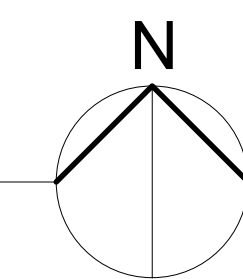
FRANKLIN STREET

DRAWING LEGEND:

-  DEVELOPMENT ZONE
-  CONTRIBUTING PROPERTY
-  NON-CONTRIBUTING PROPERTY
-  350 N. MAIN AVE (NON-CONTRIBUTING PROPERTY)

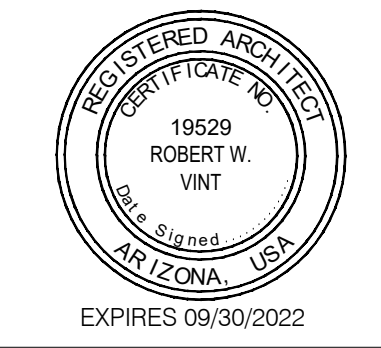
DEVELOPMENT ZONE MAP

N.T.S



Date: 05.17.2021
Scale: As Noted
Drawn by: BHB

Revisions:
Issue: Date: By:



DEVELOPMENT ZONE

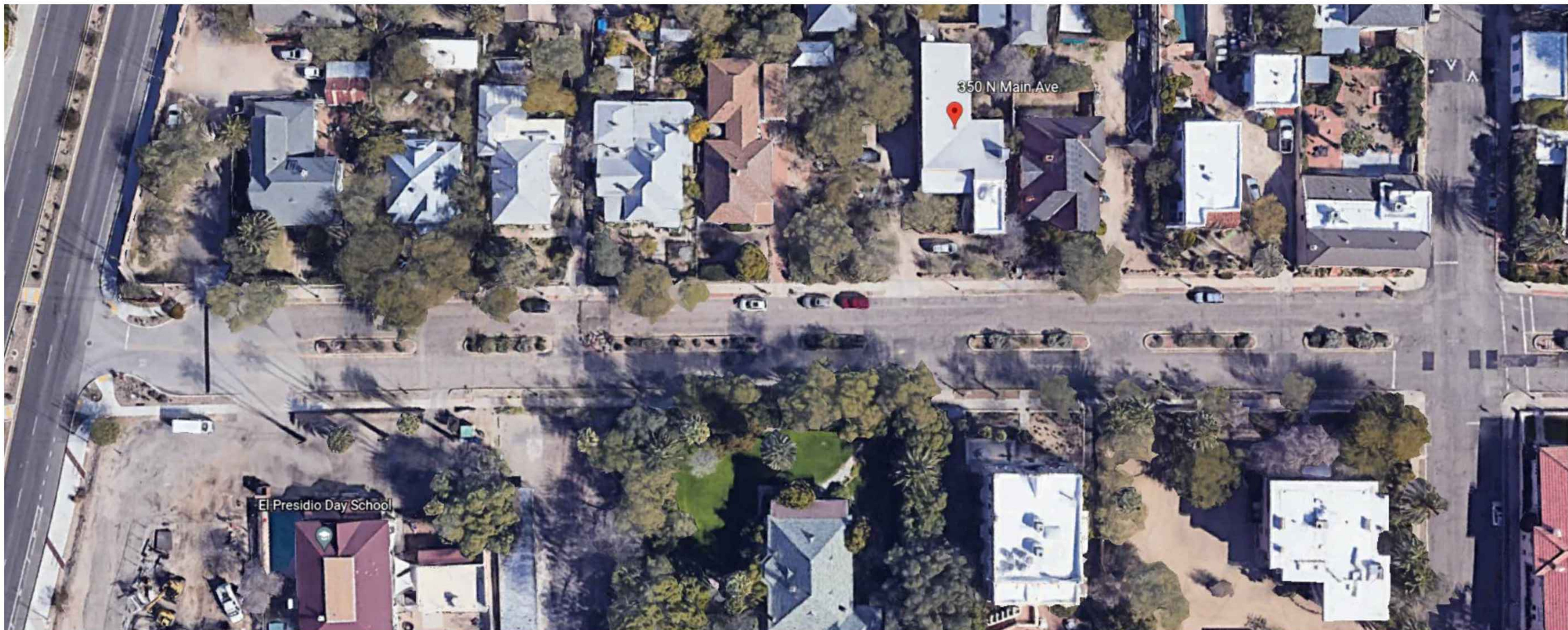
A0.2

W 6th STREET



W FRANKLIN ST

EAST VIEW



AREA

W FRANKLIN ST



W 6th STREET

WEST VIEW

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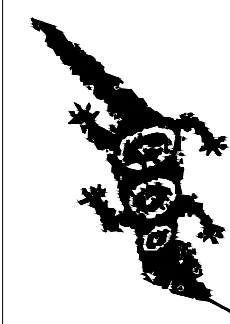
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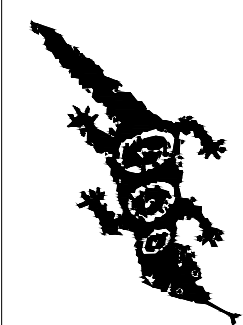
Revisions:
Issue: Date: By:



STREET ELEVATIONS

A0.3





2019.21 | Wilder Residence | 350 N Main Avenue, Tucson AZ 85701

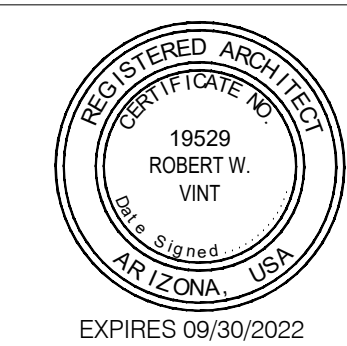
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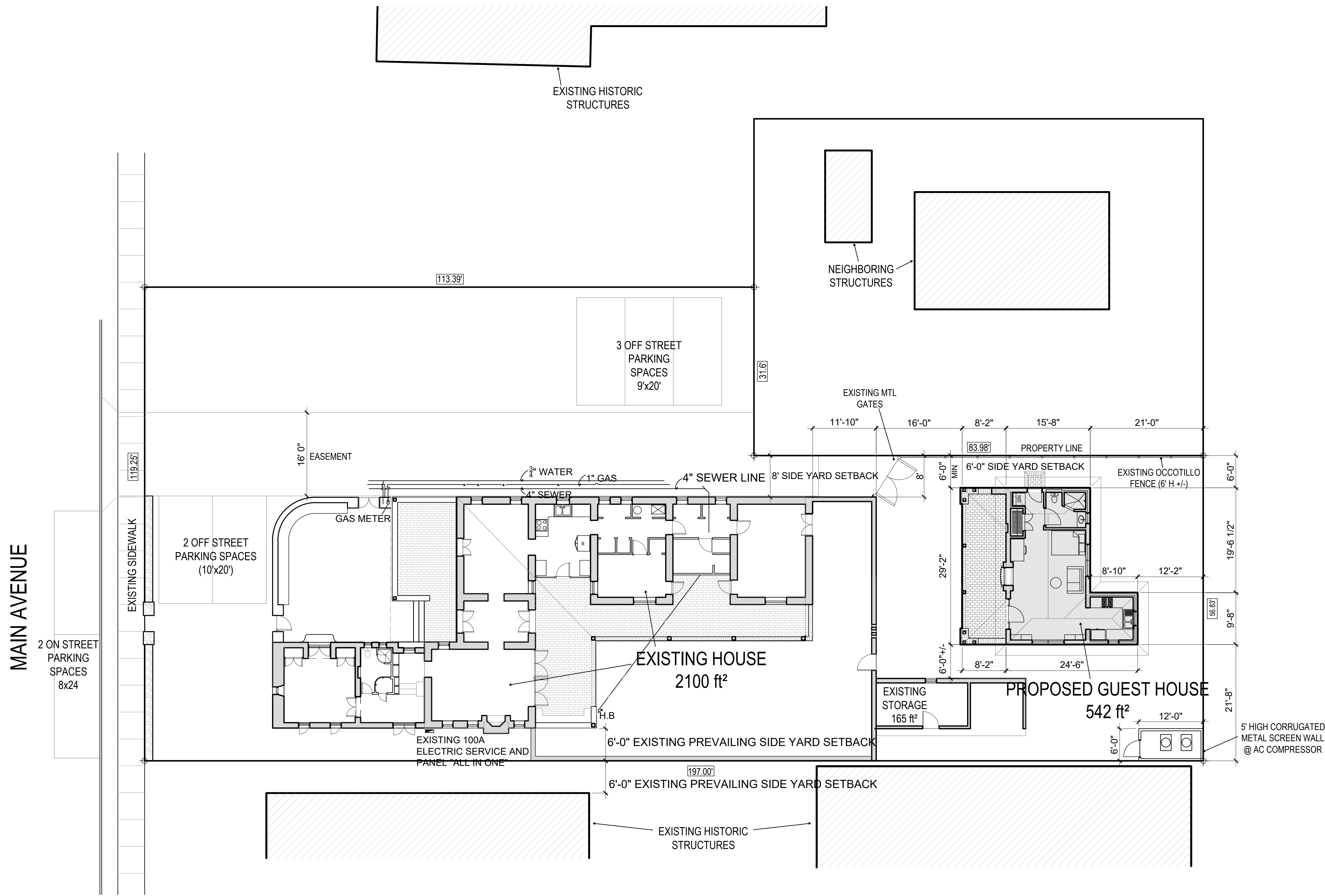
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Scale: As Noted
Drawn by: BHB

Revisions:
Issue: Date: By:



SITE PLAN

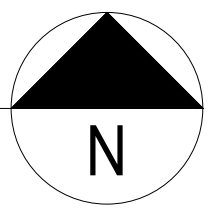
A1



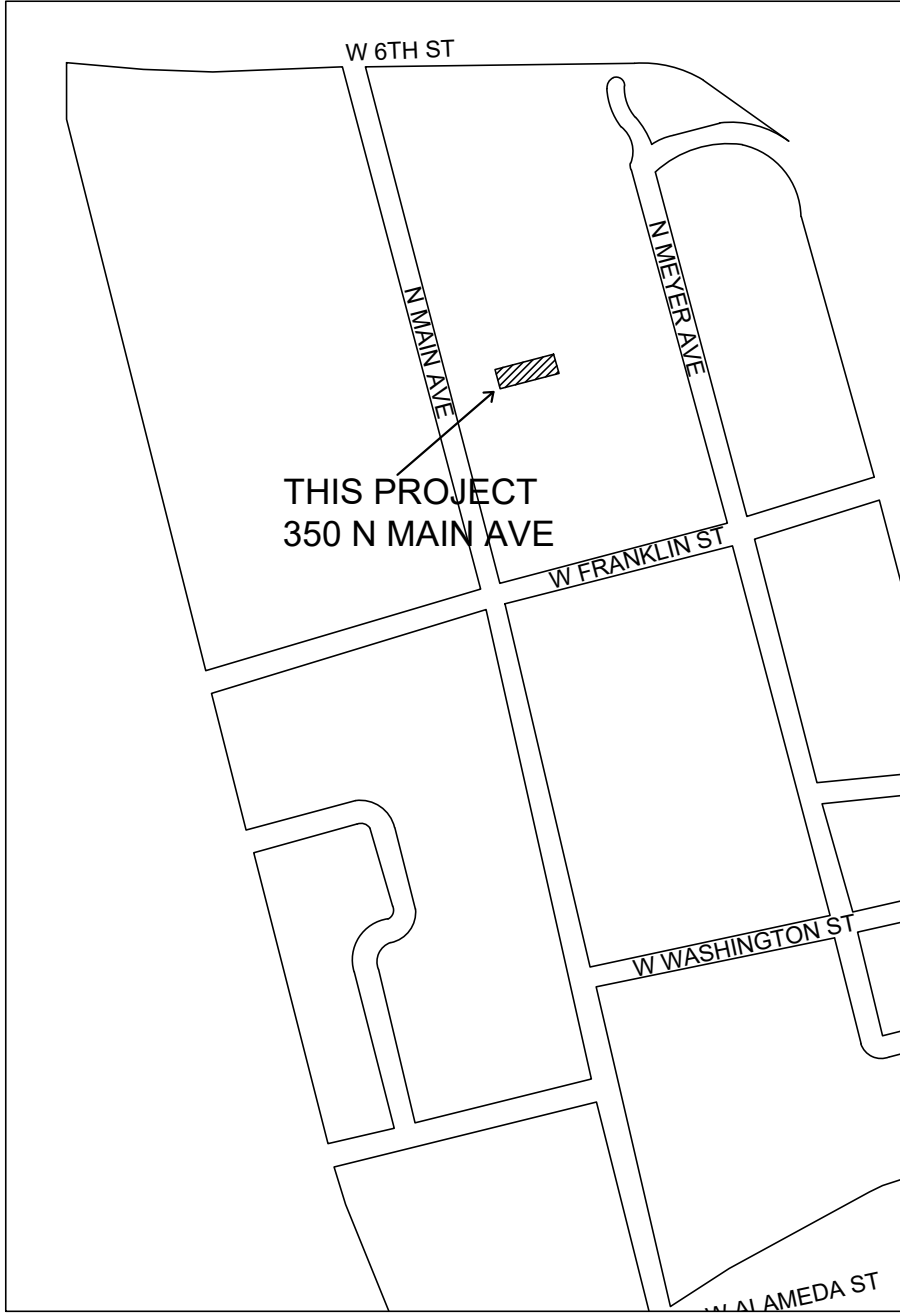
ZONING: CITY OF TUCSON HR-2
EL PRESIDIO HISTORIC DISTRICT
LOT AREA: 14700 ft²
DWELLINGS ALLOWED: 1:5000 SF
- 2 PERMITTED
 (ALLOWED DENSITY OF 15 UNITS PER ACRE
 43,560 ÷ 15 = 2904
 REQUIRED LOT FOR TWO DWELLING
 UNITS 2904 X 2 = 5,808 SF)

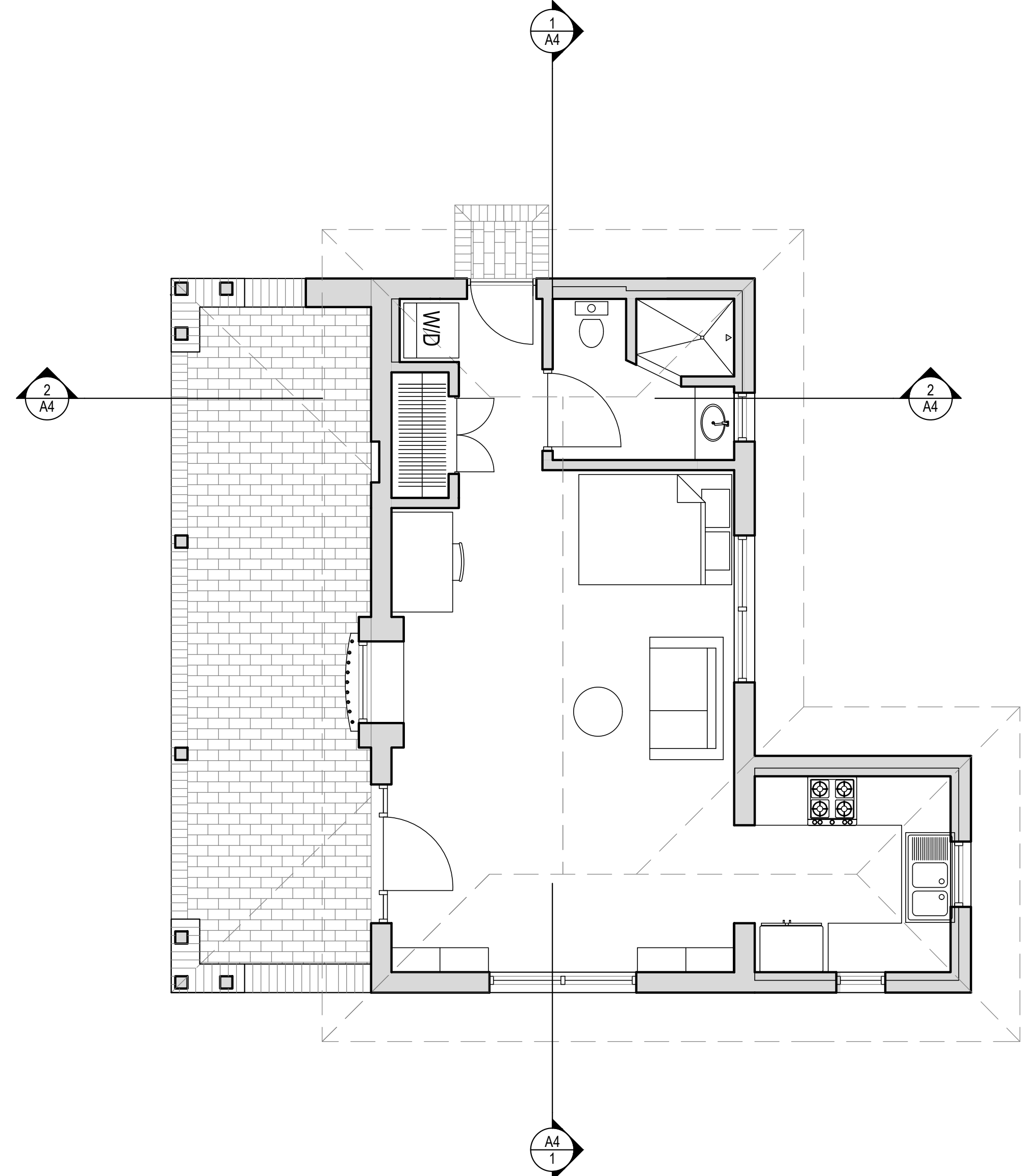
PROPOSED SITE PLAN

SCALE 1" = 10'

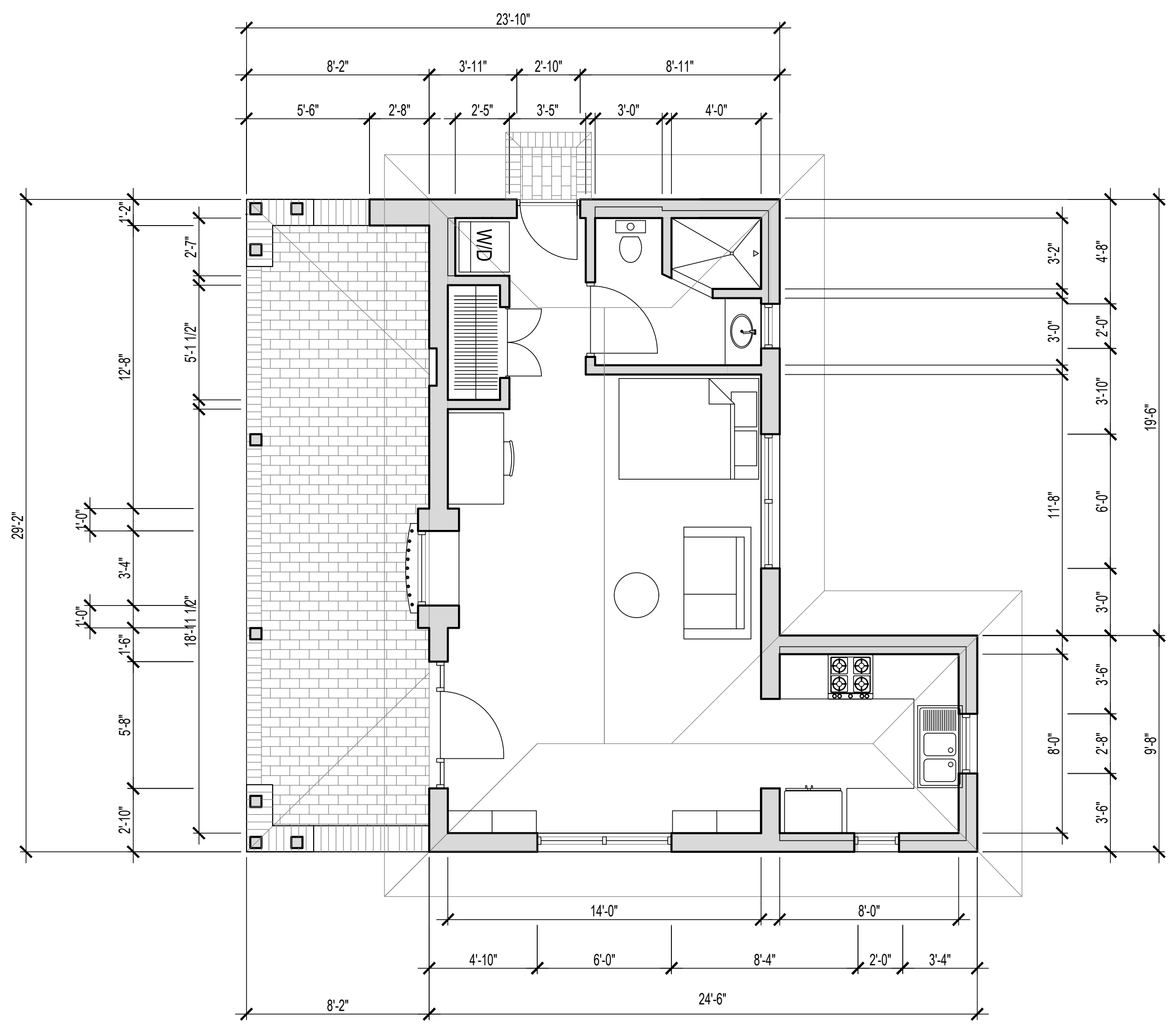
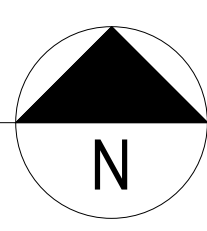


SITE LOCATION
NTS

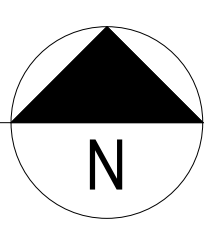




REFERENCE FLOOR PLAN
SCALE 1/4" = 1'

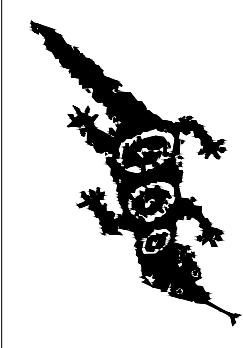


DIMENSION FLOOR PLAN
SCALE 1/4" = 1'



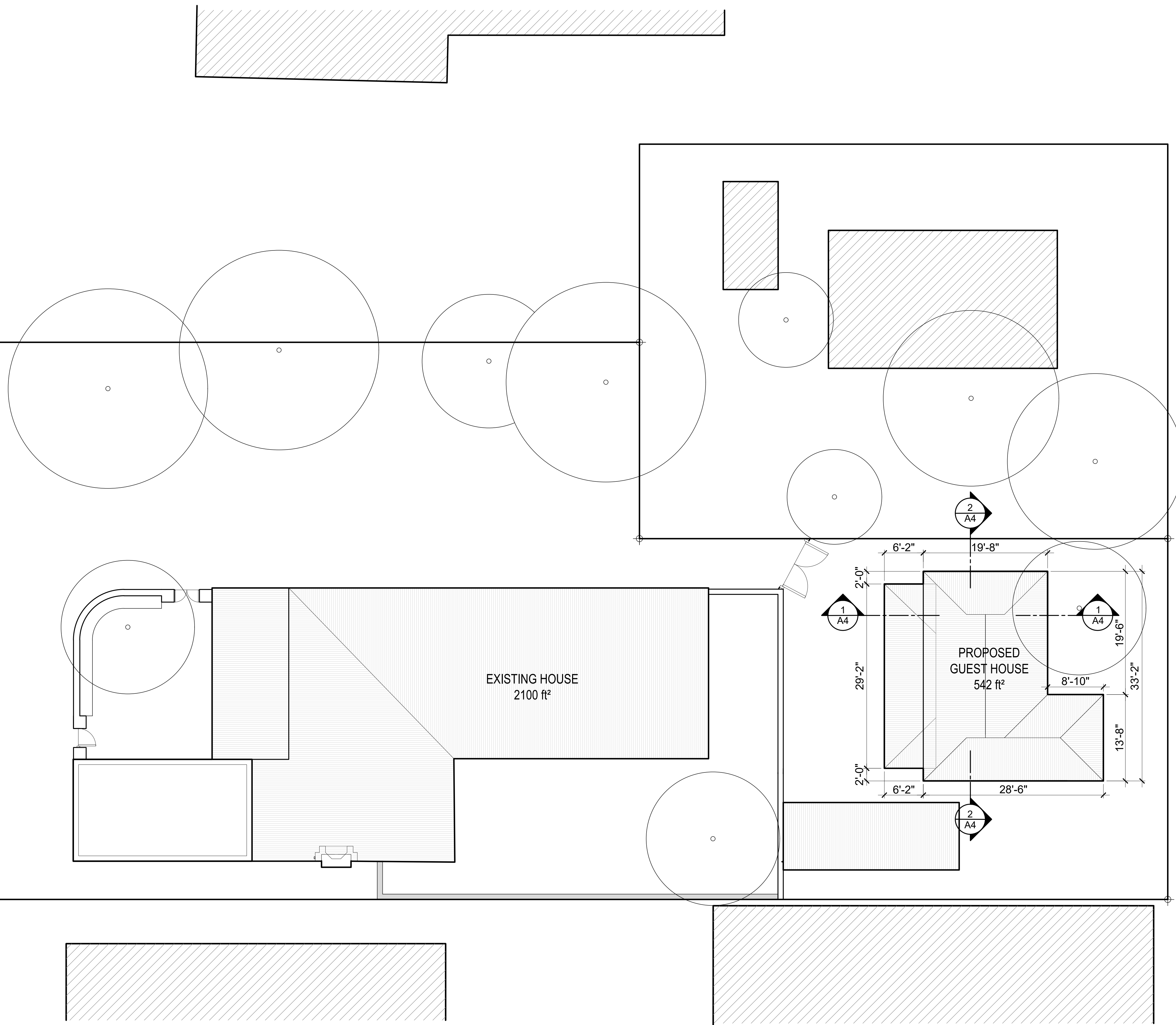
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Revisions:	Date:	By:

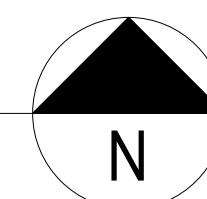


MAIN AVENUE

EXISTING SIDEWALK



ROOF PLAN
SCALE 1/8" = 1'



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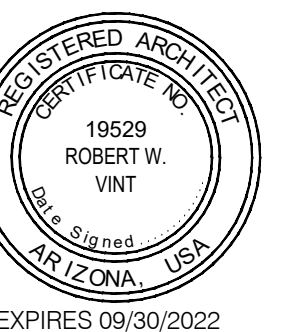
VINT & ASSOCIATES ARCHITECTS

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Date: 06.02.2021
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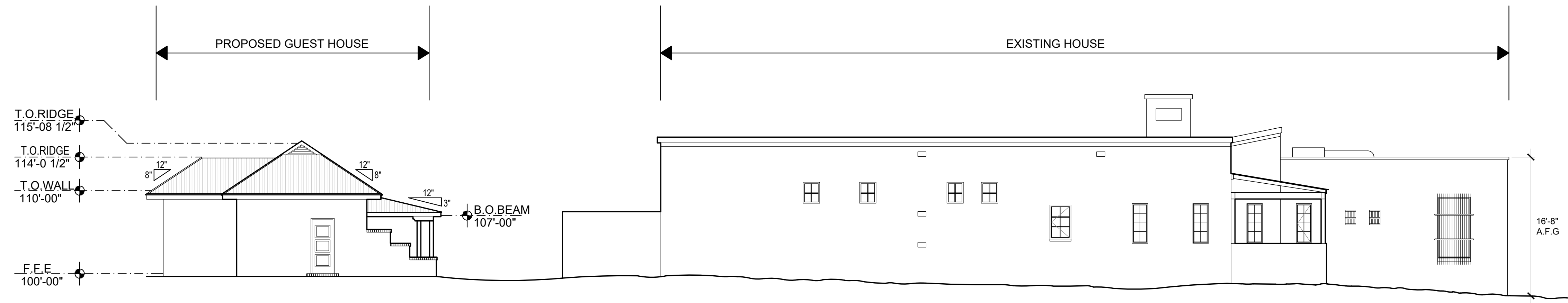
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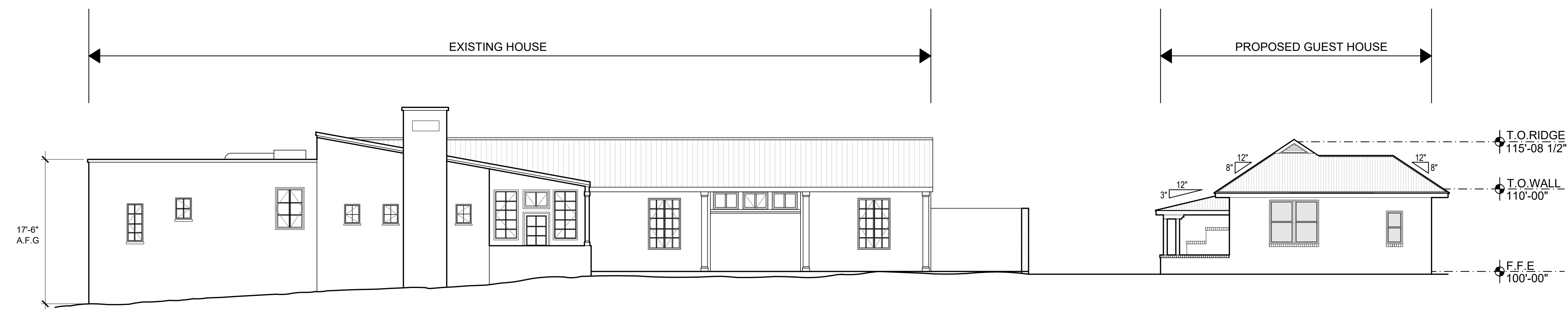
ROOF PLAN

A3





1 NORTH ELEVATION
SCALE 1/8" = 1'



2 SOUTH ELEVATION
SCALE 1/8" = 1'

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VINT & ASSOCIATES ARCHITECTS

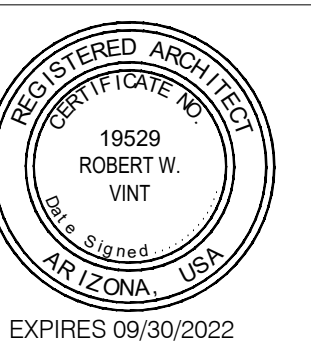
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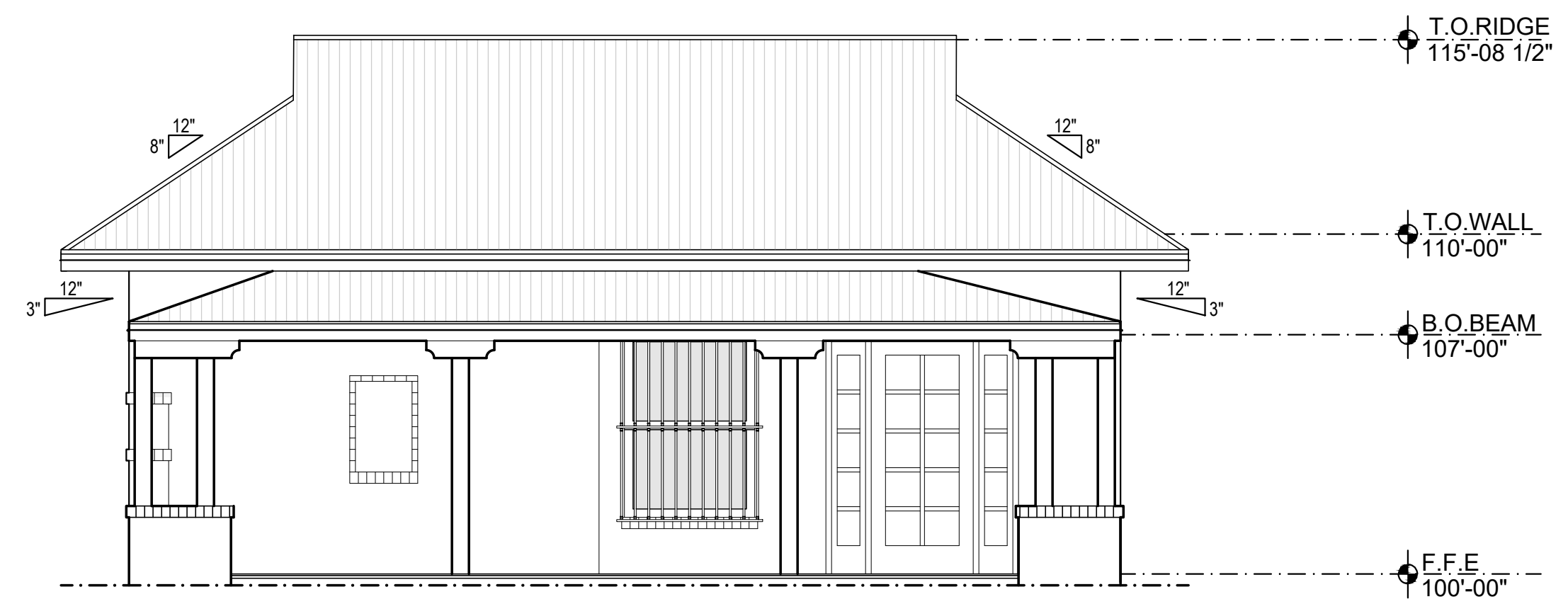
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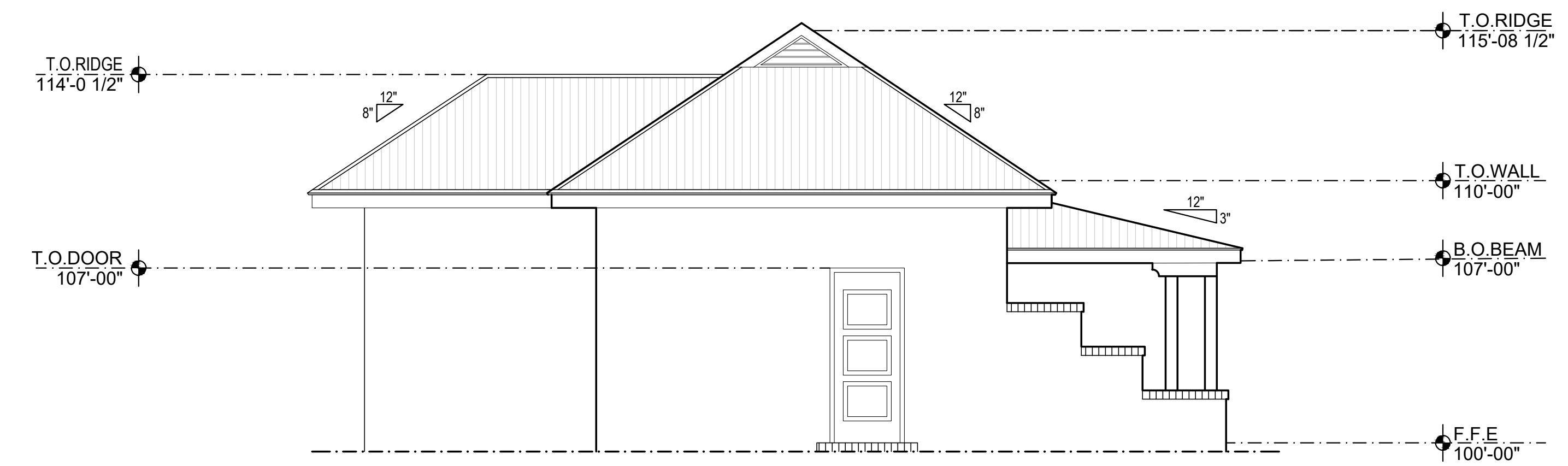
EXTERIOR ELEVATIONS

A4.1

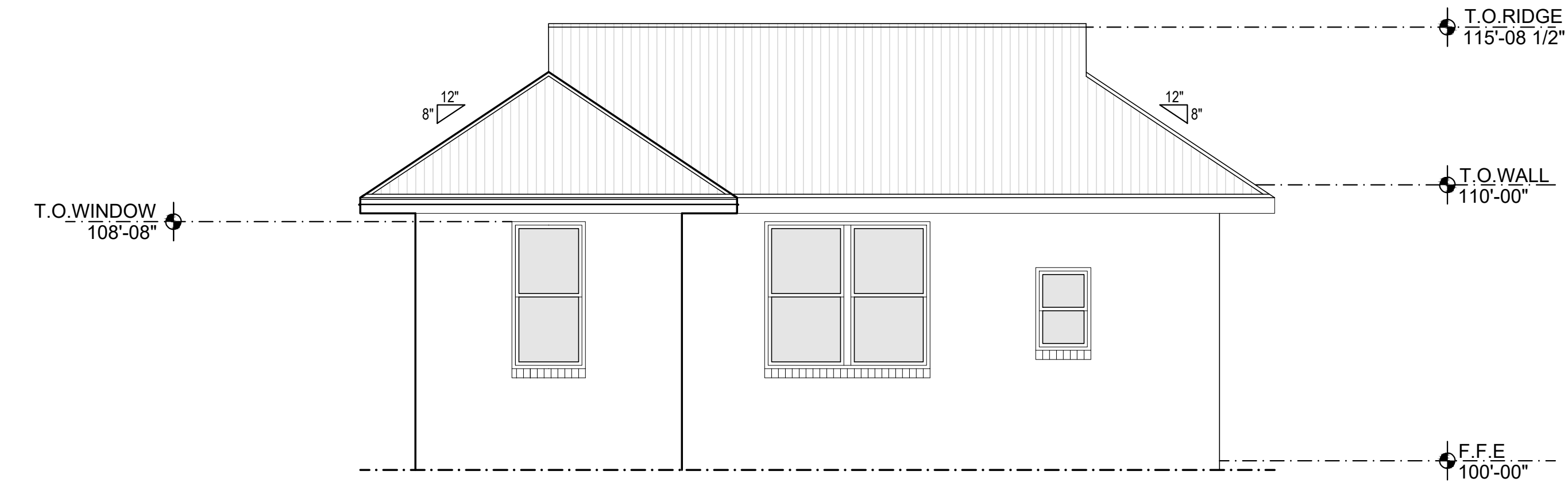




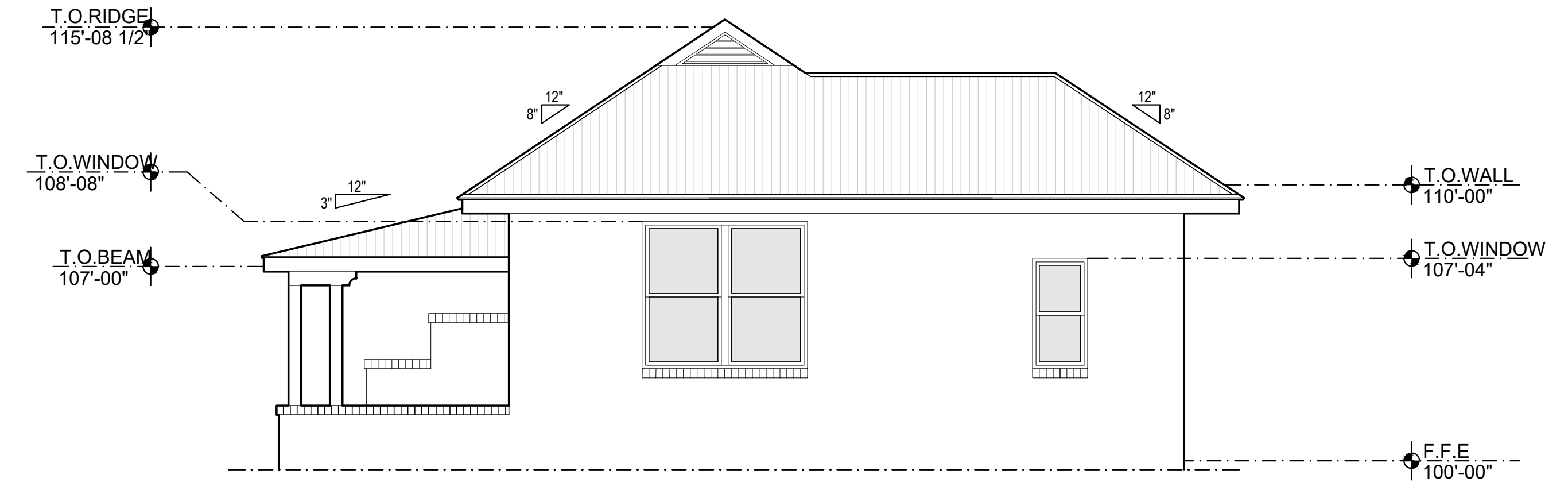
1 WEST ELEVATION
SCALE 1/4" = 1'



2 NORTH ELEVATION
SCALE 1/4" = 1'



3 EAST ELEVATION
SCALE 1/4" = 1'



4 SOUTH ELEVATION
SCALE 1/4" = 1'

2019.21 | Wilder Residence | 350 N Main Avenue, Tucson AZ 85701

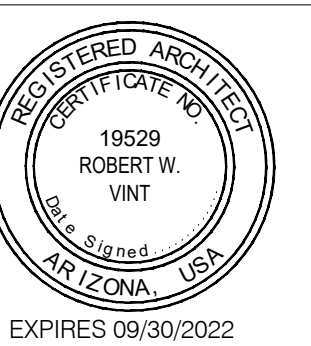
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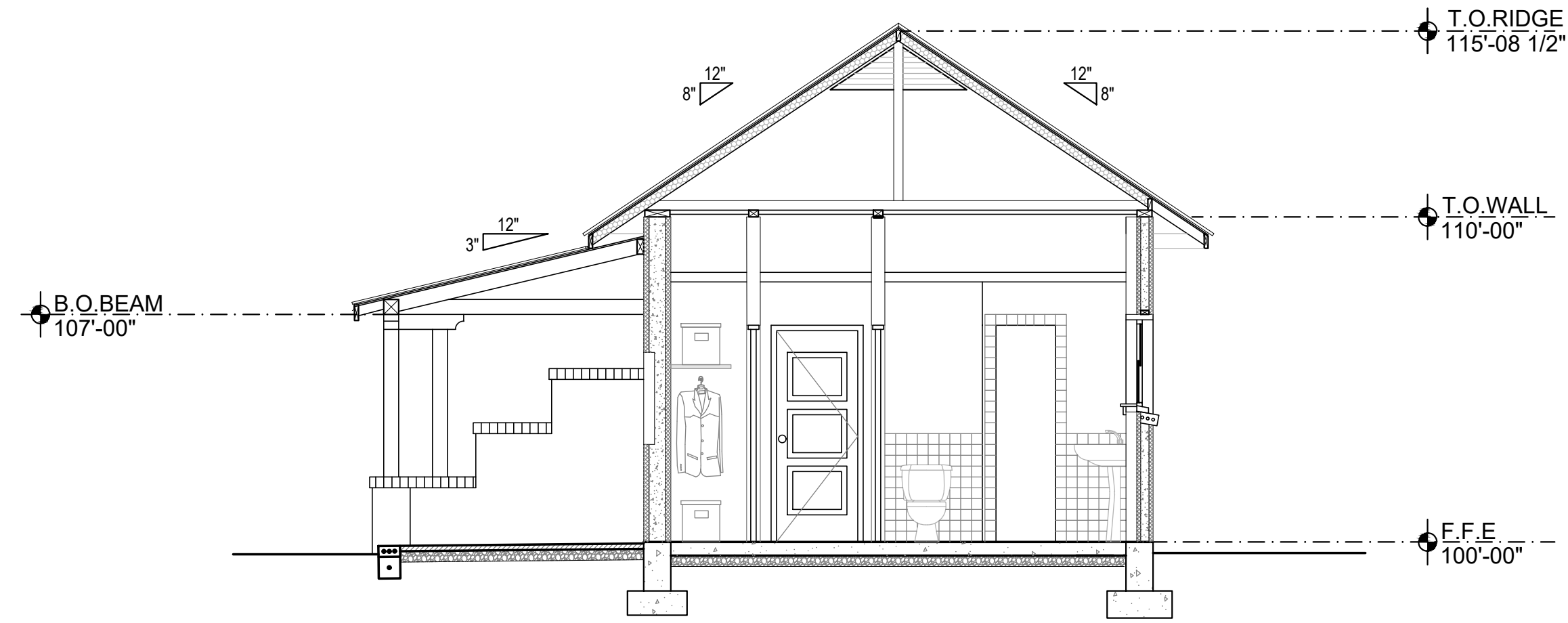
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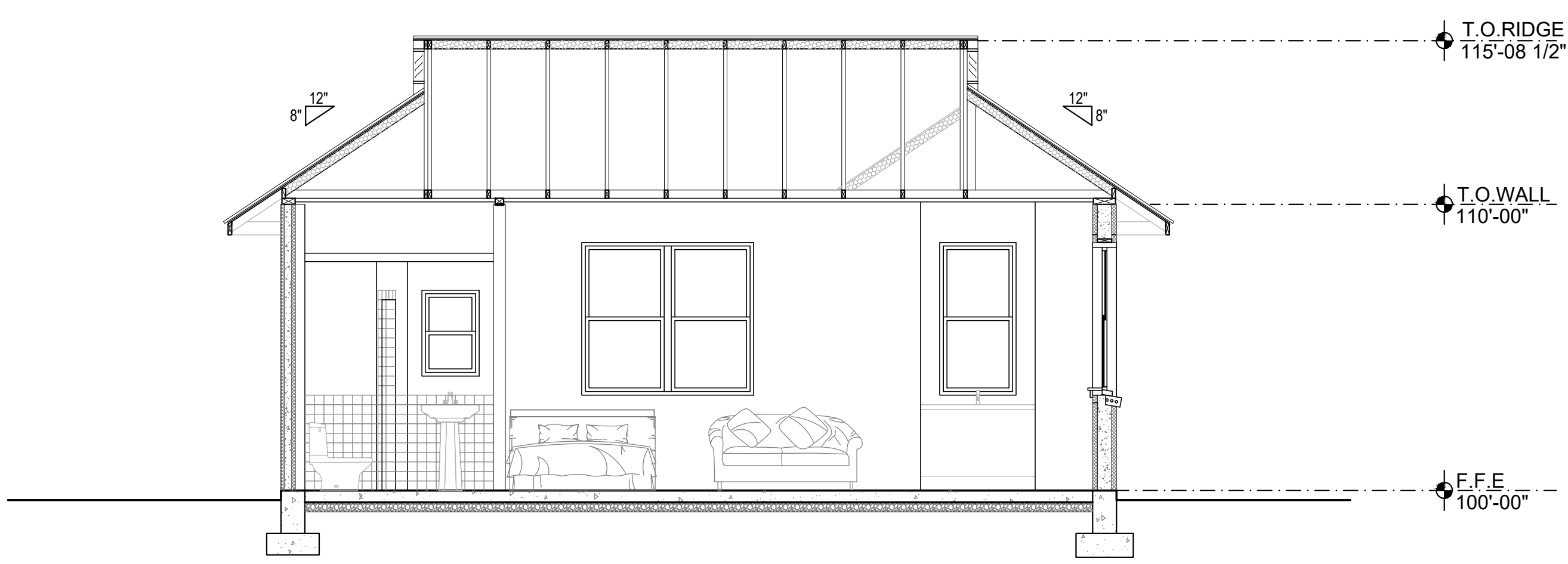


EXTERIOR ELEVATIONS

A4.2



1 SECTION
SCALE 1/4" = 1'



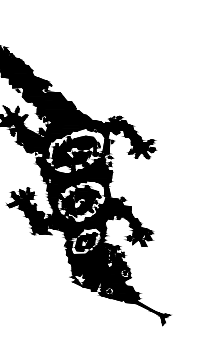
2 SECTION
SCALE 1/4" = 1'

2019.21 | Wilder Residence | 350 N Main Avenue, Tucson AZ 85701

VINT & ASSOCIATES ARCHITECTS

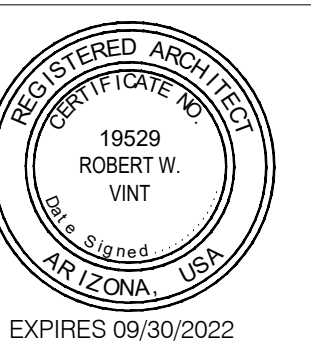
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SECTIONS

A5