



**PROJECT TEAM**

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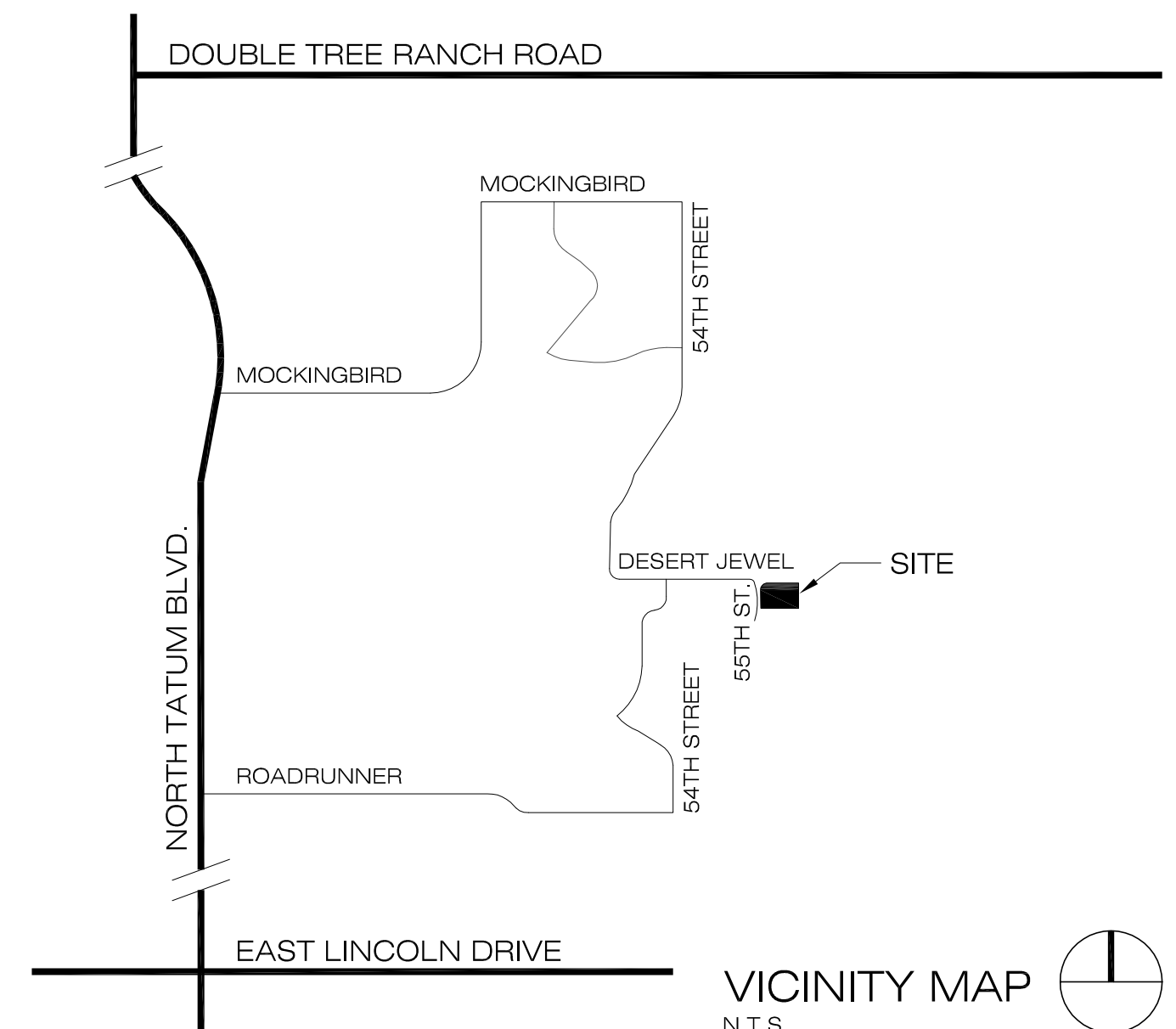
**VARIANCE**

**URproject 20**

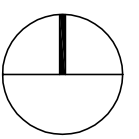
7941 north 55th street, paradise valley, arizona, 85253

**PROJECT TEAM & RENDERING**

02.17.23

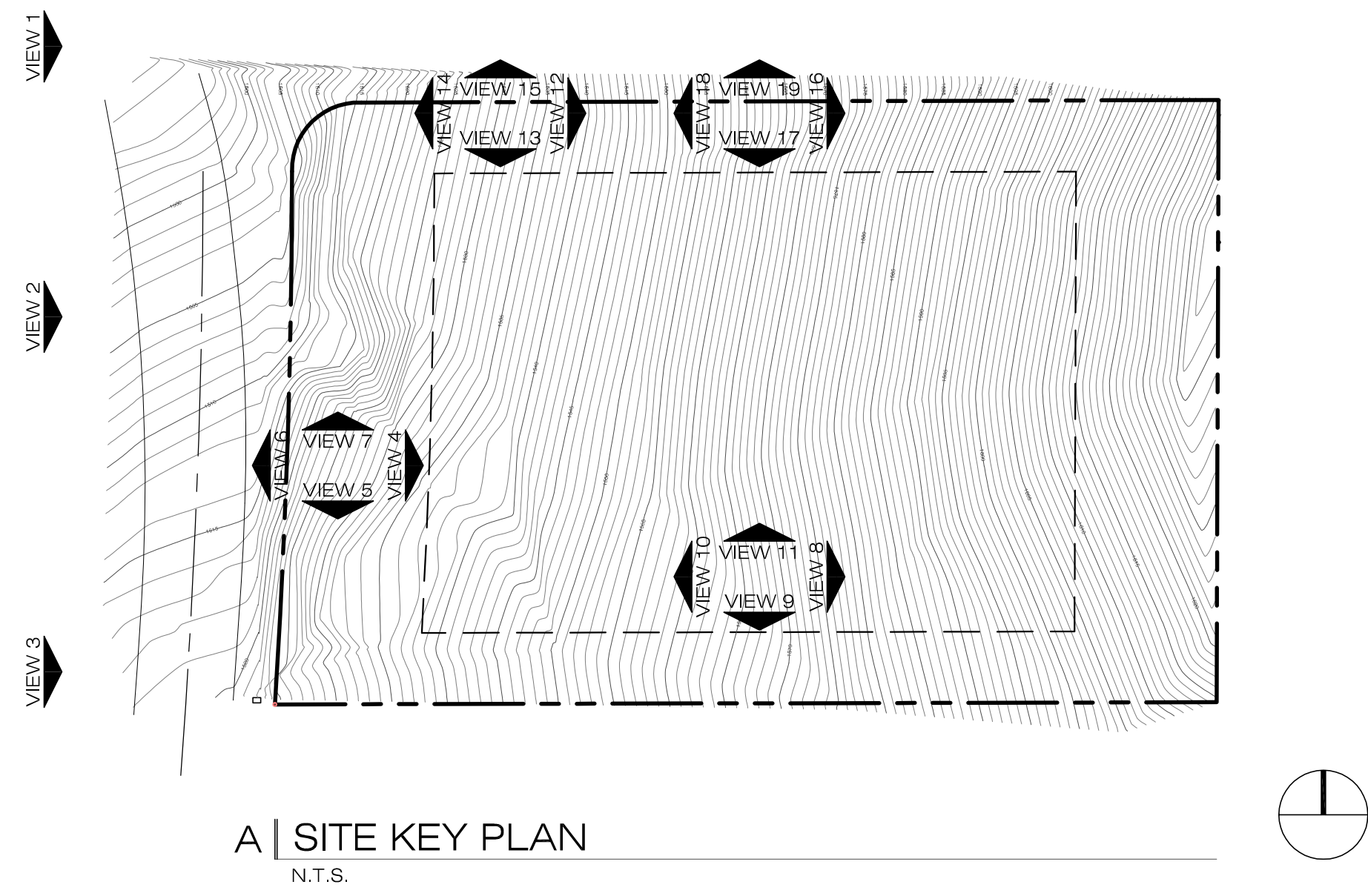


VICINITY MAP  
 N.T.S.



**G100**

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VIEW 21



VIEW 18



VIEW 19



VIEW 20



VIEW 11



VIEW 12



VIEW 13



VIEW 14



VIEW 15



VIEW 6



VIEW 7



VIEW 8



VIEW 9



VIEW 10



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

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**VARIANCE**

**URproject 20**

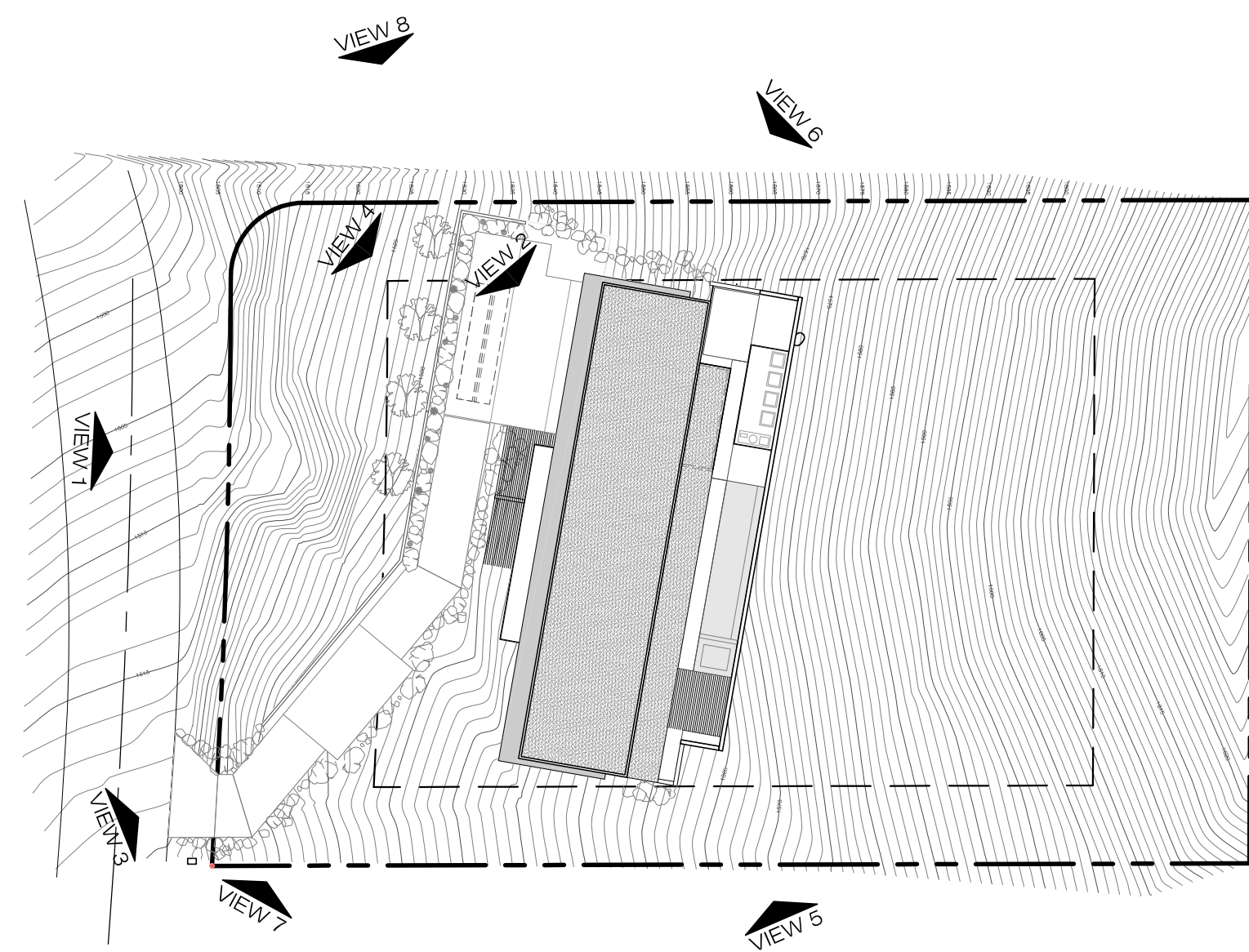
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**SITE PHOTOS**

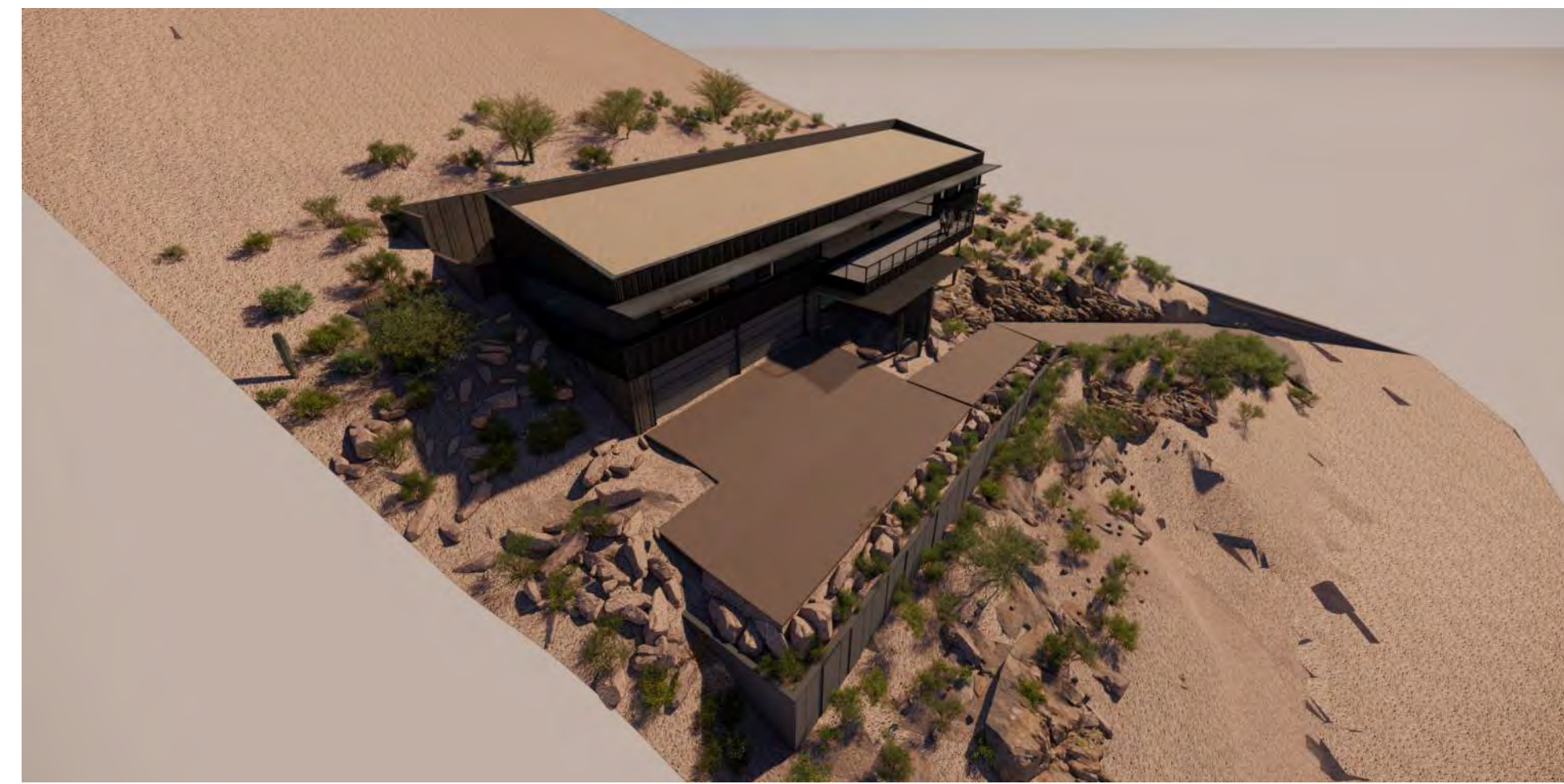
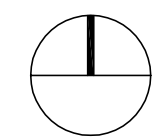
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**G101**

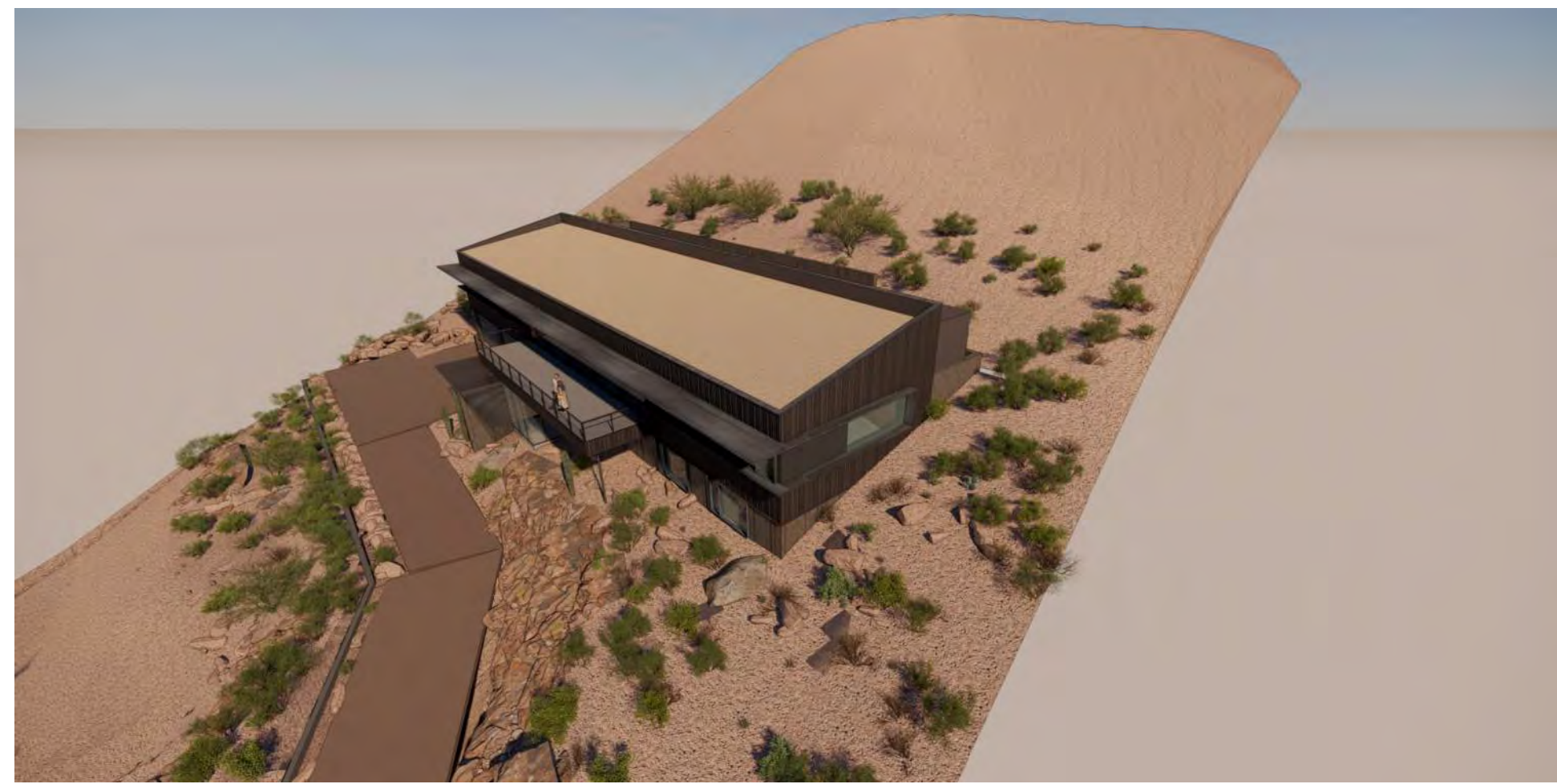
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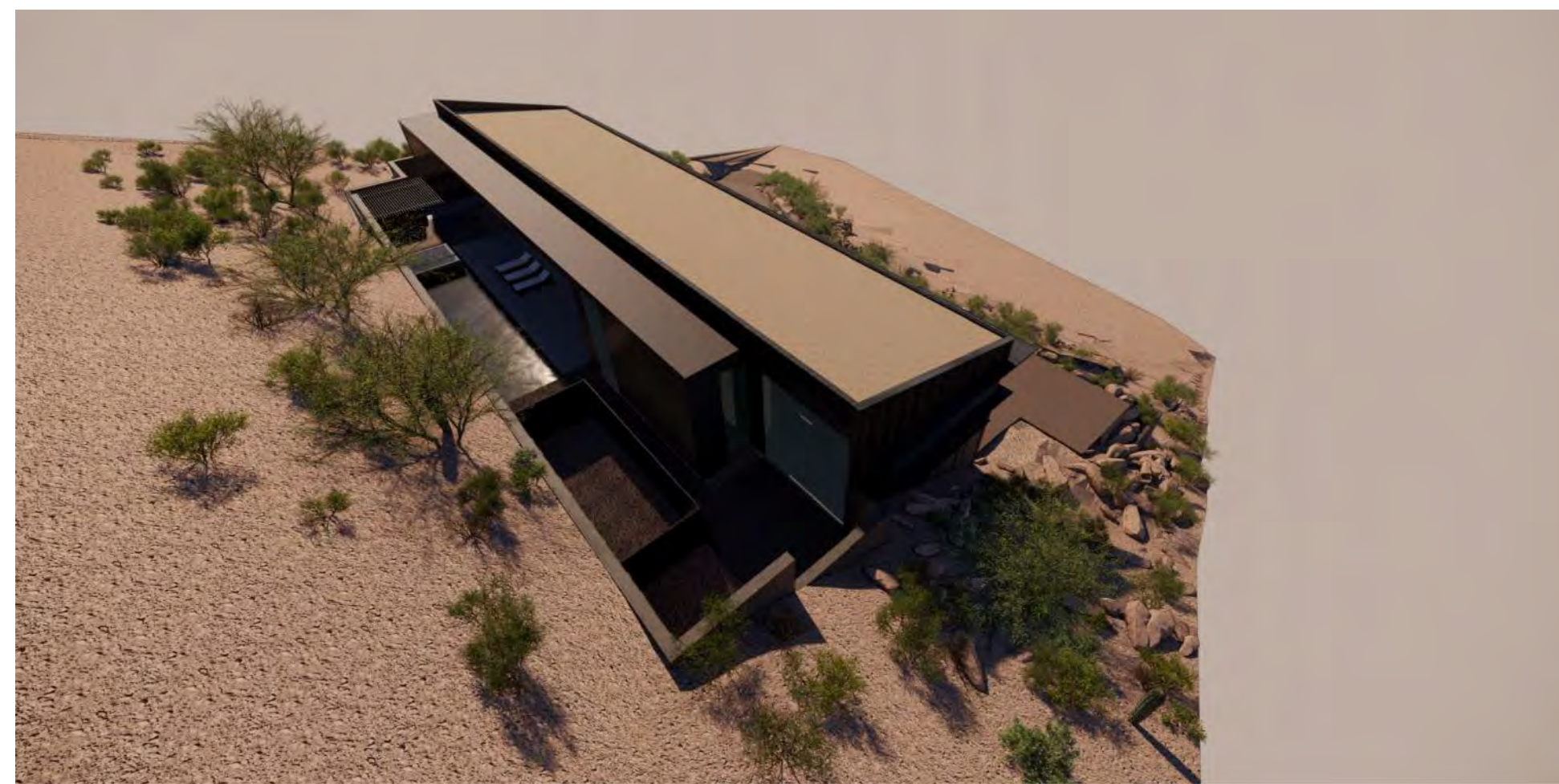
A | SITE KEY PLAN  
N.T.S.



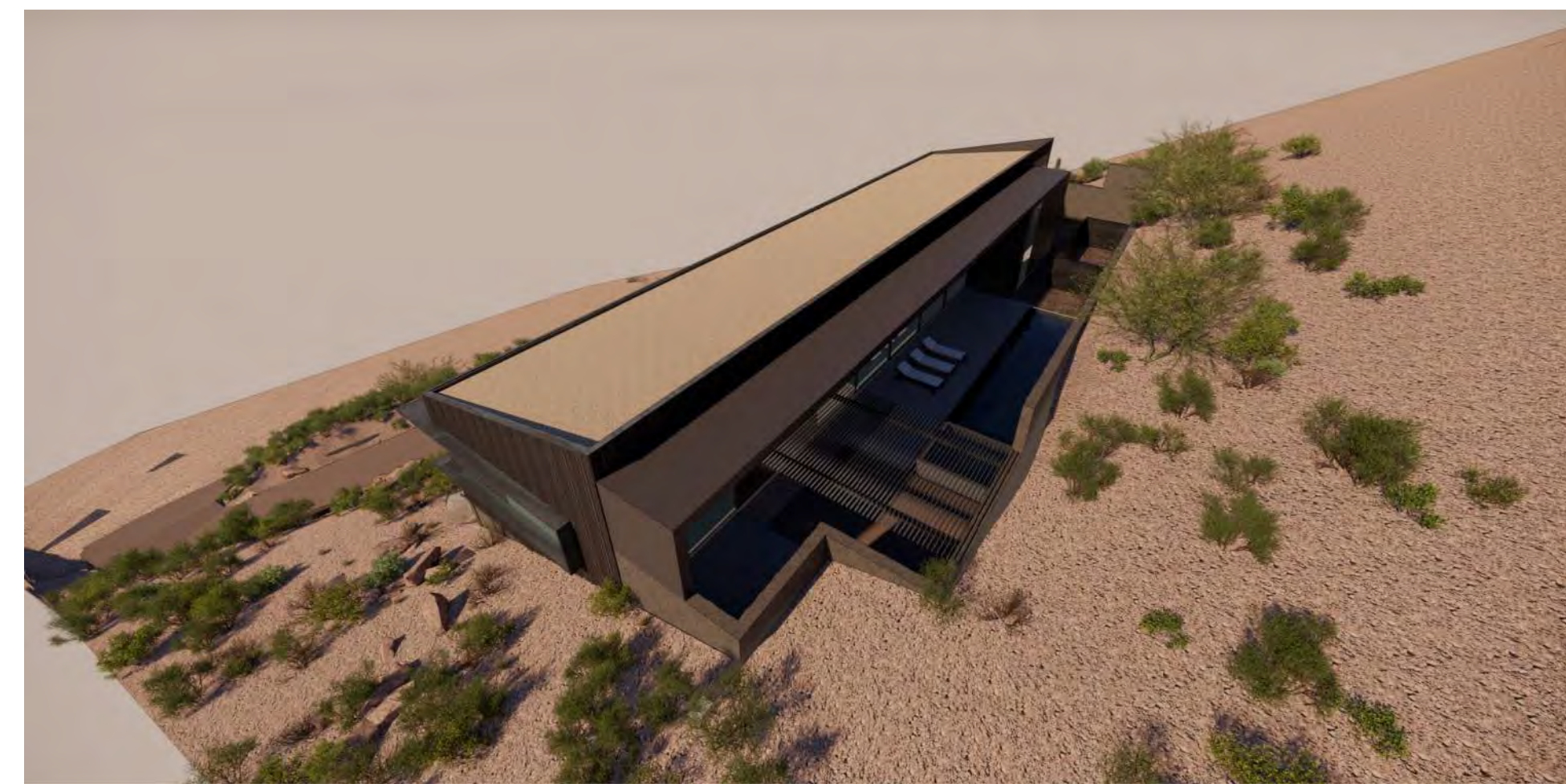
8 | VIEW 8  
N.T.S.



7 | VIEW 7  
N.T.S.



6 | VIEW 6  
N.T.S.



5 | VIEW 5  
N.T.S.



4 | VIEW 4  
N.T.S.



3 | VIEW 3  
N.T.S.



2 | VIEW 2  
N.T.S.



1 | VIEW 1  
N.T.S.

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VARIANCE

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PERSPECTIVES

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G102

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**DRAWING KEY**

- PROPOSED DISTURBED AREA
- INDICATES PATH OF WATER FLOW (DRAINAGE)

**SITE DATA**

PROJECT DESCRIPTION	NEW TWO STORY SINGLE FAMILY RESIDENCE. THE SCOPE OF WORK SHALL ALSO INCLUDE FULL SITE WORK AND APPURTENANCES, INCLUDING A POOL AND LANDSCAPING.
PROJECT ADDRESS	7941 NORTH 55TH STREET PARADISE VALLEY, ARIZONA 85253
LEGAL DESCRIPTION	LOT 25, OF EL DORADO ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 174 OF MAPS, PAGE 26.
APN	169-06-076B
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	44,180 SF (1.014 ACRES±)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

**BUILDING AREA & FLOOR AREA RATIO**

BUILDING / SITE AREA	CONDITIONED:	
	LOWER LEVEL	2,340 SF
	MAIN LEVEL	3,885 SF
	TOTAL GROSS LIVABLE	6,025 SF
UNCONDITIONED:	GARAGE	1,422 SF
	TRELLIS:	300 SF (125 SF @ 50% OPEN)
	DECK	510 SF
	DRIVEWAY	3,730 SF
	POOL & SPA	490 SF
FLOOR AREA	UNDER ROOF	
	LOWER LEVEL	2,340 SF
	MAIN LEVEL	3,885 SF
	GARAGE	1,422 SF
	COURTYARD	2,615 SF
	COVERED DECK	510 SF
	TRELLIS	125 SF
	TOTAL FLOOR AREA	10,697 SF
FLOOR AREA RATIO		24.2%
		(TOTAL FLOOR AREA / AREA OF LOT) (25% (11,045 SF) ALLOWED F.A.R.)

**FINISH FLOOR ELEVATIONS**

LOWER LEVEL F.F. = (+0'-0") 1544'  
MAIN LEVEL F.F. = (+1'-3") 1555.25'

**DISTURBANCE**

BUILDING PAD SLOPE	44.4% (54'-0" VERT. / 121'-6" HORIZ.)
ALLOWABLE DISTURBED AREA	4,241 SF (44,180 SF x 9.6%)
DRIVEWAY/ AUTO COURT REDUCTION	0 SF (3,730 SF x 0%) EXCEEDS 18" FROM NATURAL GRADE
BUILDING FOOTPRINT	3,762 SF
EXISTING DISTURBED AREA	2,200 SF (EXISTING ROAD CUT)
<b>PROPOSED DISTURBED AREA</b>	
GROSS AREA	20,950 SF
EXISTING DISTURBED AREA	2,200 SF (EXISTING ROAD CUT)
BUILDING FOOTPRINT	- 3,762 SF
DRIVEWAY REDUCTION	- 0 SF
RESTORATION	-1,000 SF
<b>NET DISTURBANCE</b>	<b>18,388 SF</b>
<b>% OF LOT DISTURBED</b>	<b>41.6 %</b>

**DISTURBANCE VARIANCE REQUIRED**

\*NOTE: HATCHED AREAS THAT ARE MARKED FOR RESTORATION SHALL RESTORE NATURAL GRADE AND NATIVE VEGETATION.

**GENERAL NOTE**

THE SITE WITH IN THE PROPOSED DISTURBANCE NOT LABELED AS RESTORED WILL BE RE-VEGETATED, TO MATCH THE SURROUND HILLSIDE, BACK TO THE HOUSE. NO CREDIT TO REDUCE THE DISTURBANCE CAN BE GIVEN SINCE THE NATURAL GRADE CAN NOT BE RESTORED.

**BOARD OF ADJUSTMENT**

CASE NO. BA-00-00

8'-0" MAX HEIGHT STUCCO CLAD SITE RETAINING WALLS, VARIED THICKNESS TO CREATE TEXTURE AND SHADOW. COLOR TO MATCH SURROUNDING ROCKS

LANDSCAPE (TBD) TO SCREEN RETAINING WALL. MIN. (4) SMALL DIAMETER TREES THAT WILL UTILIZE CUT FOR RETAINING WALL AND BOULDERS AS REQUIRED TO HELP STABILIZE THE TREES.

NATURAL BOULDERS ZONE W/ PLANTING

REQUIRED ONSITE RETENTION WILL BE ACHIEVED WITH UNDERGROUND DETENTION SYSTEM BELOW DRIVEWAY TO ELIMINATE ADDITIONAL VISIBLE DISTURBANCE ON SITE. WATER TO BE COLLECTED AND PIPED TO DETENTION SYSTEM

WINDOW BUCKET OVERHANG

HATCHED AREA INDICATES EXISTING DISTURBANCE FROM THE ROAD CUT ±2,200 SF

GALVANIZED STEEL TRELLIS

ROCK CUT / BOULDER WALLS TO ESTABLISH DRIVEWAY

TRENCH DRAIN TO CAPTURE RUN OFF FROM DRIVEWAY. PIPE UNDERGROUND AND WATER TO BLEED OFF INTO LANDSCAPE

R=18.85' L=30.81' (MEAS)  
R=20.00' L=31.42' (REC)

L=149.94' (MEAS)  
L=149.26' (REC)

R=231.74'  
R=231.74' (REC)

25'-0" R.O.W.

40'-0" FRONT SETBACK

18'-0"

14'-0"

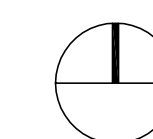
PROPOSED REVEGETATION AREA ±1,000 SF

SLOPE 44.4%  
54'-0" (V) / 121'-6" (H)

N89°49'55"E 240.86' (MEAS)  
N89°59'14"E 239.09' (REC)

N89°52'10"E 264.61' (MEAS)  
N89°50'14"E 264.33' (REC)

14'-0" MAX HEIGHT STONE CLAD SITE RETAINING WALLS, WALLS DEFINE A COURTYARD (WHICH IS INCLUDED IN F.A.R.) AND WILL NOT REQUIRE VARIANCES



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**VARIANCE**

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**SITE PLAN**

02.17.23

**A100**

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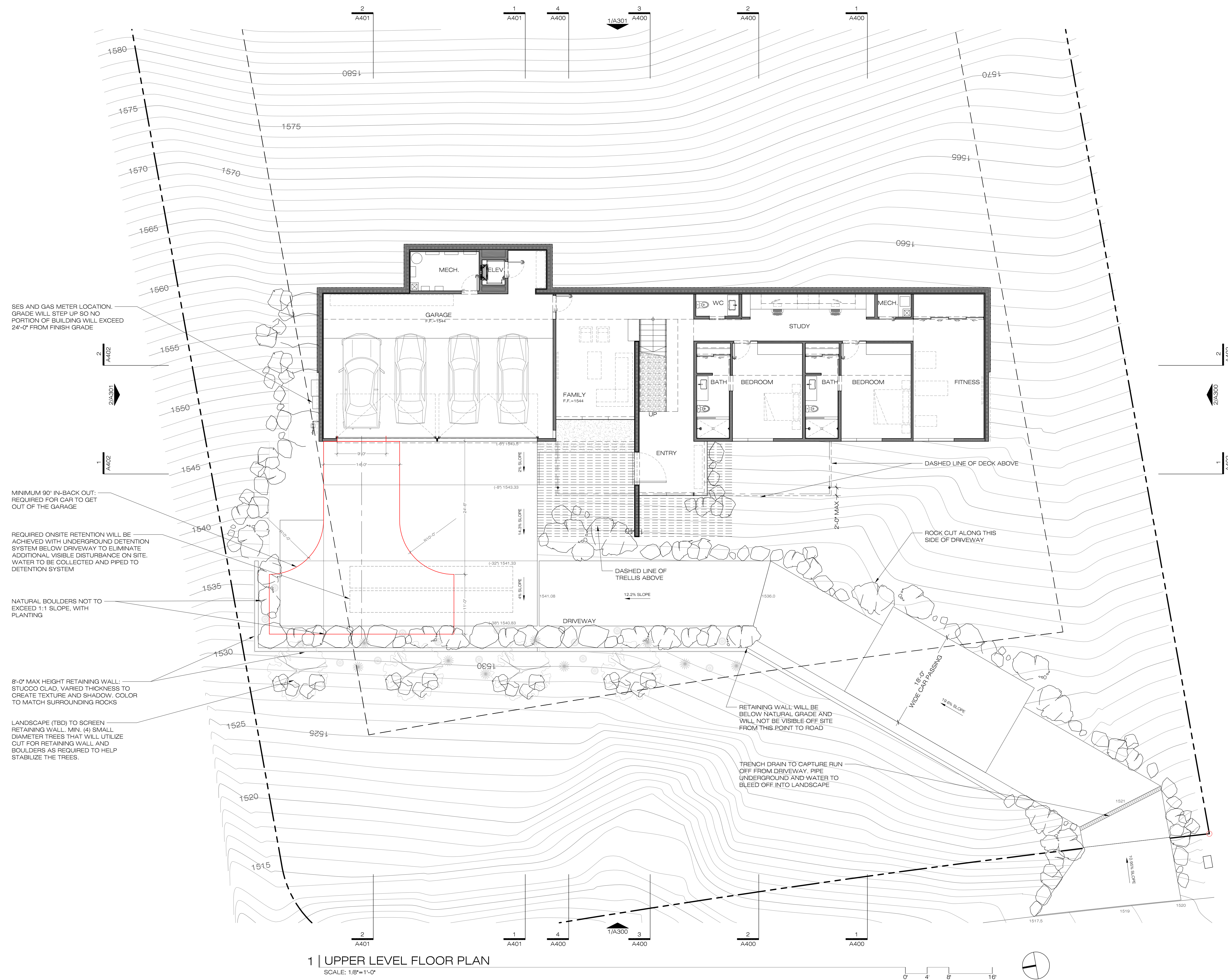
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**VARIANCE**

**URproject 20**  
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**LOWER LEVEL FLOOR PLAN**

**A200**

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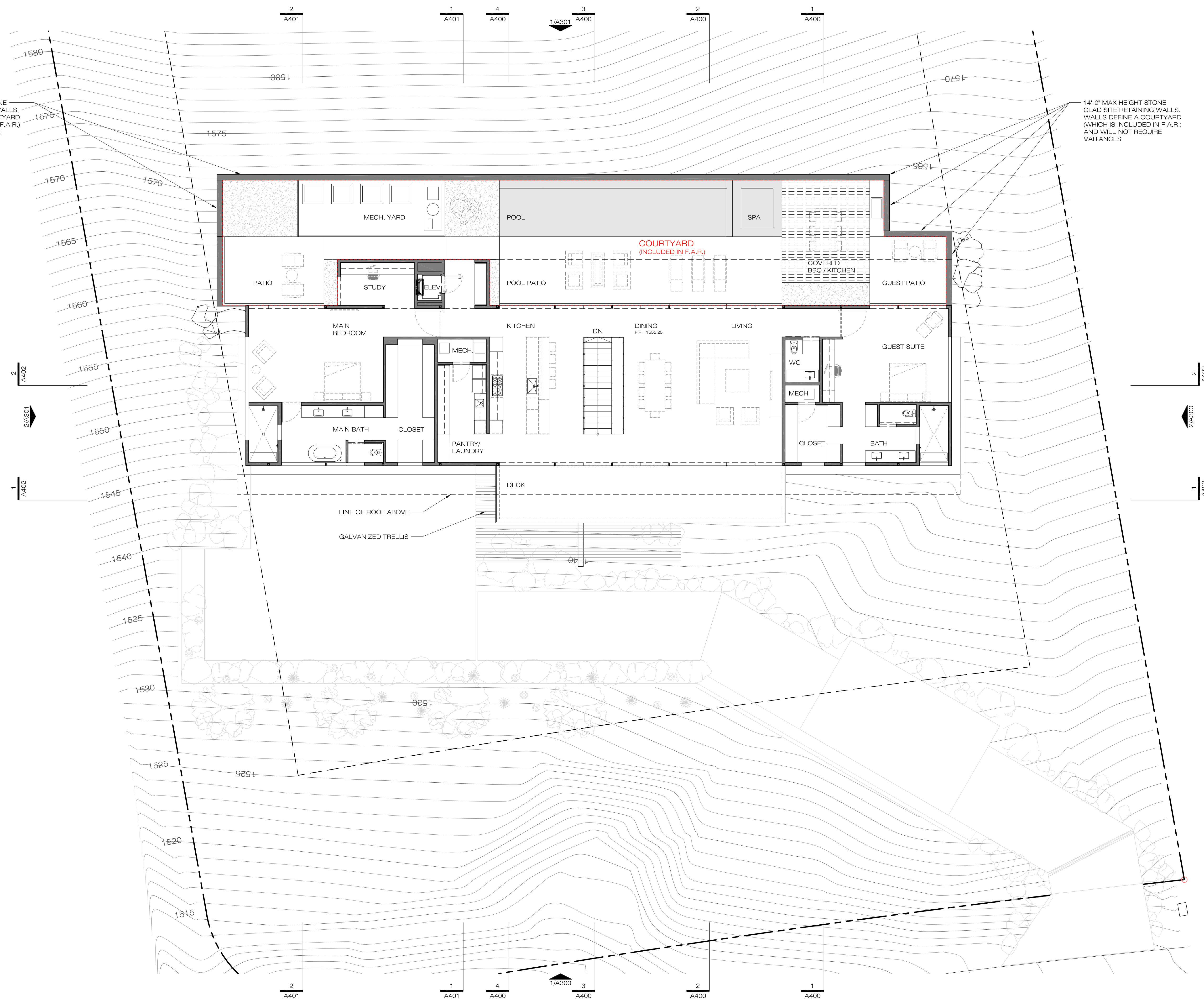


1 | UPPER LEVEL FLOOR PLAN  
 SCALE: 1/8"=1'-0"

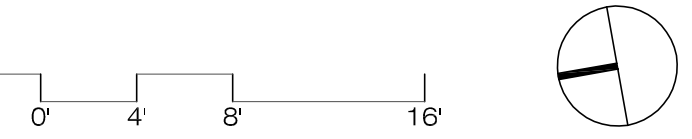


14'-0" MAX HEIGHT STONE CLAD SITE RETAINING WALLS. WALLS DEFINE A COURTYARD (WHICH IS INCLUDED IN F.A.R.) AND WILL NOT REQUIRE VARIANCES

14'-0" MAX HEIGHT STONE CLAD SITE RETAINING WALLS. WALLS DEFINE A COURTYARD (WHICH IS INCLUDED IN F.A.R.) AND WILL NOT REQUIRE VARIANCES



1 | UPPER LEVEL FLOOR PLAN  
SCALE: 1/8"=1'-0"



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**VARIANCE**

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**MAIN LEVEL FLOOR PLAN**

**A201**

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168-75-031      168-75-032      168-75-033

LOT 29  
168-75-031      LOT 30  
168-75-032      LOT 31  
168-75-033

OSP  
168-76-001B

E Desert Jewel Dr      EAST DESERT JEWEL DRIVE

LOT 17  
169-06-068      169-06-068

LOT 18  
169-06-069      169-06-069

LOT 19  
169-06-070      169-06-070

NORTH 55TH STREET

N 55TH ST

LOT 25  
169-06-076B

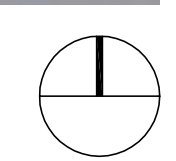
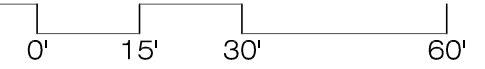
OSP  
166-06-004E

LOT 1  
169-06-101

169-06-101

EL BORRINO  
ESTATES I  
MCCRELLIN

1 | AERIAL CONTEXT SITE PLAN  
SCALE: 1"=30'



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# VARIANCE

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# AERIAL CONTEXT PLAN

02.17.23

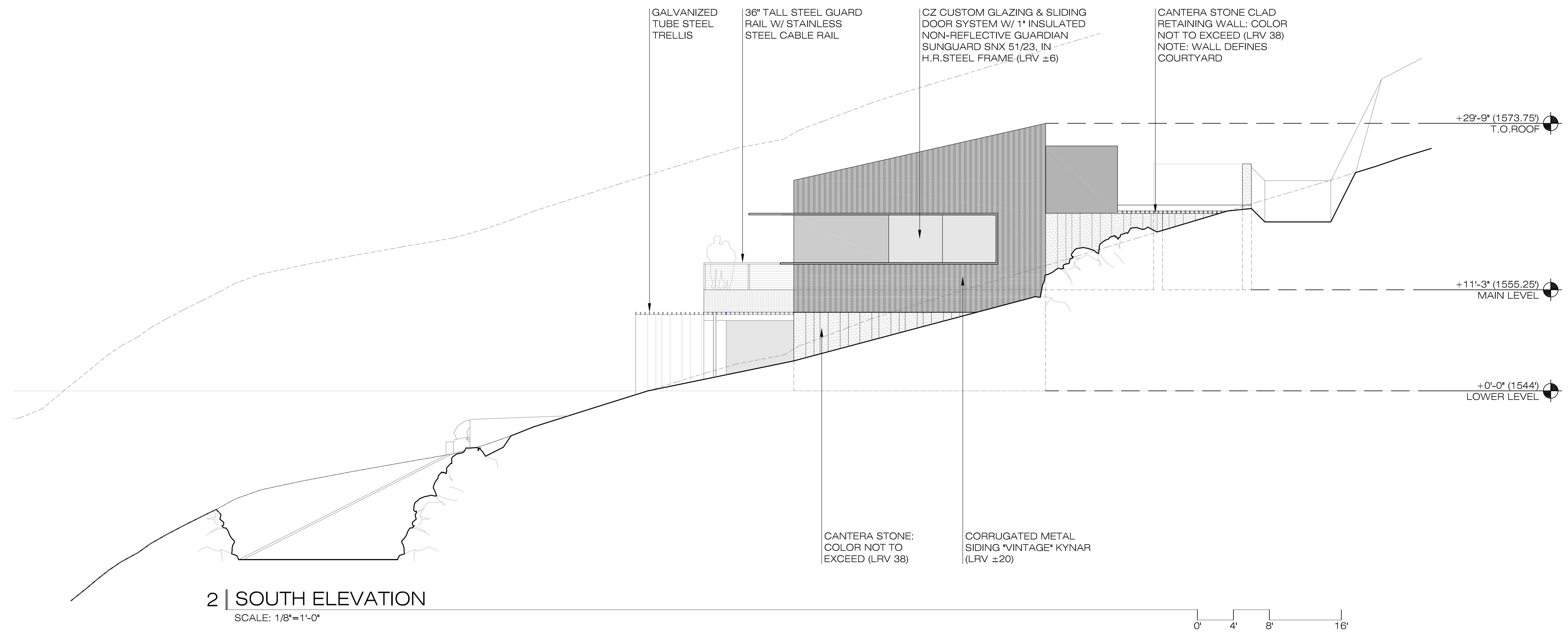
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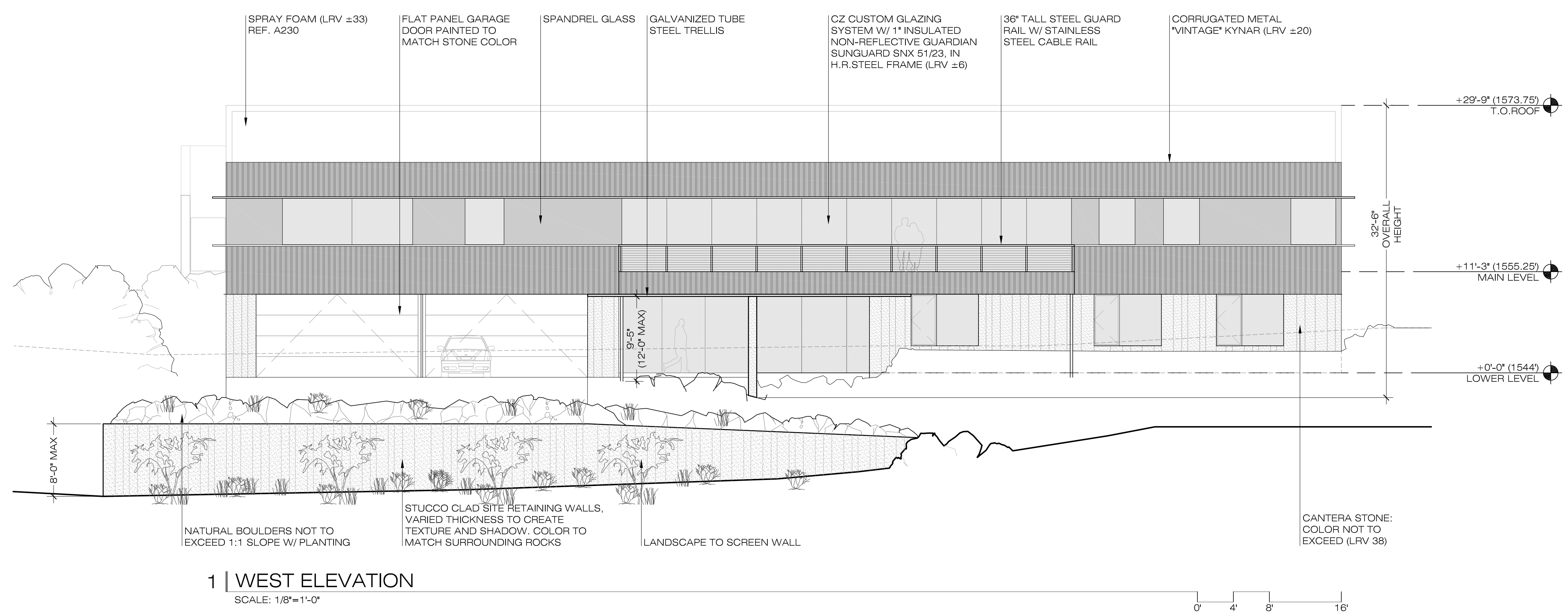
**GENERAL NOTES**  
 1. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 24'-0" FROM NATURAL GRADE & FINISH GRADE.

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**VARIANCE**



**2 | SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**1 | WEST ELEVATION**  
 SCALE: 1/8"=1'-0"

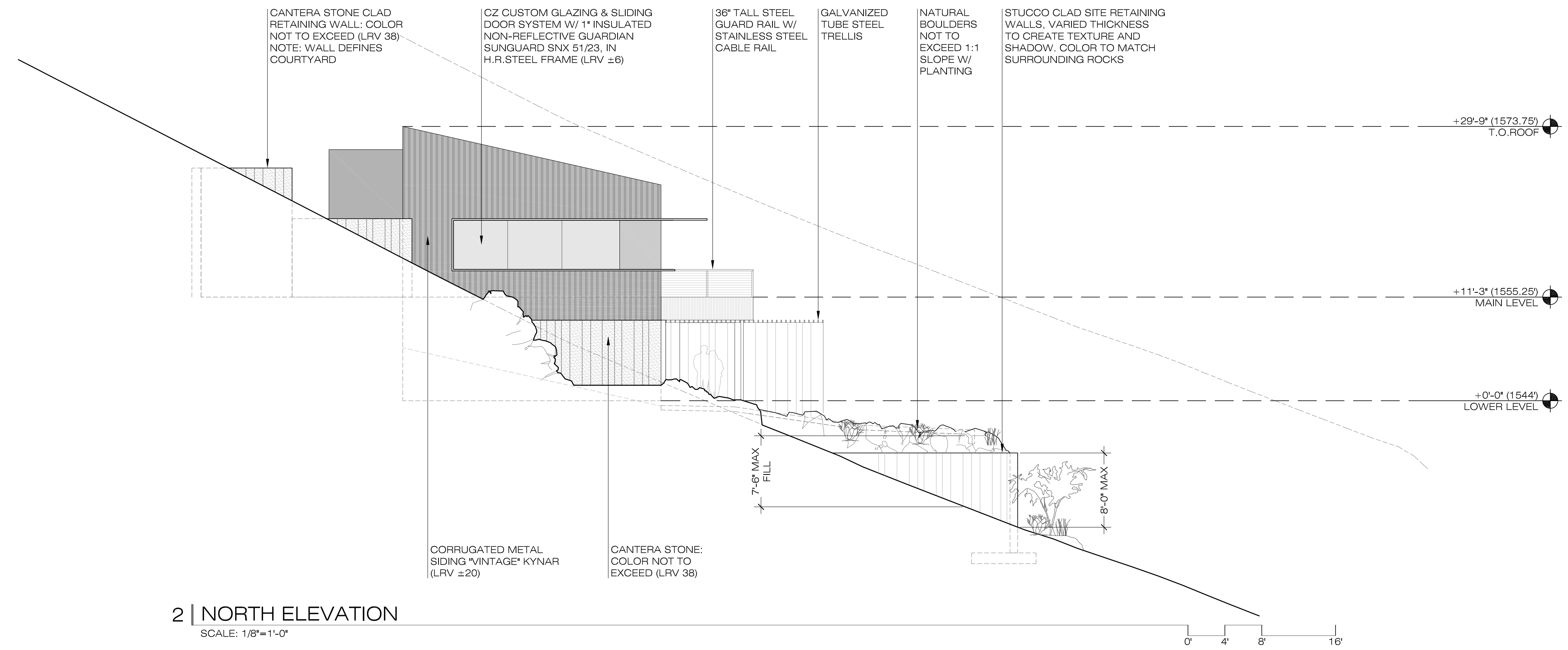
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**WEST & SOUTH ELEVATIONS**  
 02.17.23  
**A300**

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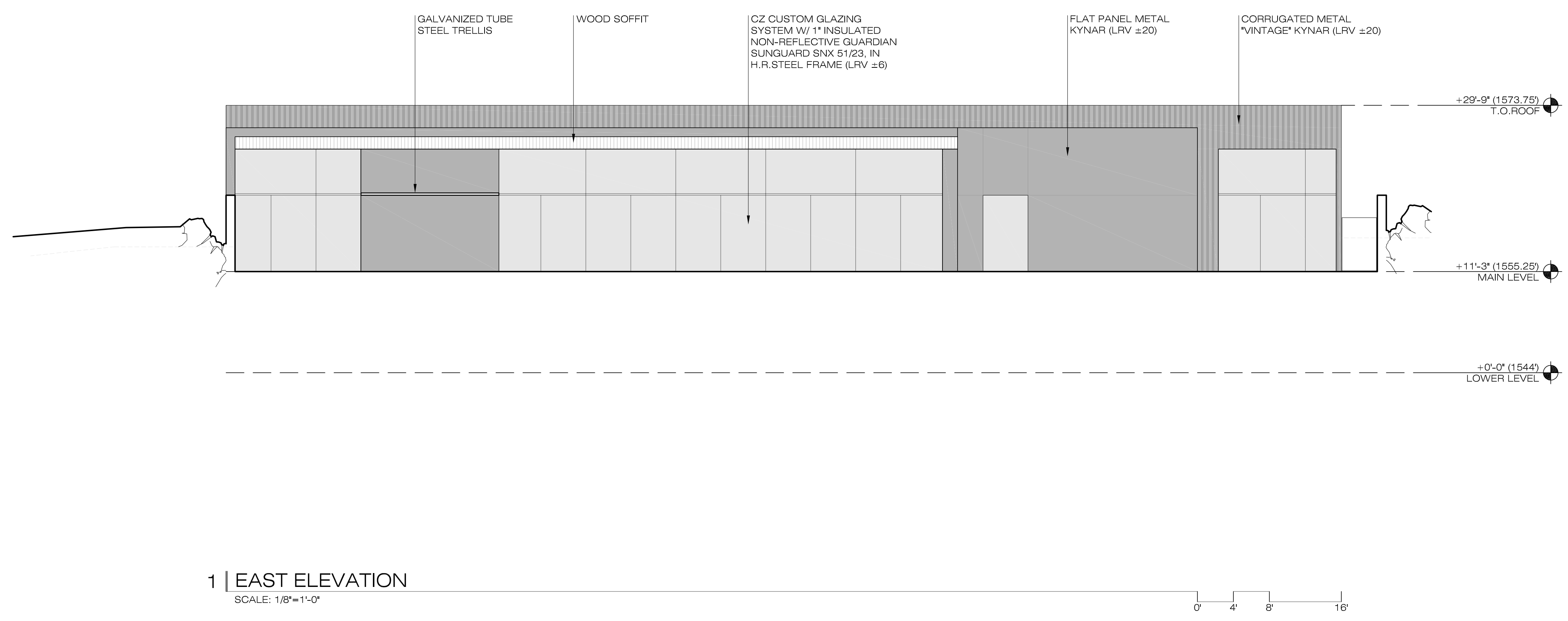


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2 | NORTH ELEVATION  
 SCALE: 1/8"=1'-0"



1 | EAST ELEVATION  
 SCALE: 1/8"=1'-0"

VARIANCE

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EAST & NORTH ELEVATIONS  
 02.17.23

A301

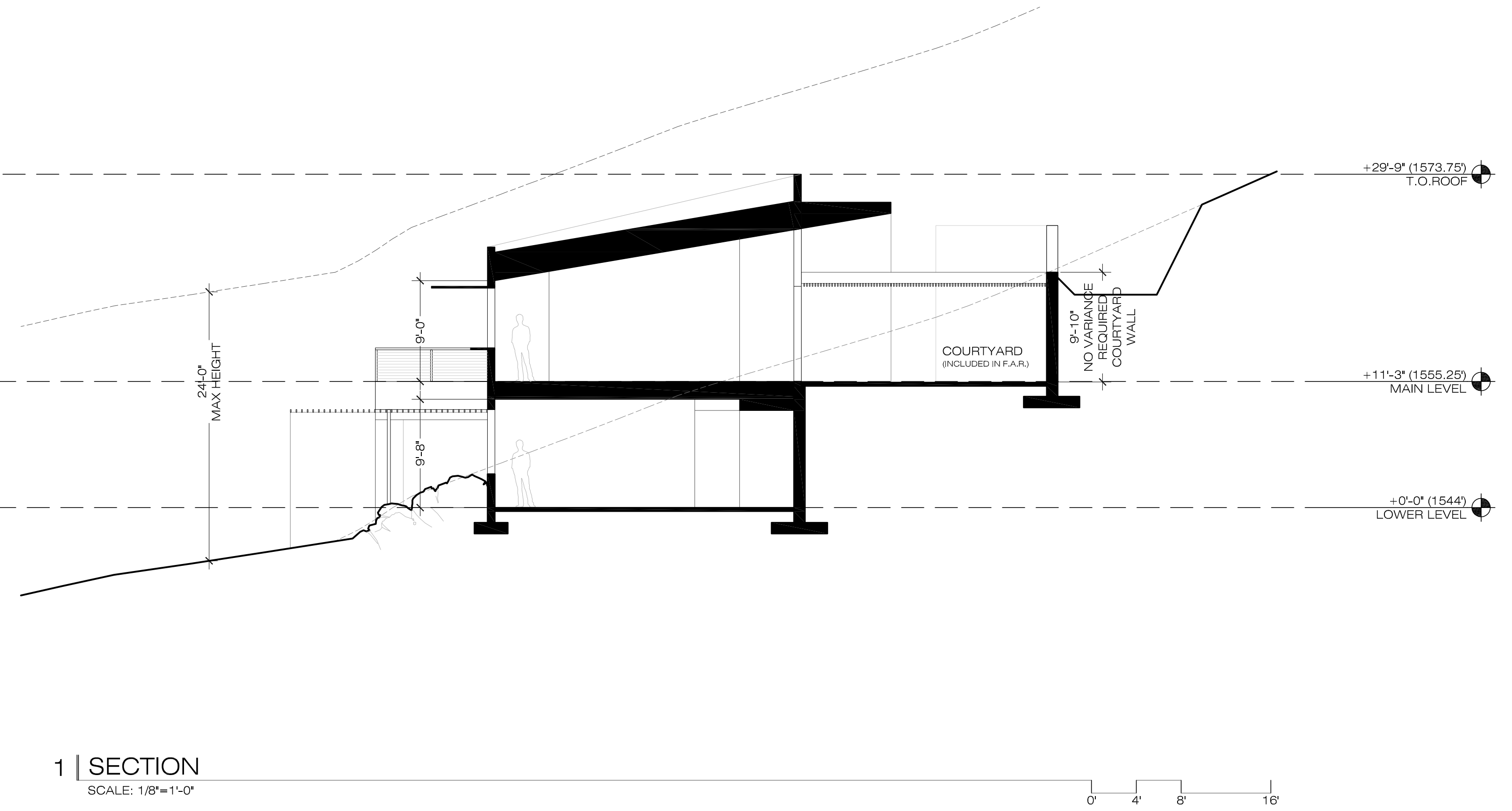
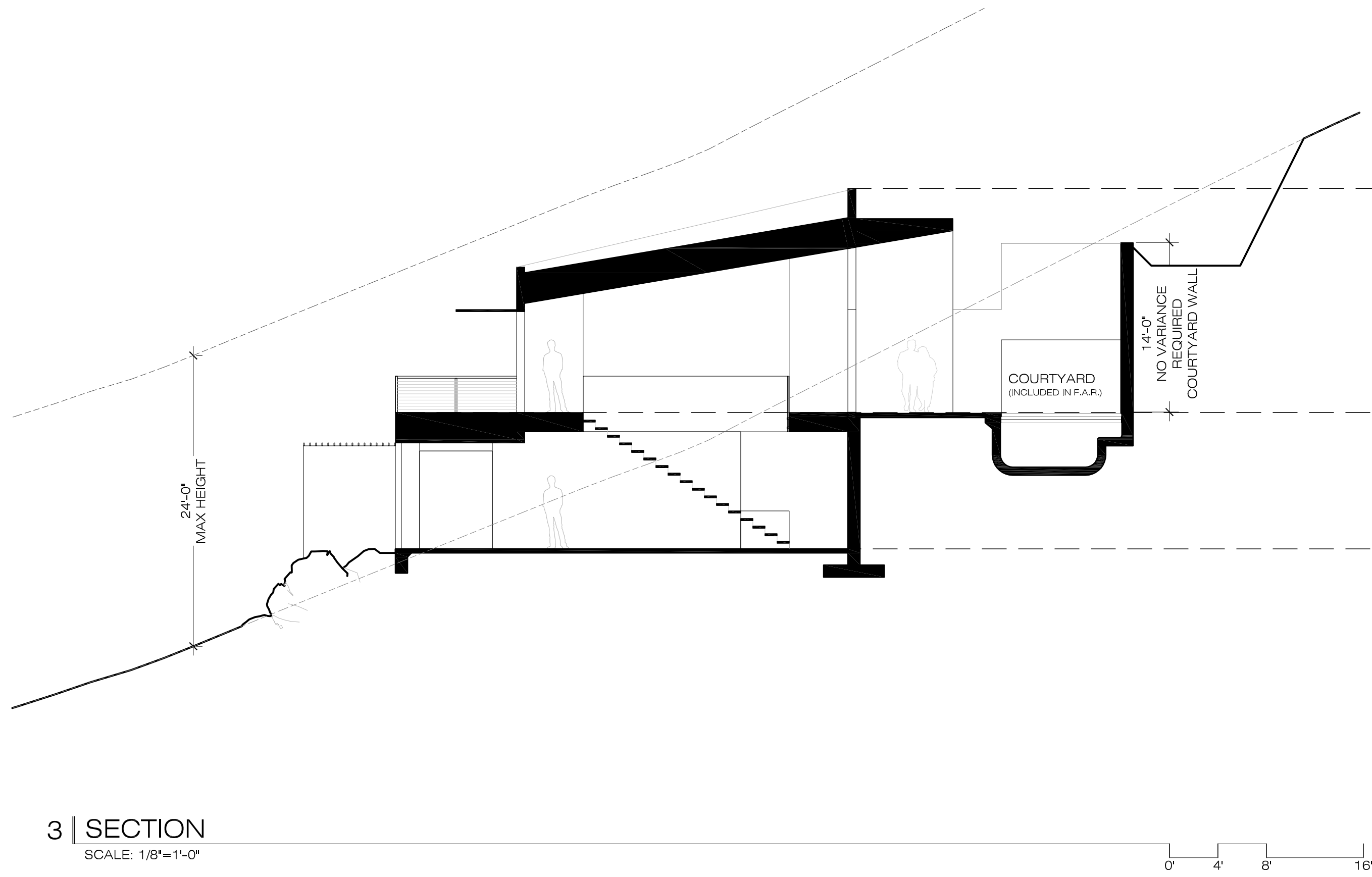
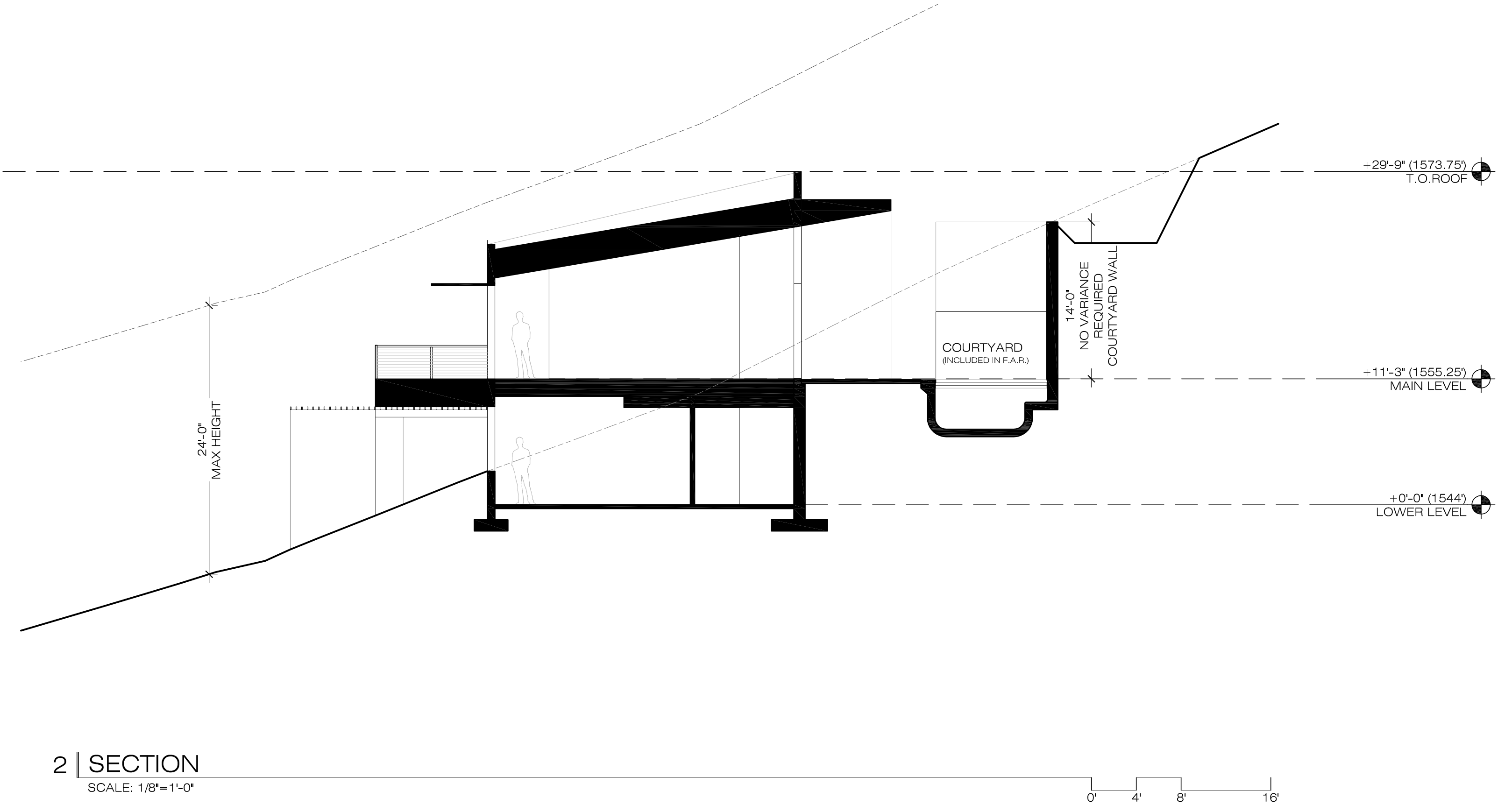
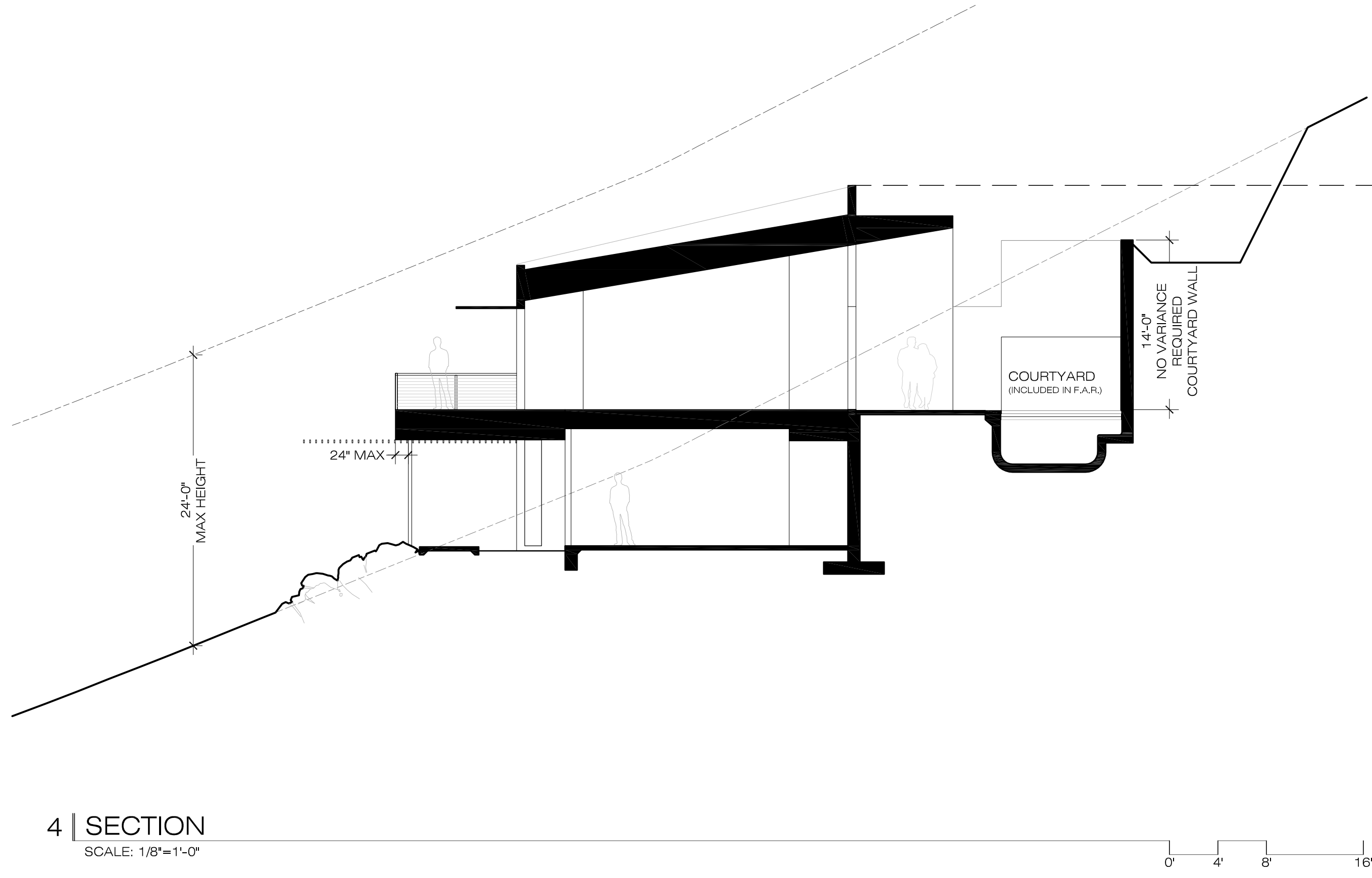
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2. OVERALL HEIGHT OF BUILDING SHALL NOT EXCEED 40'-0".
3. THE MAXIMUM HEIGHT OF ALL RETAINING WALLS SHALL BE 8'-0".
4. ALL HOUSE RETAINING WALLS BELOW GRADE SHALL BE FULLY WATERPROOFED FROM TOP OF FOOTING TO THE FINISHED GRADE ON THE RETAINING (NON-VISIBLE SIDE) WITH 'BITUTHENE 4000 WATERPROOFING WITH DOW 1/4" HPU FAN BOARD PROTECTION' OR APPROVED EQUAL PER MANUFACTURER'S RECOMMENDED INSTALLATION.
5. ALL SITE RETAINING WALLS VISIBLE FROM ONE SIDE, SHALL BE FULLY DAMP PROOFED FROM TOP OF FOOTING TO THE FINISHED GRADE ON THE RETAINING (NON-VISIBLE SIDE) WITH 'HENRY SEALER AND DAMP PROOFER' OR APPROVED EQUAL PER MANUFACTURER'S RECOMMENDED INSTALLATION.

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**VARIANCE**



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**SECTIONS**

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**A400**

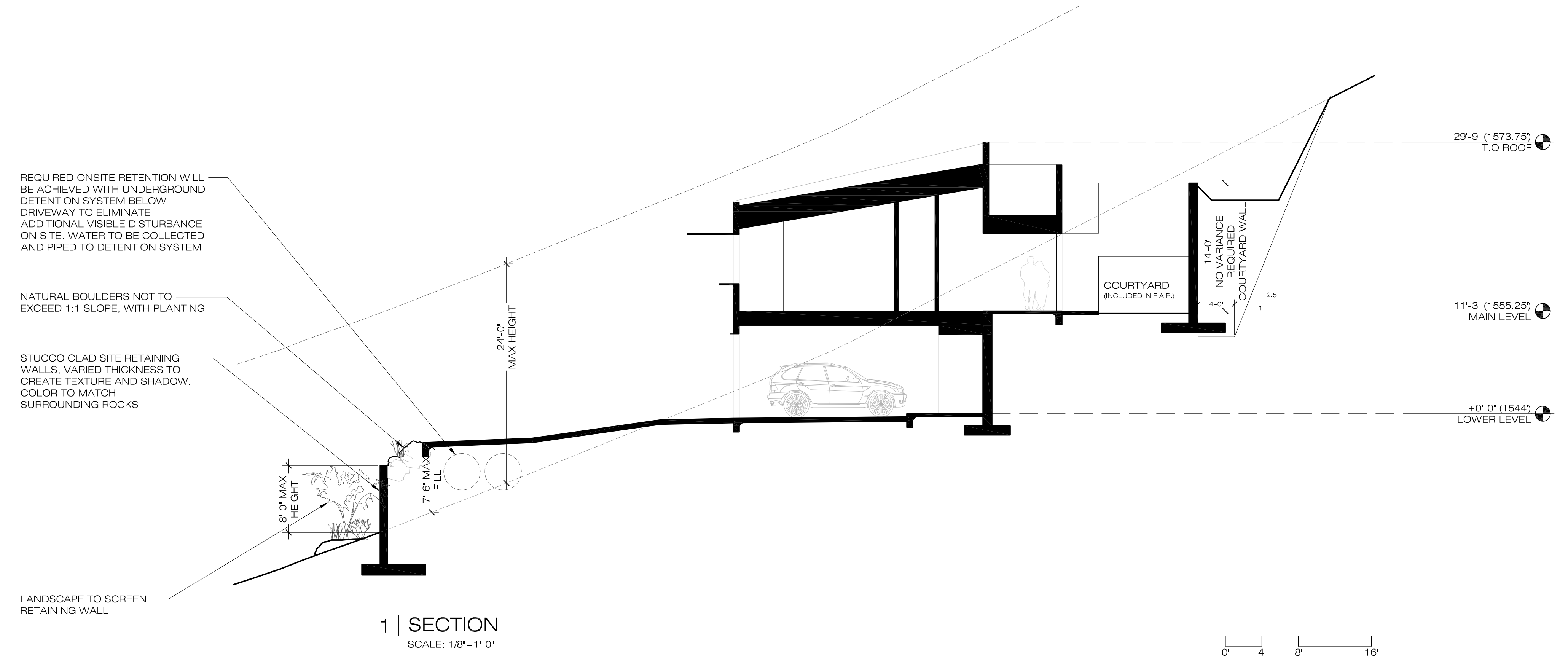
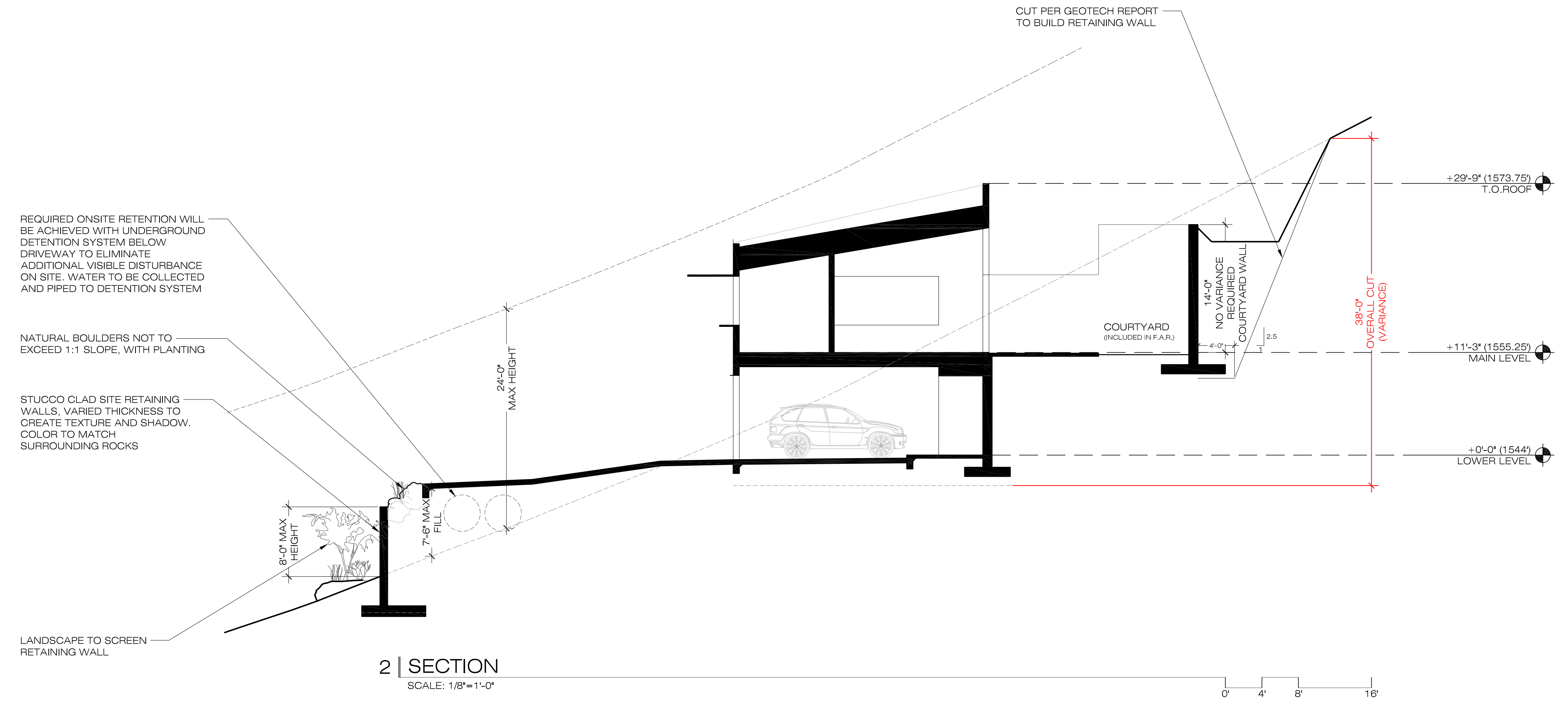
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**VARIANCE**



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**SECTIONS**

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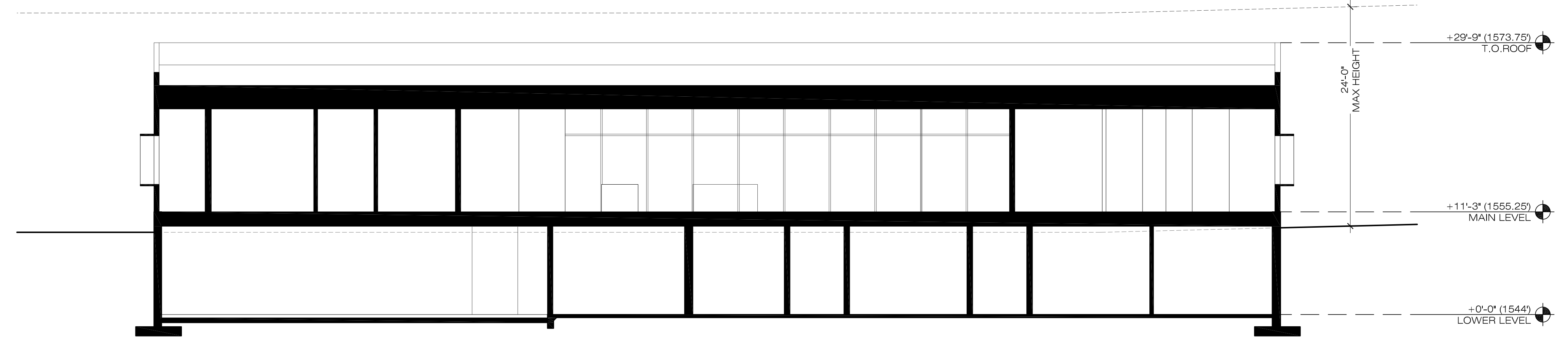
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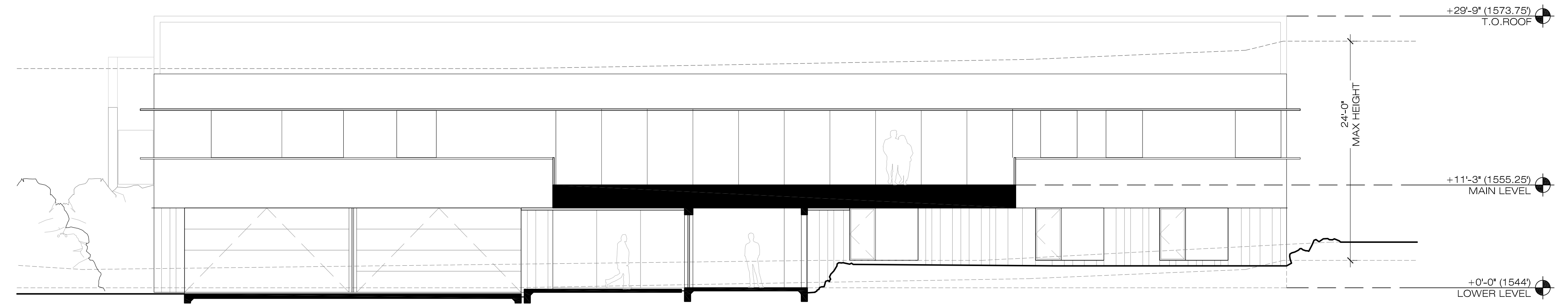
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2 | SECTION  
 SCALE: 1/8"=1'-0"



1 | SECTION  
 SCALE: 1/8"=1'-0"



**VARIANCE**

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**SECTIONS**

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