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the construction zone
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**HILLSIDE
 CONCEPTUAL REVIEW**

la place du sommet

7480 north 58th place, paradise valley, arizona 85253

RENDERED ELEVATION

01.16.18

G100

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SITE DATA

| | |
|---------------------|--|
| PROJECT DESCRIPTION | NEW TWO STORY SINGLE FAMILY RESIDENCE. THE SCOPE OF WORK SHALL ALSO INCLUDE FULL SITE WORK AND APPURTENANCES, INCLUDING A SPA AND LANDSCAPING. |
| PROJECT ADDRESS | 7480 NORTH 58TH PLACE PARADISE VALLEY, ARIZONA 85253 |
| LEGAL DESCRIPTION | LOT 26, OF LA PLACE DU SOMMET, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED BOOK 250 OF MAPS, PAGE 44 |
| APN | 169-02-031 |
| ZONING | R-43 (HILLSIDE) |
| AREA OF LOT (NET) | 49,398.65 SF (1.13 ACRES±) |
| BUILDING SETBACKS | FRONT 40 FT REAR 40 FT SIDE 20 FT |

BUILDING AREA & FLOOR AREA RATIO

| | | |
|----------------------|---------------------|----------------------------------|
| BUILDING / SITE AREA | CONDITIONED: | |
| | MAIN LEVEL | 2,710 SF |
| | LOWER LEVEL | 1,695 SF |
| | TOTAL GROSS LIVABLE | 4,405 SF |
| | UNCONDITIONED: | |
| | GARAGE | 892 SF |
| | PATIO: | |
| | BACK PATIO | 234 SF |
| | MASTER PATIO | 102 SF |
| | TOTAL PATIOS | 336 SF |
| | DECK: | |
| | FRONT DECK | 450 SF |
| | FRONT ENTRY | 100 SF |
| | STAIR: | |
| | ENTRY STAIRS | 85 SF |
| | SPA: | |
| | MASTER SPA | 200 SF |
| FLOOR AREA | GROSS LIVABLE | 4,405 SF |
| | GARAGE | 892 SF |
| | DECK / STAIR | 635 SF |
| | OVERHANGS | 555 SF |
| | TOTAL FLOOR AREA | 6,487 SF (TOTAL FLOOR AREA) |
| FLOOR AREA RATIO | 13.1 % | (TOTAL FLOOR AREA / AREA OF LOT) |
| | | (25% ALLOWED F.A.R.) |

FINISH FLOOR ELEVATIONS

| |
|--------------------------|
| LOWER LEVEL F.F. = 1634' |
| UPPER LEVEL F.F. = 1645' |

DISTURBANCE

| | |
|---------------------------------|------------------------------------|
| BUILDING PAD SLOPE | 51% (31' VERT. / 61'-0" HORIZ.) |
| ALLOWABLE DISTURBED AREA | 4,396.48 SF (49,398.65 SF x 8.90%) |
| DRIVEWAY / AUTO COURT REDUCTION | 690.25 SF (2,761 x 25%) |
| BUILDING FOOTPRINT | 3,712 SF |
| PROPOSED DISTURBED AREA | GROSS AREA 11,575 SF |
| | BUILDING FOOTPRINT - 3,430 SF |
| | DRIVEWAY REDUCTION - 690.25 SF |
| | RESTORATION - 1,165 SF |
| | TOTAL NET DISTURBANCE 6,290 SF |
| | % OF LOT DISTURBANCE 12.7 % |

HEIGHT ENCROACHMENT

| | |
|--|--|
| AREA OVER ALLOWED MAX HEIGHT OFF NATURAL GRADE | ROOF OVER LIVABLE 640 SF |
| | ROOF OVER DECK 430 SF |
| | TRELLIS OVER DECK (250 SF x 75% OPEN) 187 SF |
| | TOTAL AREA OF ENCROACHMENT 1,257 SF |

GENERAL NOTE

THE SITE WITH IN THE PROPOSED DISTURBANCE WILL BE RE-VEGETATED AND RESTORED, 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-17-03
APPROVED ON DECEMBER 6, 2017
- PERCENTAGE OF ALLOWABLE LAND DISTURBANCE: INCREASE THE PERCENTAGE OF ALLOWABLE LAND DISTURBANCE FROM 8.9% (4,396.48 SF) BASED ON PAD SLOPE OF 51%, TO 13.3% (6,564.75 SF) ALLOWABLE LAND DISTURBANCE.
 - BUILDING HEIGHT: ALLOW APPROXIMATELY 640 SF OF THE FRONT (SOUTH-EAST) PORTION OF THE LIVABLE SECTION OF THE RESIDENCE AND 430 SF OF THE FRONT (SOUTH-EAST) PORTION OF THE COVERED DECK TO EXTEND A MAXIMUM OF 6'-6" ABOVE THE 24' MAX HEIGHT ABOVE NATURAL GRADE; AND TO ALLOW APPROXIMATELY 250 SF OF THE FRONT (SOUTH-EAST) 75% OPEN TRELLIS TO EXTEND A MAXIMUM OF 7'-0" ABOVE THE 24' MAX HEIGHT ABOVE NATURAL GRADE.

1 | SITE PLAN
SCALE: 1/16" = 1'-0"

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HILLSIDE
CONCEPTUAL REVIEW

la place du sommet
7480 north 58th place, paradise valley, arizona 85253
SITE PLAN

A100

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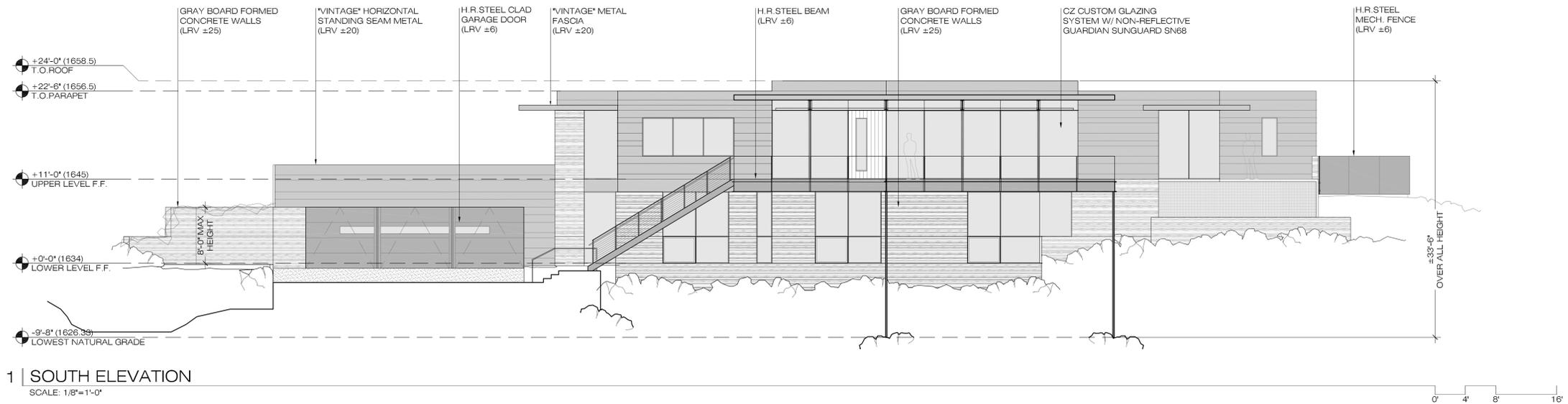
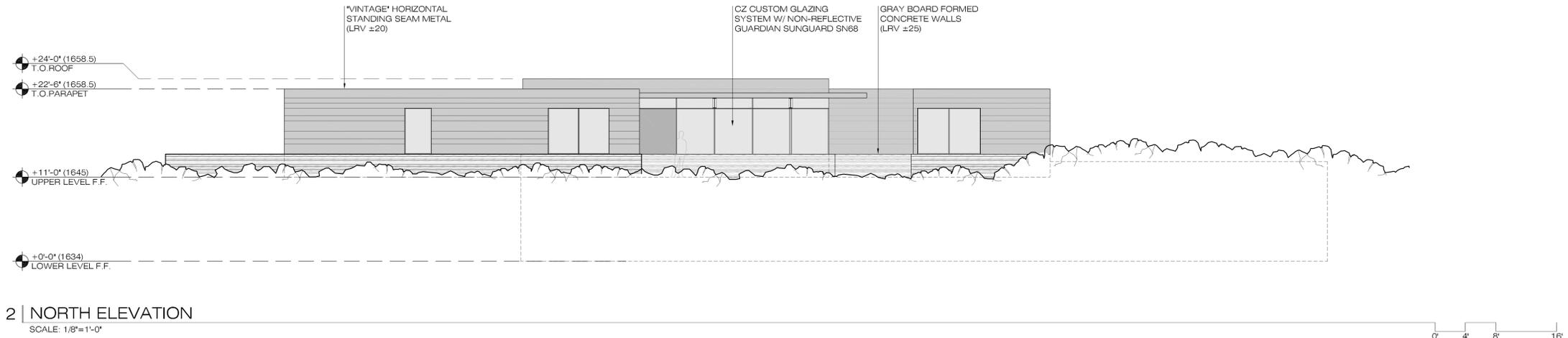
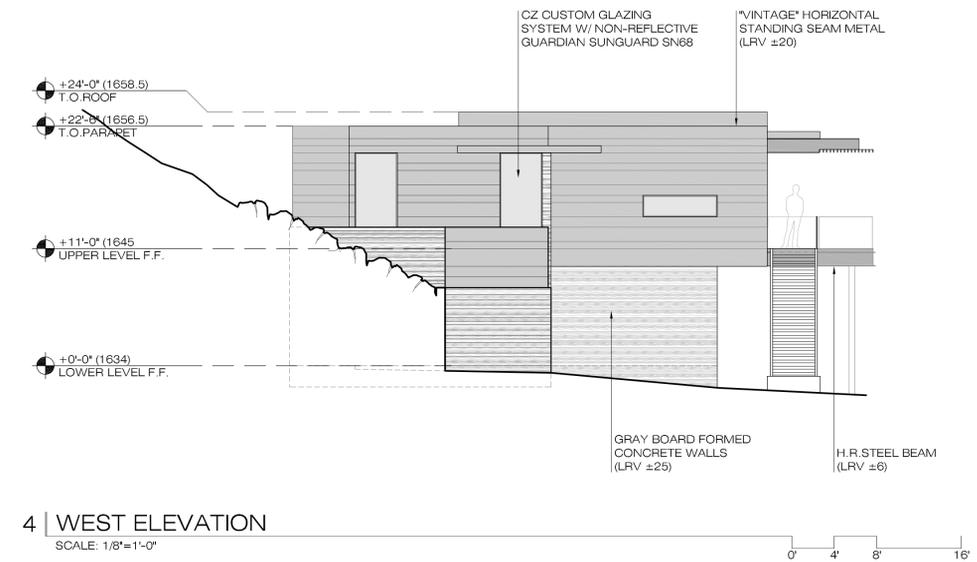
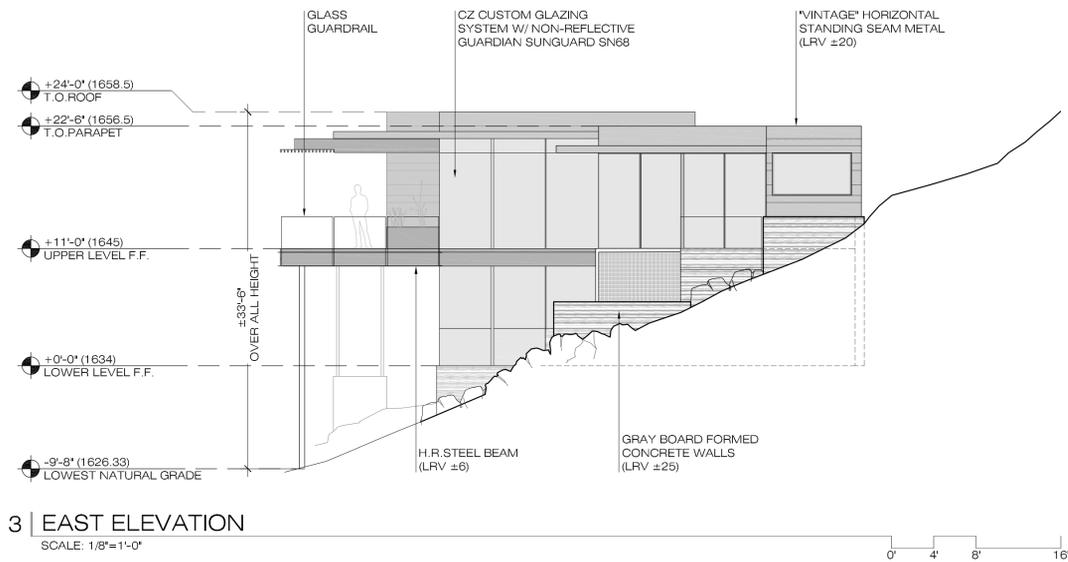
HILL SIDE
CONCEPTUAL REVIEW

la place du sommet
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AERIAL CONTEXT PLAN

A101



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HILLSIDE
CONCEPTUAL REVIEW

la place du sommet
7480 north 58th place, paradise valley, arizona 85253
ELEVATIONS
01.16.16

A300

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- GENERAL NOTES**
1. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 24'-0" FROM NATURAL GRADE.
 2. OVERALL HEIGHT OF BUILDING SHALL NOT EXCEED 40'-0".
 3. THE MAXIMUM HEIGHT OF ALL RETAINING WALLS SHALL BE 8'-0".

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HILLSIDE
 CONCEPTUAL REVIEW

la place du sommet

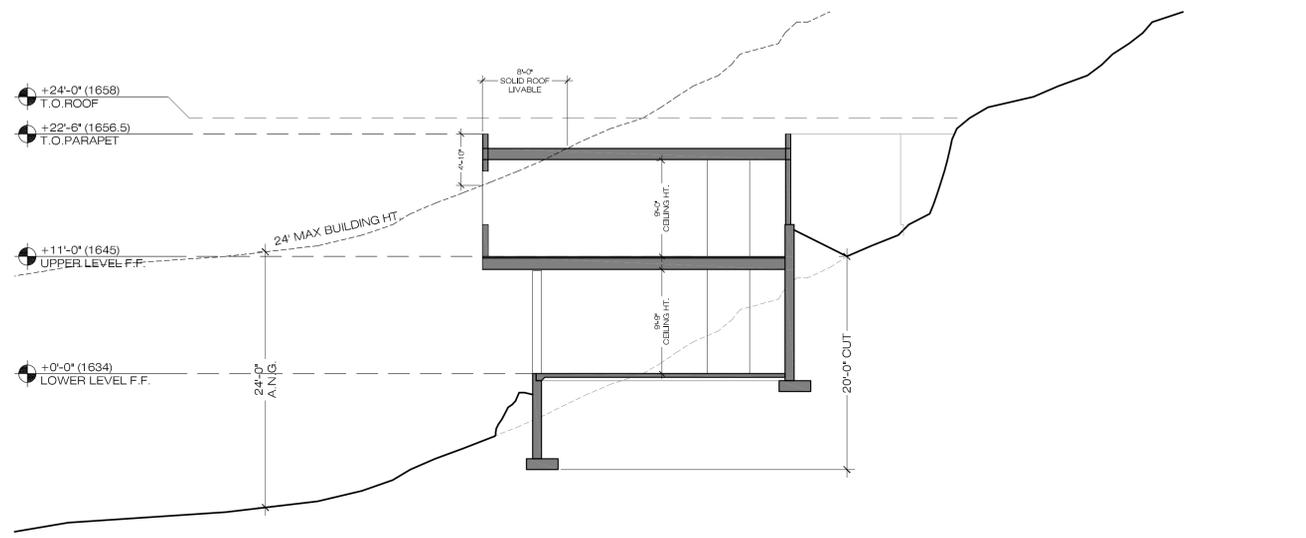
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SECTIONS

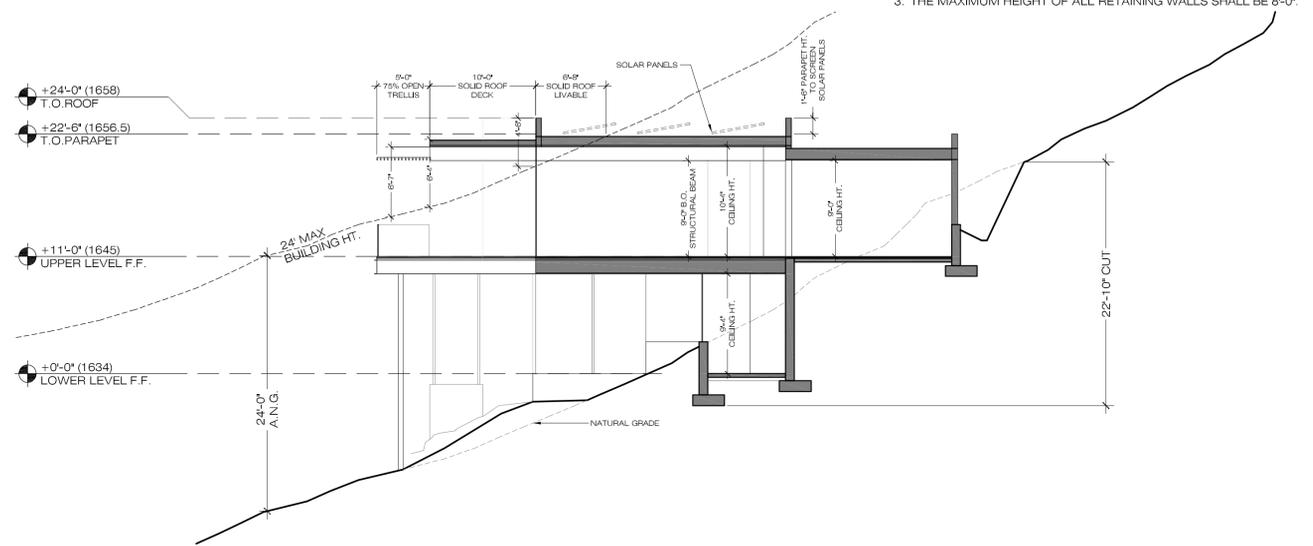
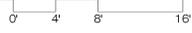
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A400

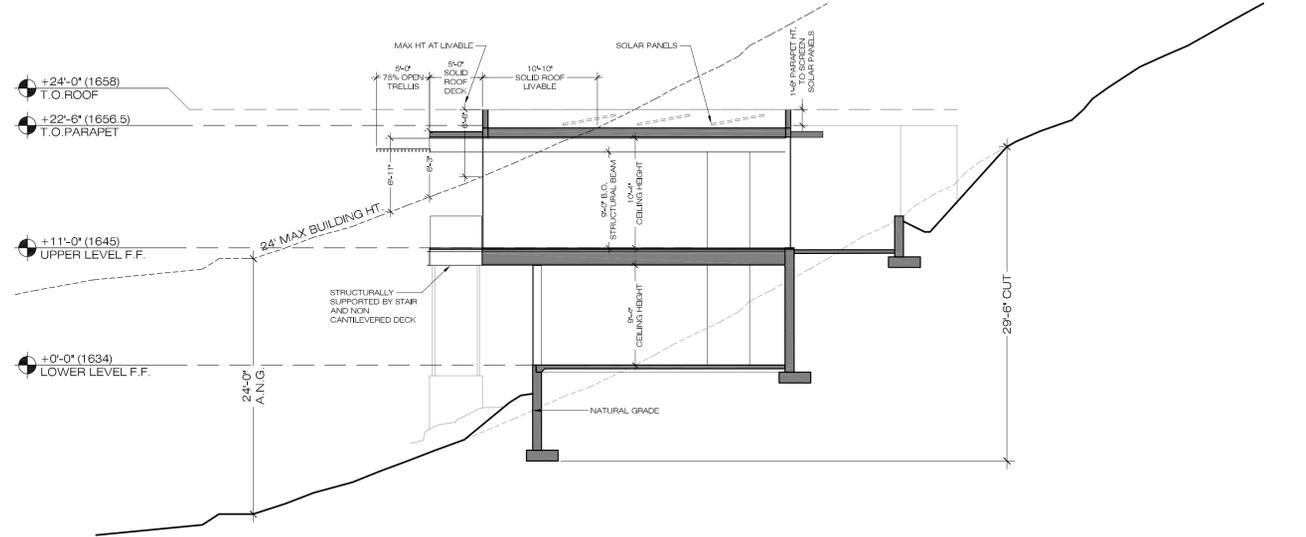
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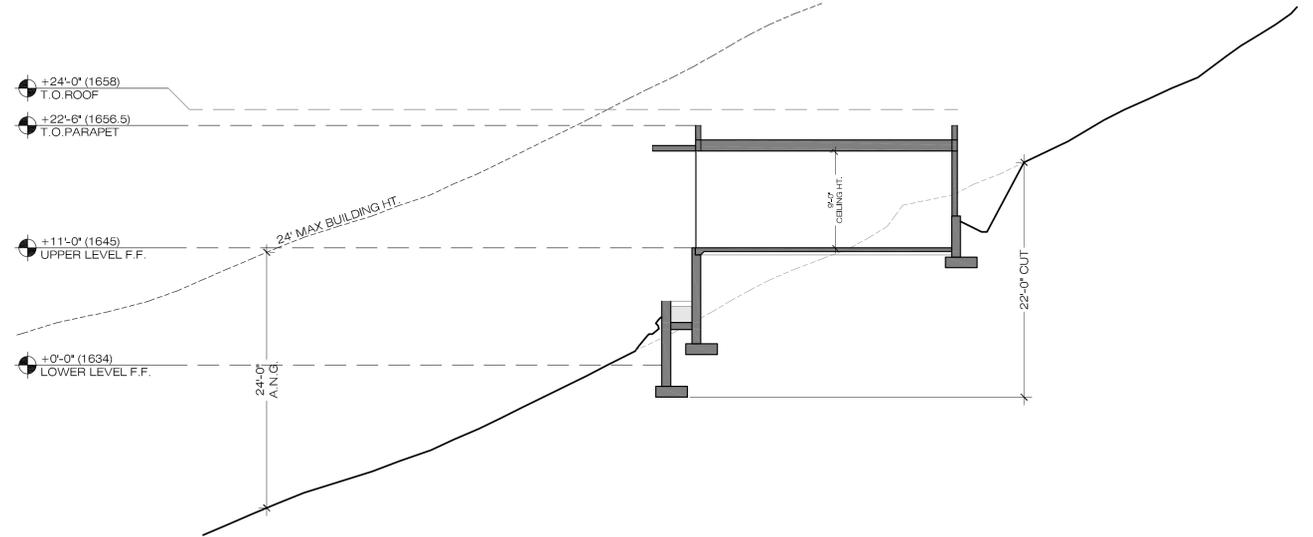
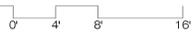
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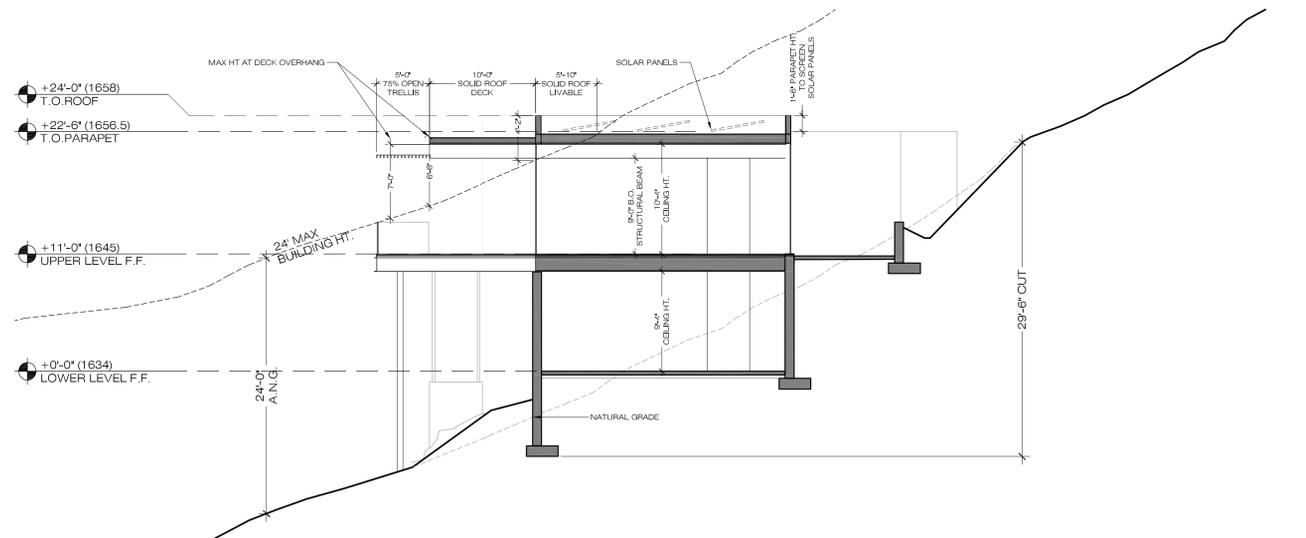
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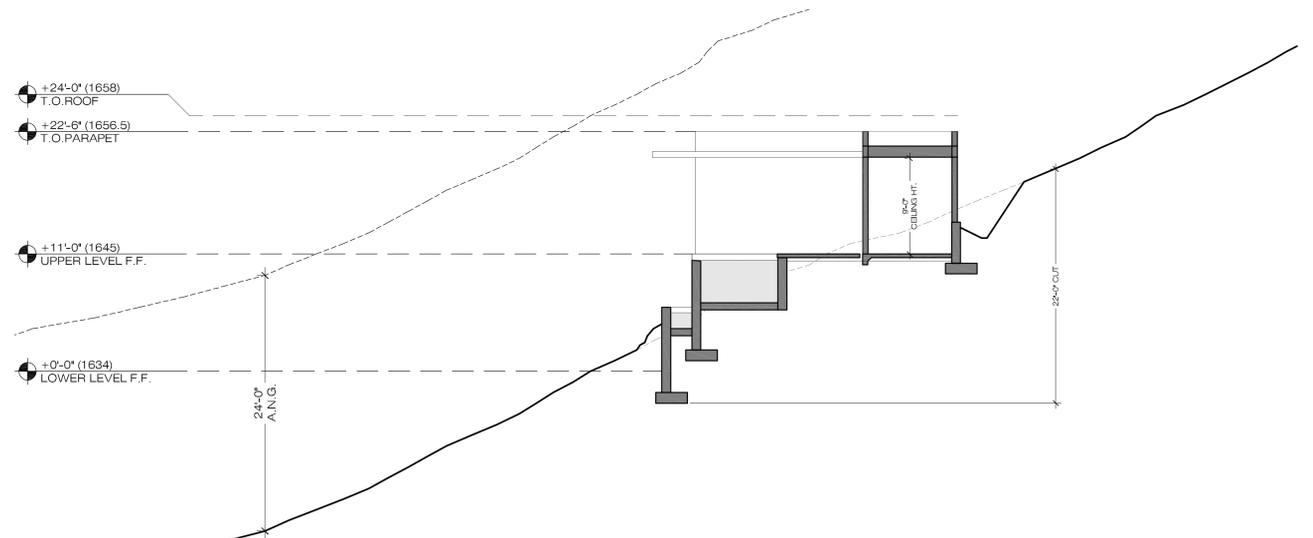
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2 | SECTION
 SCALE: 1/8"=1'-0"



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

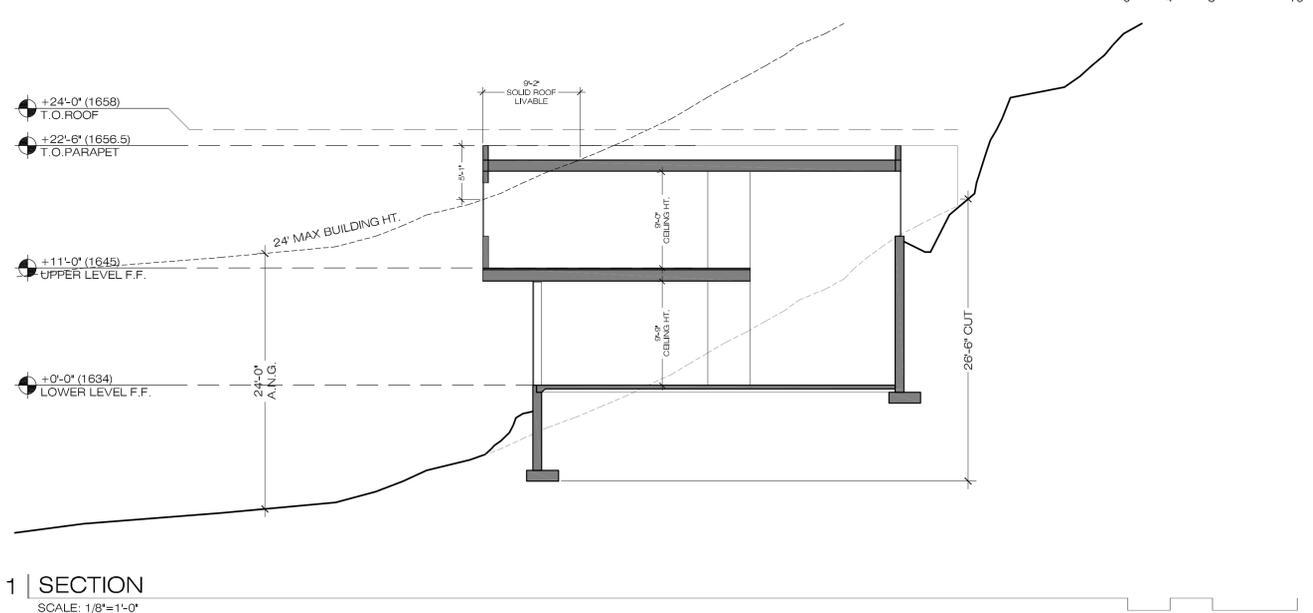
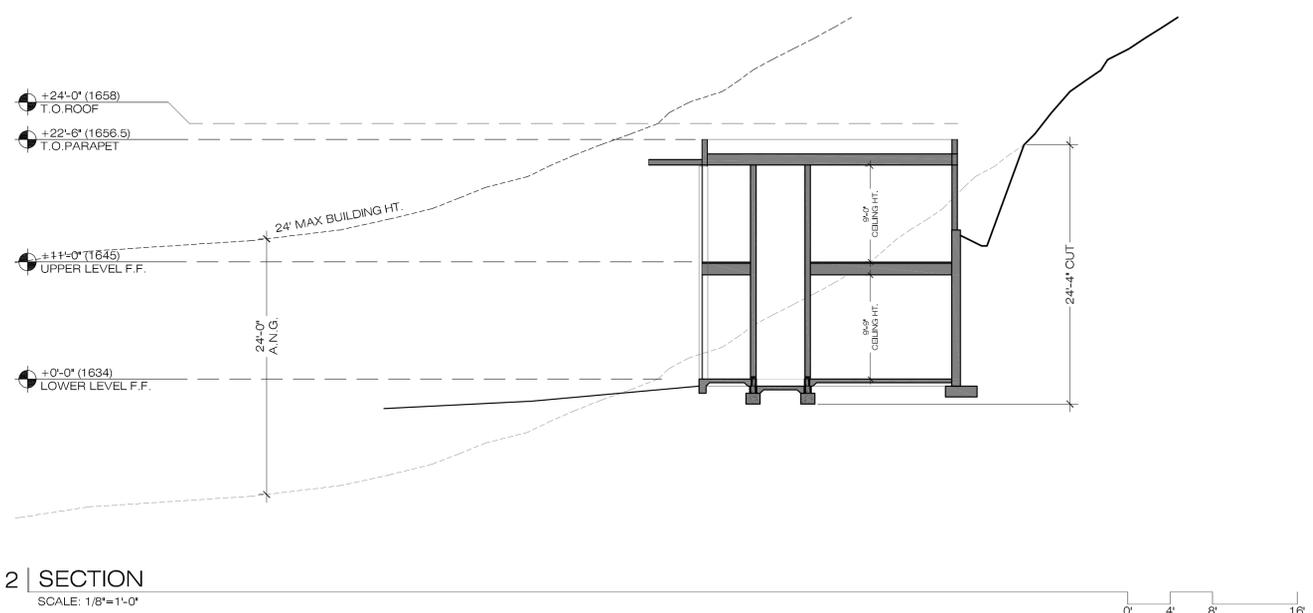
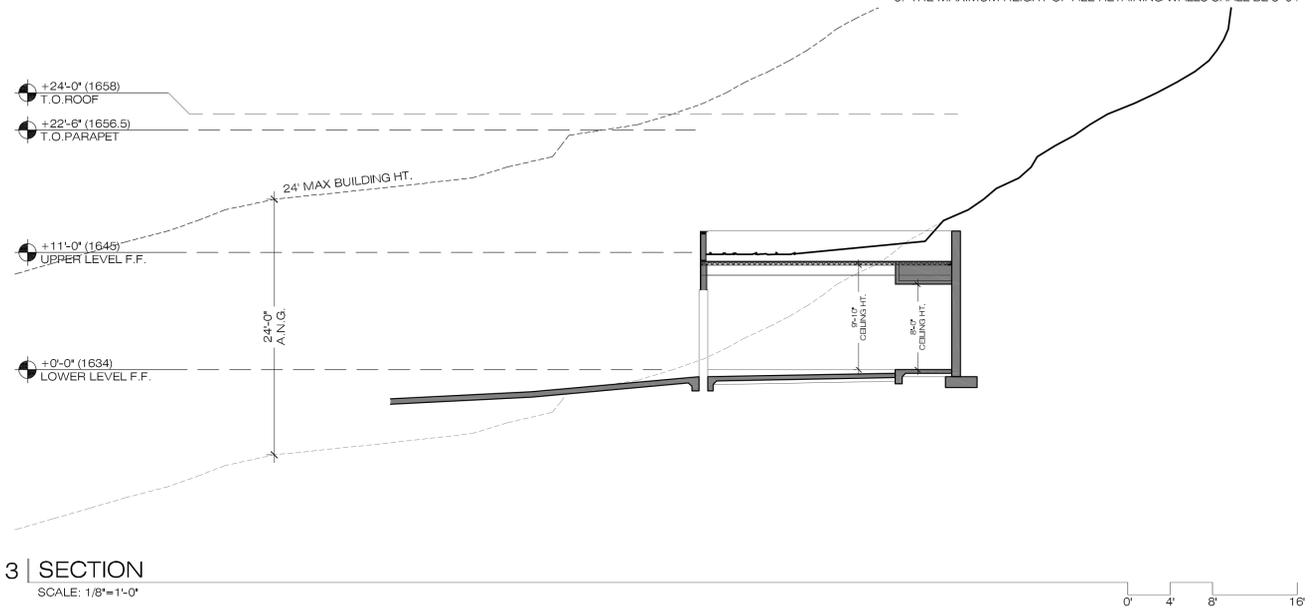


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 SCALE: 1/8"=1'-0"



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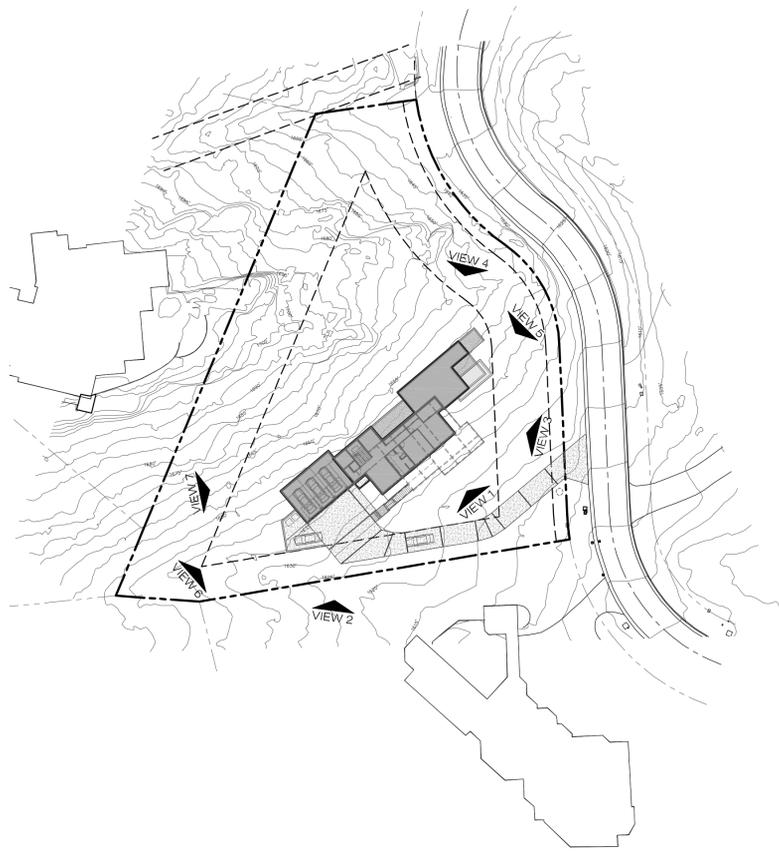
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SECTIONS

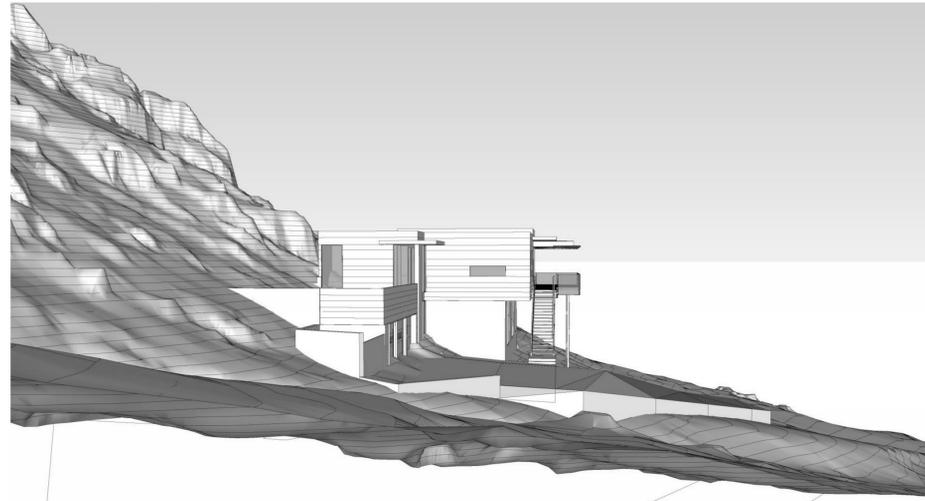
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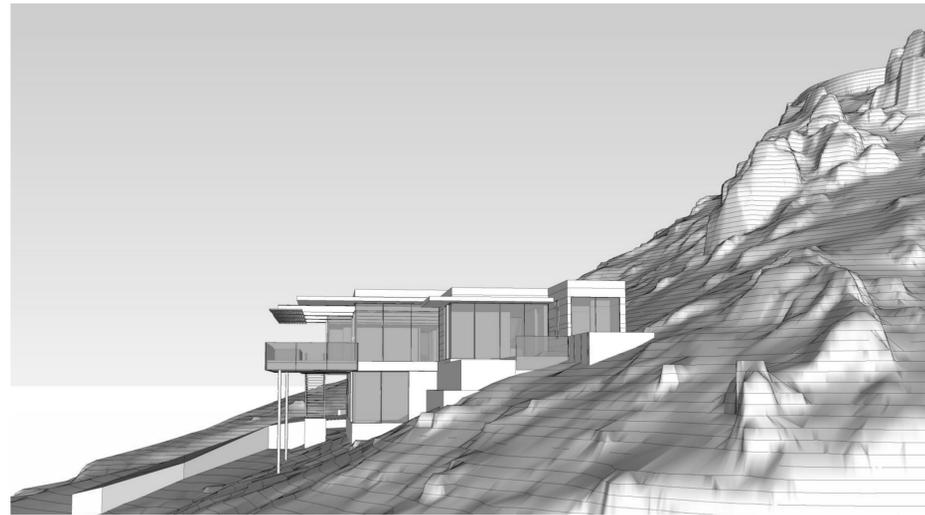
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KEY PLAN
N.T.S.



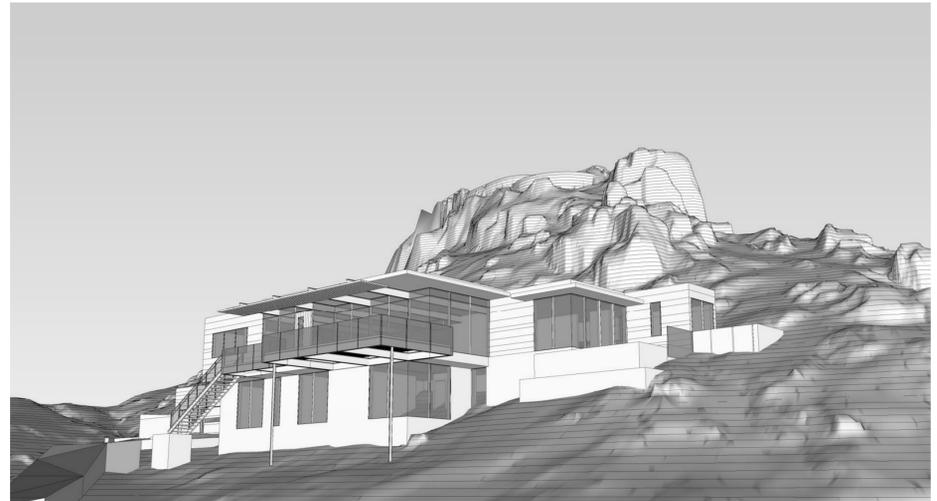
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N.T.S.



VIEW 5
N.T.S.



VIEW 4
N.T.S.



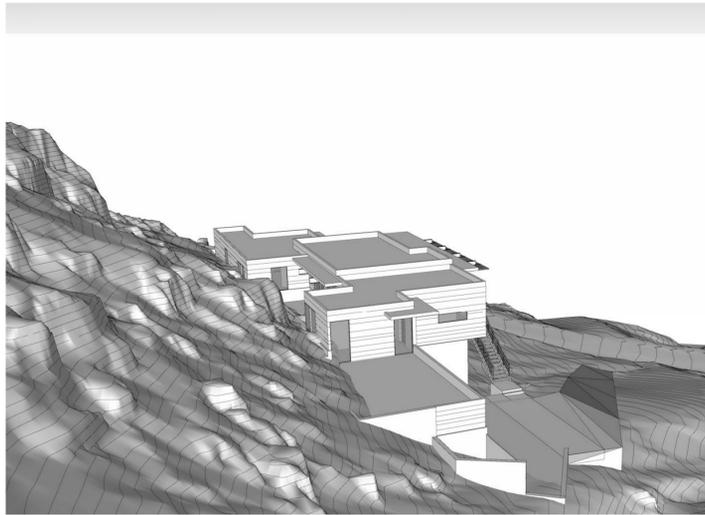
VIEW 3
N.T.S.



VIEW 2
N.T.S.



VIEW 1
N.T.S.



VIEW 7
N.T.S.

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01.16.16
3D MODEL PERSPECTIVES

A500

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