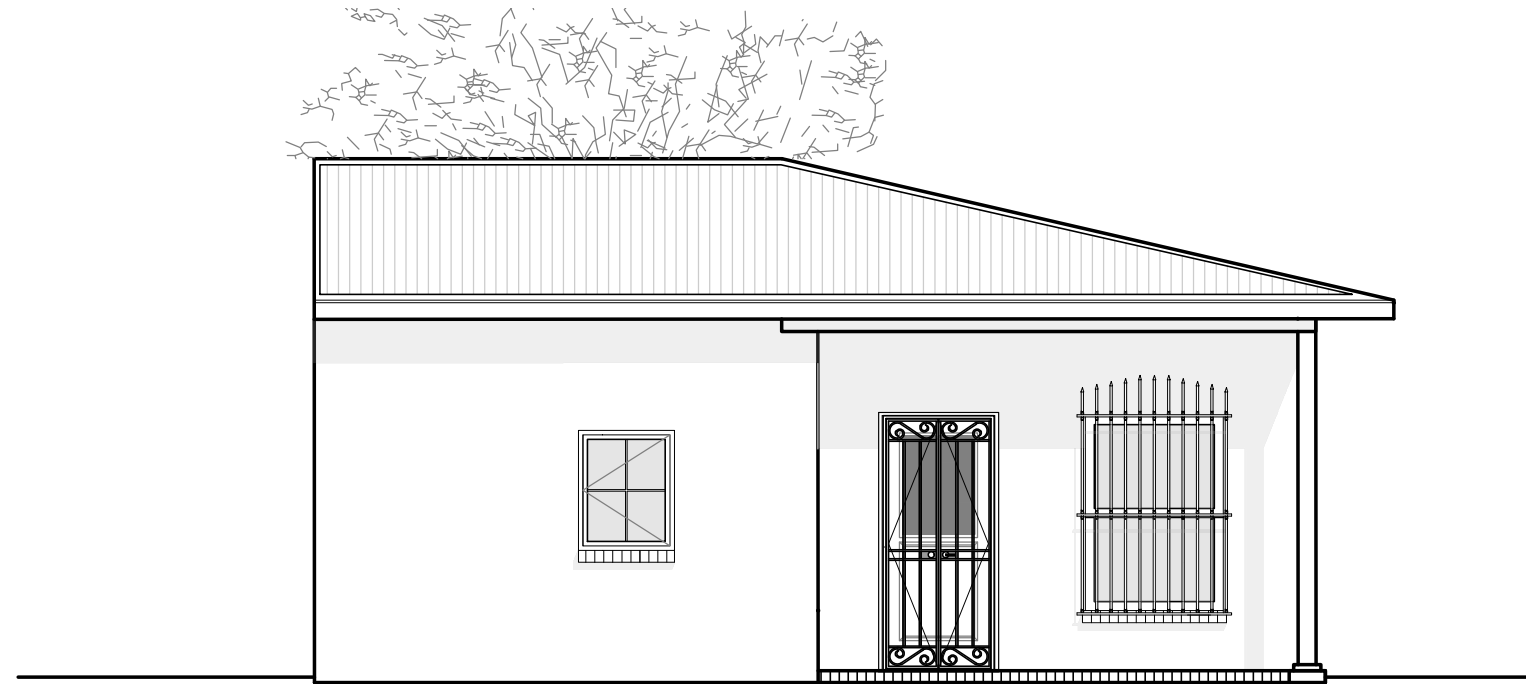


WILDER RESIDENCE
PROPOSED GUEST HOUSE/CASITA
EL PRESIDIO HISTORIC DISTRICT TUCSON, AZ
(FOR HPZ REVIEW)



CASITA~WEST ELEVATION

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: 620 SF
 VEHICULAR USE: 540 SF
 TOTAL LOT COVERAGE: 3,260 SF
 (3,260 / 14,700 SF = 22.17%)

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

GUEST HOUSE:		SETBACKS:	REQUIRED	PROPOSED
NET CONDITIONED INTERIOR:	440 SQ.FT.	SOUTH	6' OR $\frac{2}{3}$ THE HEIGHT	21' 7 $\frac{3}{4}$ "
GROSS FOOTPRINT:	542 SQ.FT.	NORTH	6' OR $\frac{2}{3}$ THE HEIGHT	6'
PORCH:	240 SQ.FT.	EAST	6' OR $\frac{2}{3}$ THE HEIGHT	12' 2"
TOTAL UNDER ROOF:	782 SQ.FT.	WEST	6' OR $\frac{2}{3}$ 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

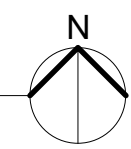
- A0.1 COVER SHEET
- A0.2 DEVELOPMENT ZONE
- A0.3 STREET ELEVATIONS
- A1.1 SITE PLAN
- A1.2 DETAIL SITE PLAN
- A2.0 FLOOR PLAN
- A3.0 ROOF PLAN
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS



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

EXISTING HOUSE (1993)
 PROPOSED ADDITION

DEVELOPMENT ZONE MAP
 N.T.S



Date: 05.24.22
 Scale: AS NOTED
 Drawn by: BHB

Revisions:

By	Date:

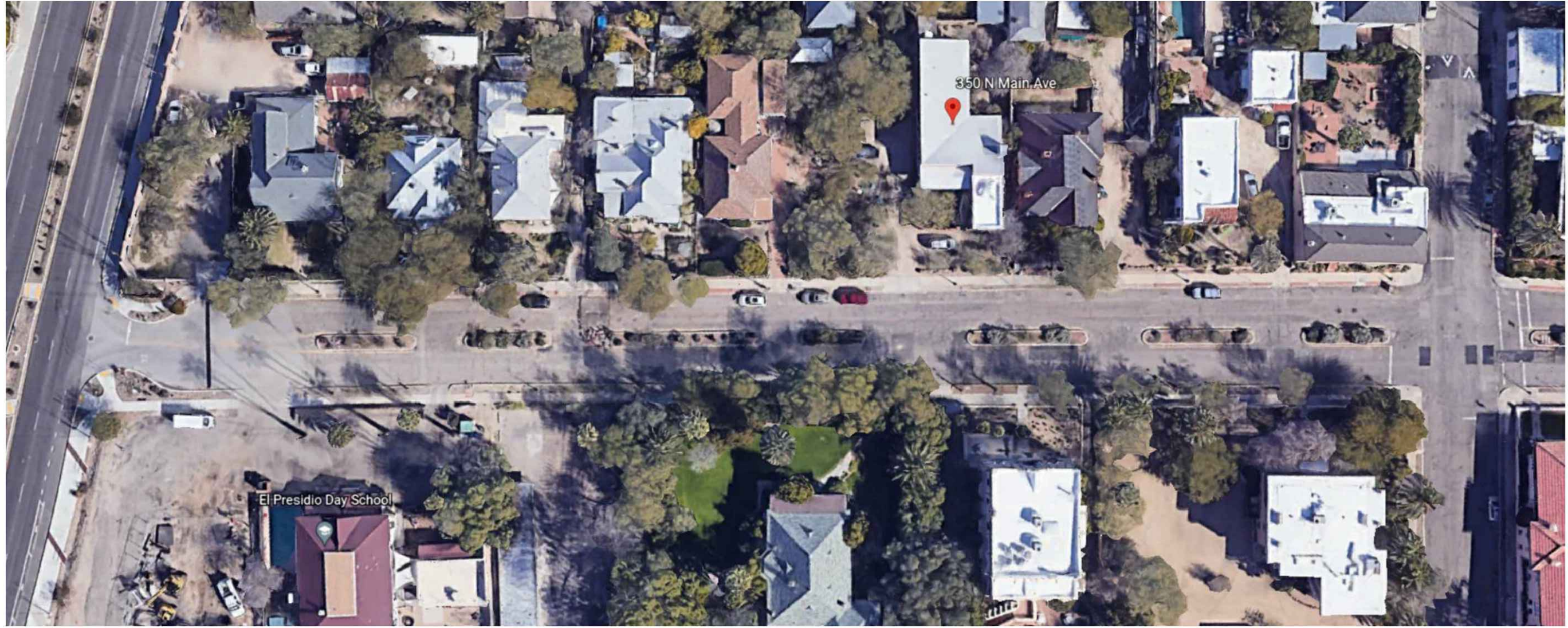
DEVELOPMENT
 ZONE MAP

W 6th STREET



W FRANKLIN ST

EAST VIEW



AREAL

W FRANKLIN ST



W 6th STREET

WEST VIEW



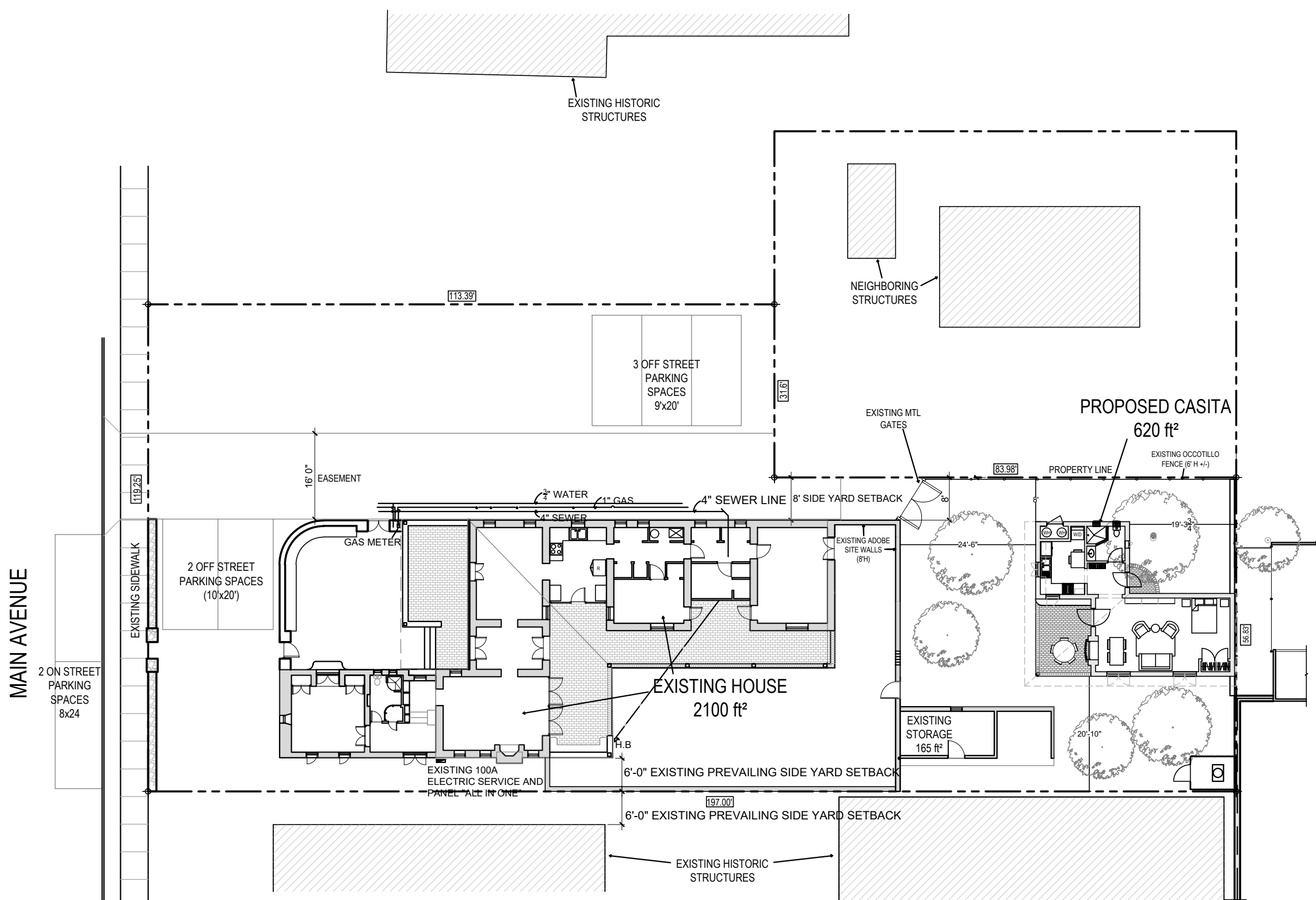
Date: 05.24.22
Scale: AS NOTED
Drawn by: BHB

Revisions:
By Date:

By	Date:

STREET
ELEVATIONS

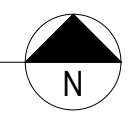
A0.3



MAIN AVENUE

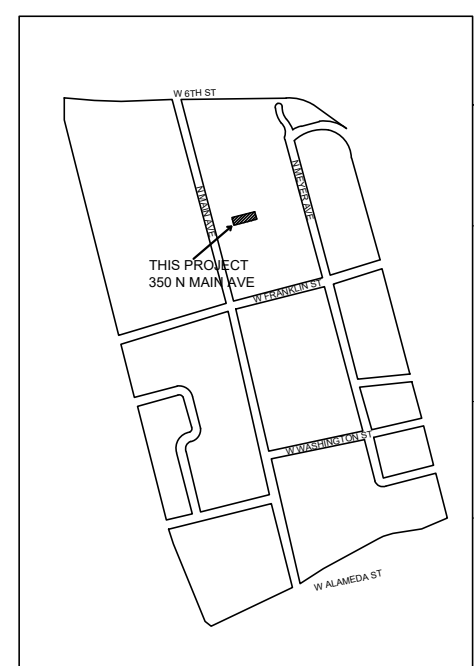
PROPOSED SITE PLAN

SCALE 1" = 20'



ZONING: CITY OF TUCSON HR-2
EL PRESIDIO HISTORIC DISTRICT
 LOT AREA: 14700 ft²
 DWELLINGS ALLOWED:
 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)

SITE LOCATION
 NTS

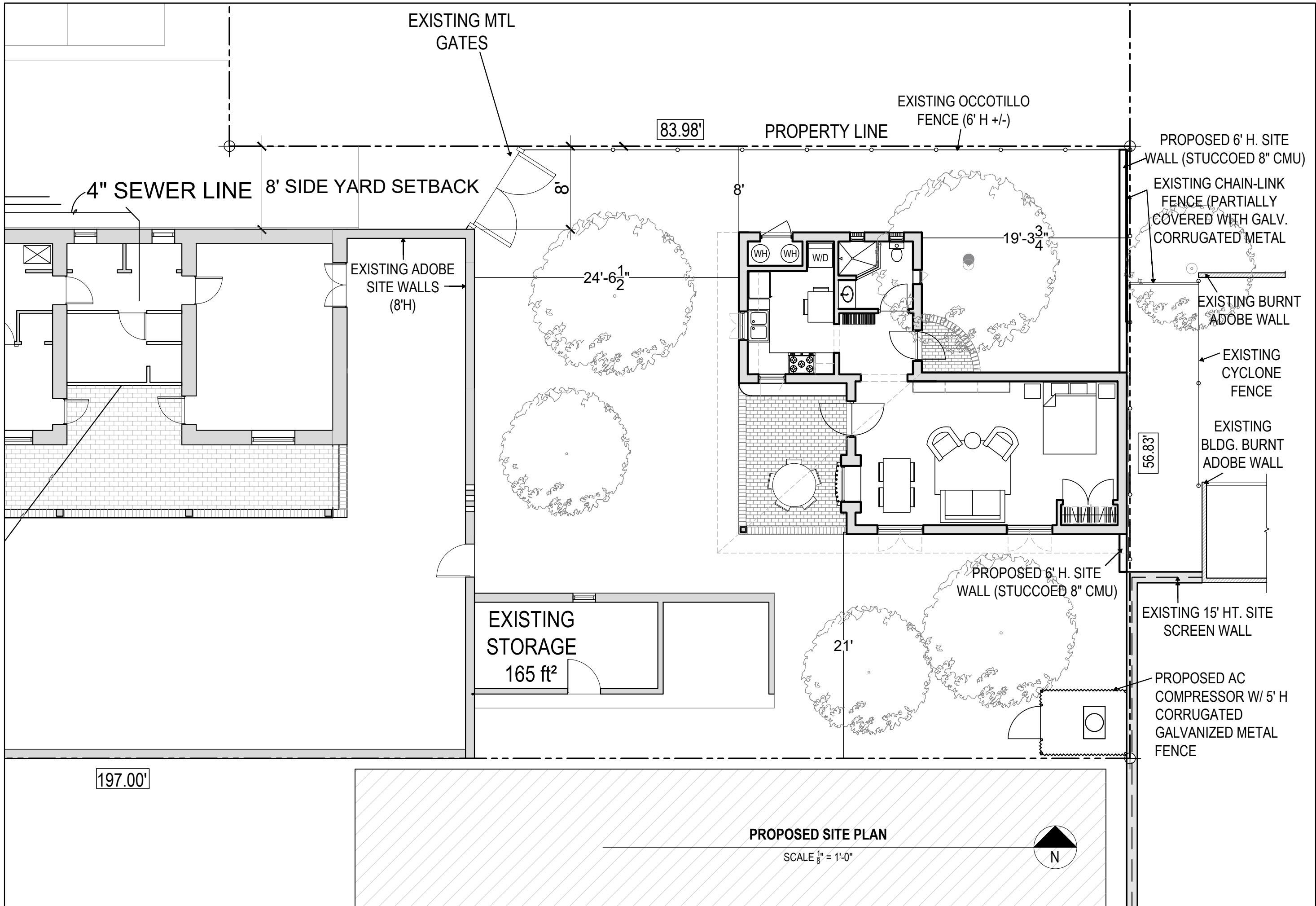


Date: 05.24.22
 Scale: AS NOTED
 Drawn by: BHB

Revisions:
 By Date:

SITE PLAN

A1.1



197.00'

83.98'

56.83'

8'

21'

24'-6¹/₂"

19'-3³/₄"

WH WH W/D

EXISTING STORAGE
165 ft²

EXISTING ADOBE SITE WALLS
(8'H)

4" SEWER LINE 8' SIDE YARD SETBACK

EXISTING MTL GATES

EXISTING OCCOTILLO FENCE (6' H +/-)
PROPERTY LINE

PROPOSED 6' H. SITE WALL (STUCCOED 8" CMU)

EXISTING CHAIN-LINK FENCE (PARTIALLY COVERED WITH GALV. CORRUGATED METAL)

EXISTING BURNT ADOBE WALL

EXISTING CYCLONE FENCE

EXISTING BLDG. BURNT ADOBE WALL

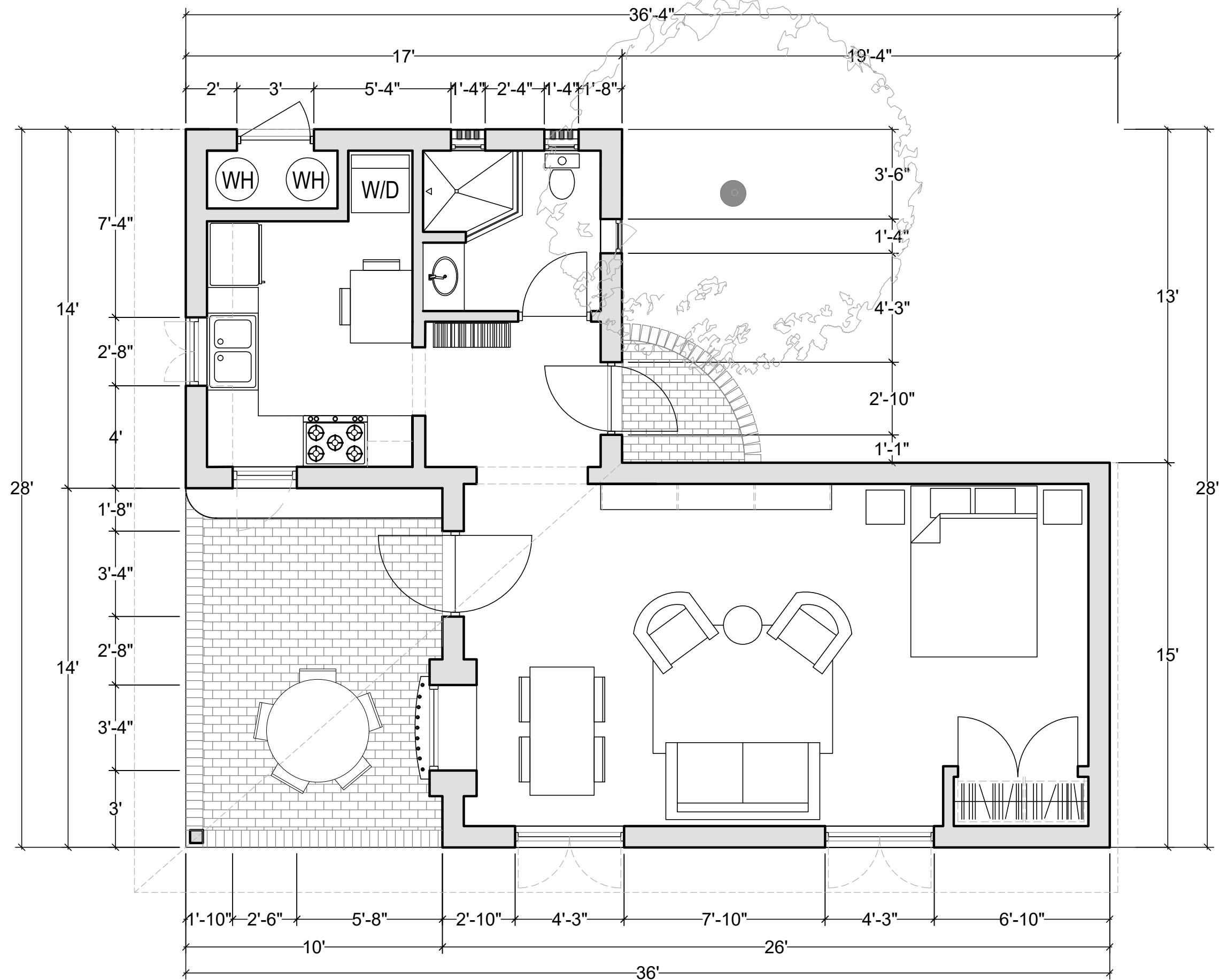
EXISTING 15' HT. SITE SCREEN WALL

PROPOSED AC COMPRESSOR W/ 5' H CORRUGATED GALVANIZED METAL FENCE

PROPOSED SITE PLAN

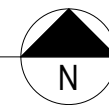
SCALE 1/8" = 1'-0"





DIMENSION FLOOR PLAN

SCALE 1/4" = 1'



Date: 05.24.22
 Scale: AS NOTED
 Drawn by: BHB

Revisions:

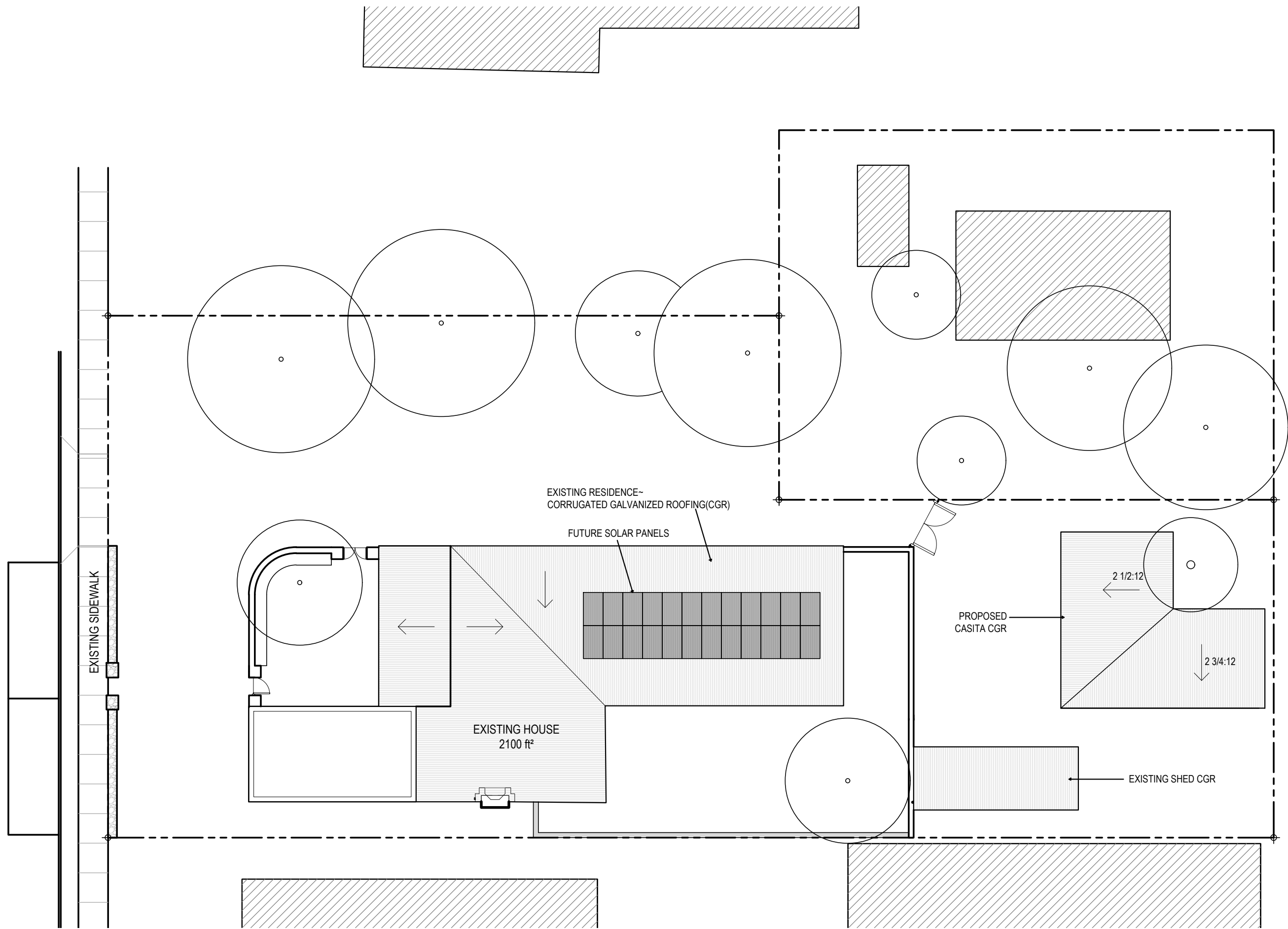
By	Date:

FLOOR PLAN

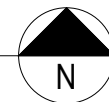
A2.0

MAIN AVENUE

EXISTING SIDEWALK



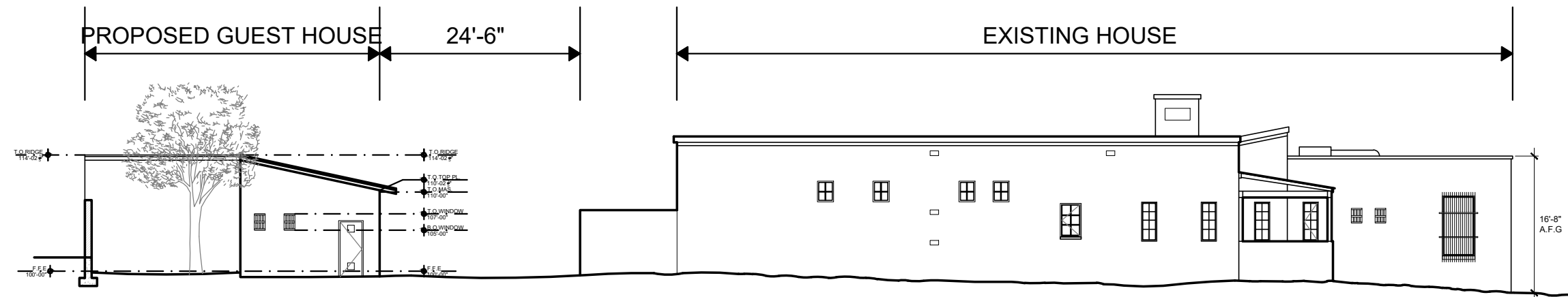
ROOF PLAN
SCALE 1/16" = 1'



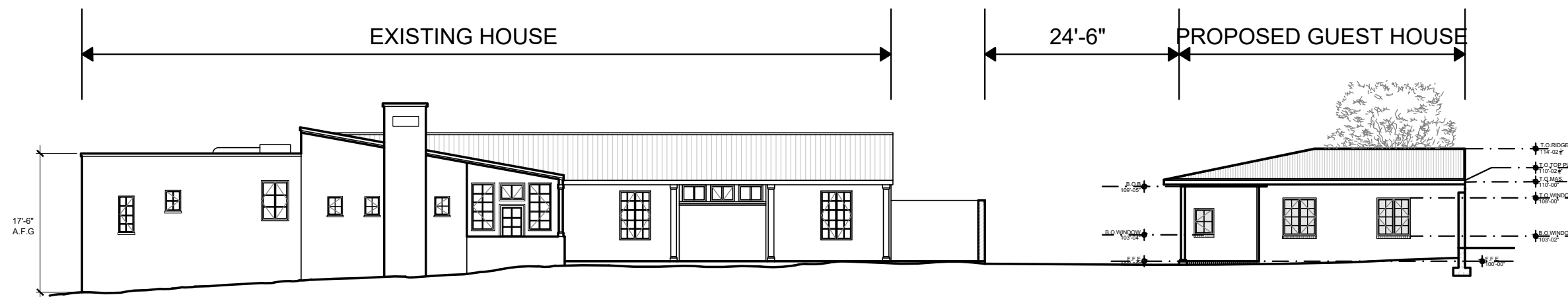
Revisions:

By	Date:

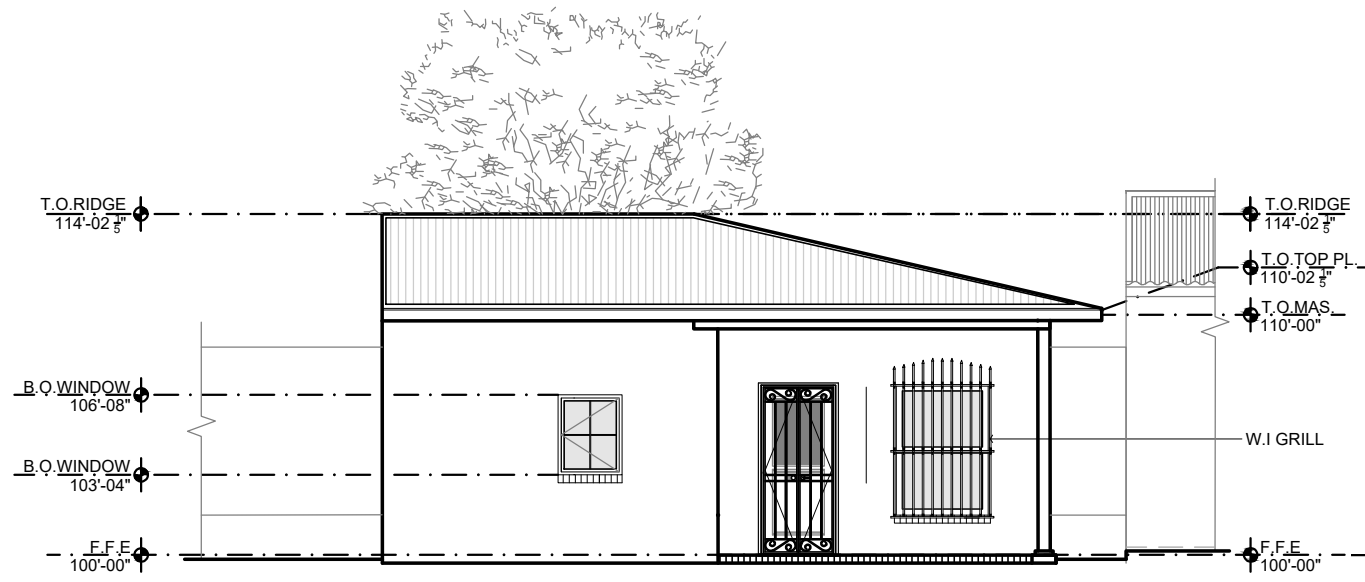




1 NORTH ELEVATION
SCALE 1/16" = 1'



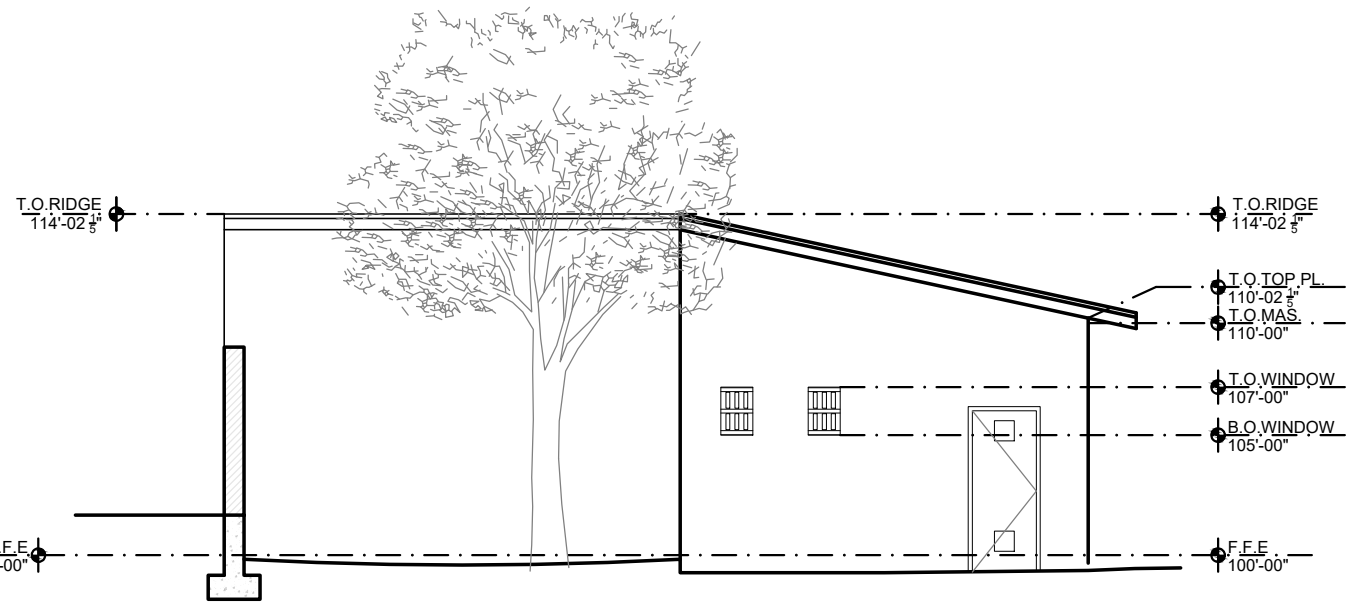
2 SOUTH ELEVATION
SCALE 1/16" = 1'



1

WEST ELEVATION

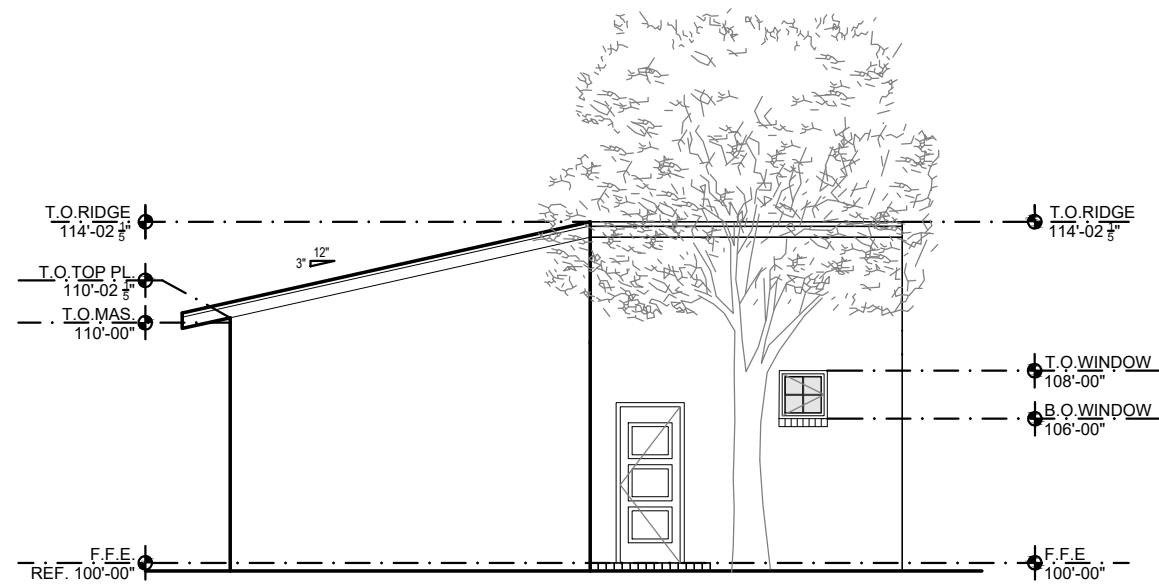
SCALE 1/8" = 1'



2

NORTH ELEVATION

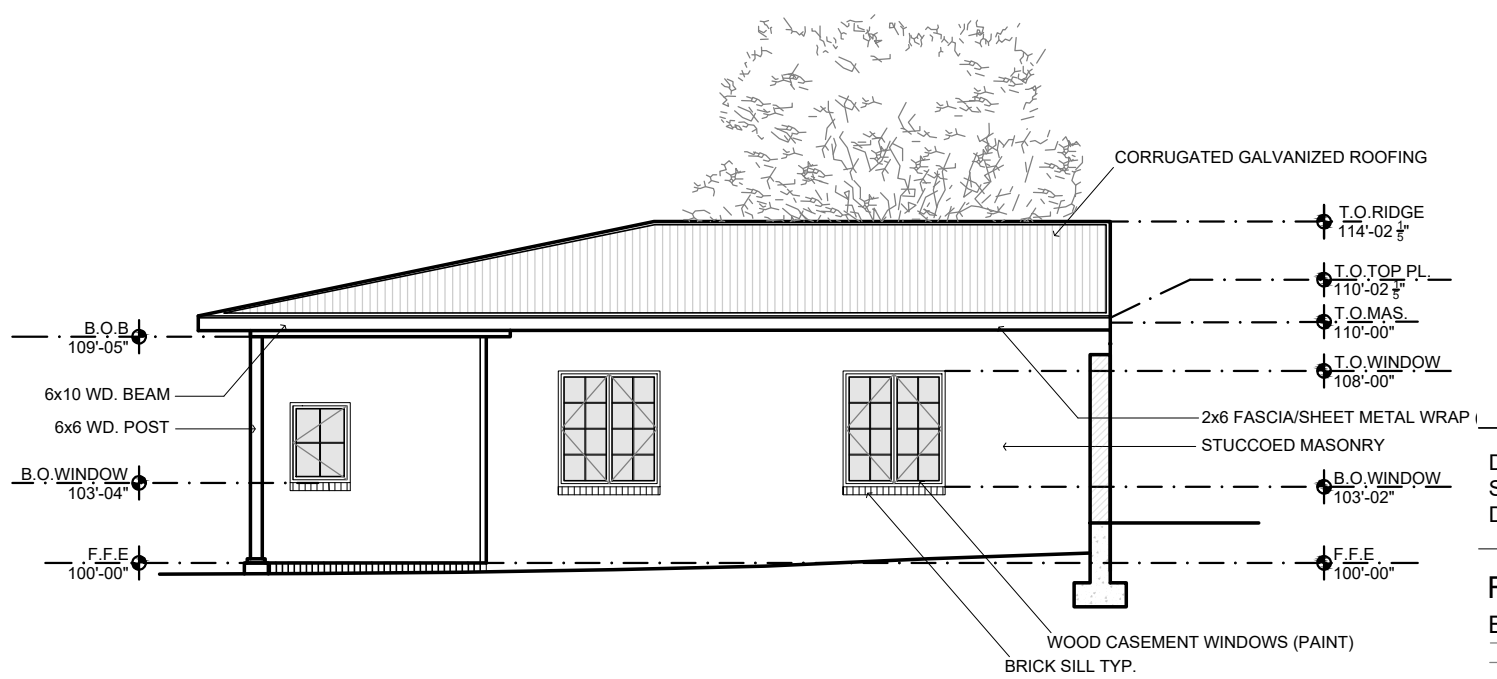
SCALE 1/8" = 1'



3

EAST ELEVATION

SCALE 1/8" = 1'



4

SOUTH ELEVATION

SCALE 1/8" = 1'