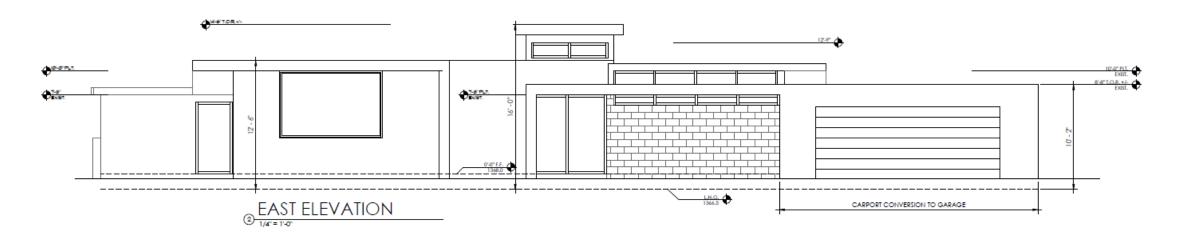
Front (East) Elevation



New Front (East) Elevation



Goals & Objectives

#1 goal was to not let the home be bulldozed – but this would involve necessary changes to the existing structure

Fully renovate 1962 mid century modern home and work within constraints of the land parcel and the two natural washes

Convert existing carport to enclosed garage (keeping existing roofline) while maintaining desert modern architectural style – Required zoning setback variance for 8' encroachment

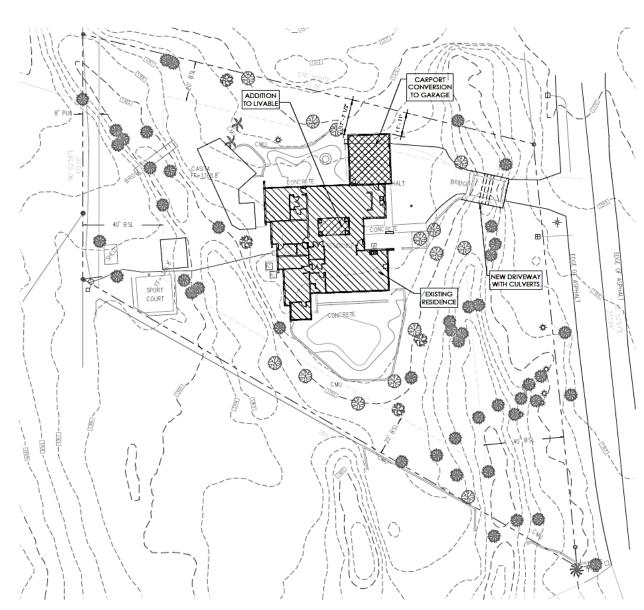
Preserve existing rooflines, overhangs, and clerestory windows for ambient light and passive cooling

Modify southeast corner of home to a 10' ceiling height (without dropped beams) to match existing north side great room and encapsulate views that the home was designed around

Rework west-facing 4-bedroom layout to promote modern day functionality but keep original sawtooth design

Better the neighborhood with the preservation of an original, visually attractive, single-story home that needed to be brought back to life rather than razed

6528 North Hillside Drive | Paradise Valley AZ



OWNER: MAURICE VANDEN EYKEL II 2780 SHERIDAN RD. EVANSTON, IL 60201

SITE ADDRESS: 6528 N. HILLSIDE DR. PARADISE VALLEY, AZ 85253

APN.: 169-46-034

ZONING: R-43

LOT AREA: 38,036 SQ.F.T

CARPORT TO GARAGE CONVERSION: 520 SQ. FT.

GARAGE FOOTPRINT ENCROACHMENT: 114 SQ. FT.

EXISTING CARPORT O.H. FOOTPRINT: 22'-8"x24'-8"

PROPOSED GARAGE FOOTPRINT: 21'-0"x24'-8"

EXISTING MAIN RESIDENCE FOOTPRINT:
A/C SPACE: 2,897 SQ. FT.
COVERED SPACE: 1,489 SQ. FT.

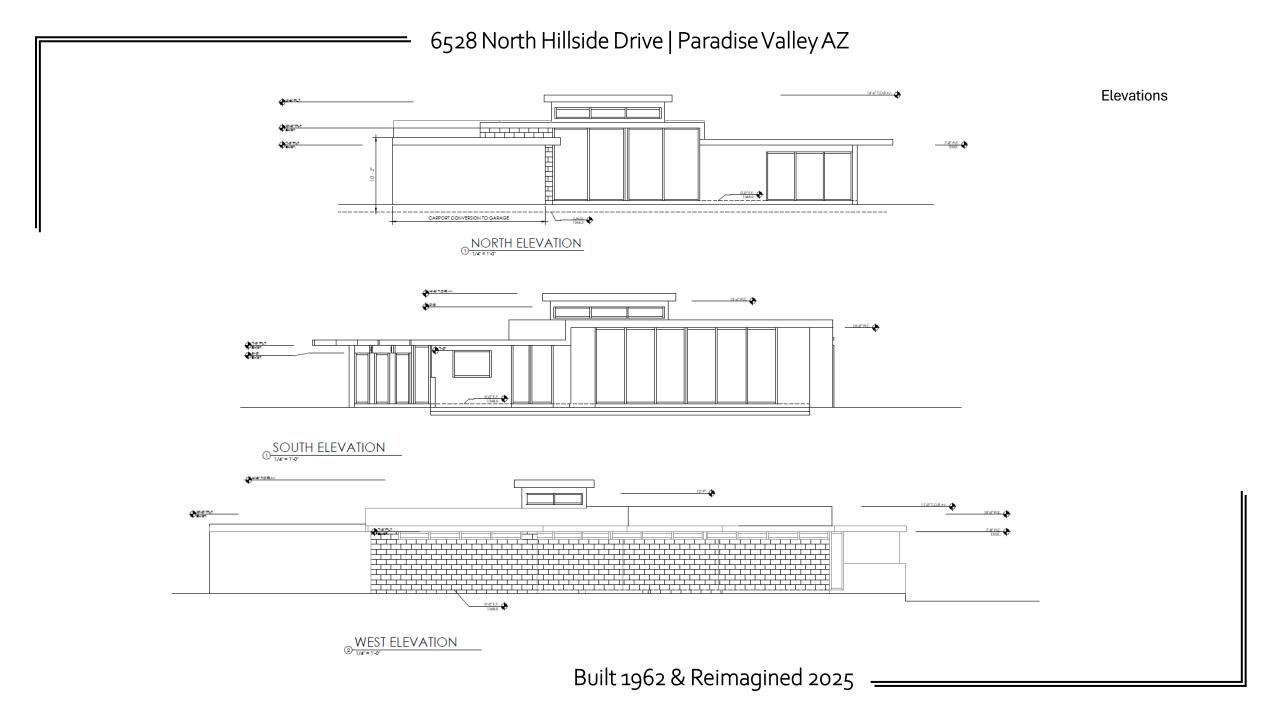
PROPOSED MAIN RESIDENCE FOOTPRINT:

A/C SPACE: 3,029 SQ. FT.
GARAGE SPC: 520 SQ. FT.
COV. SPC.: 969 SQ. FT.

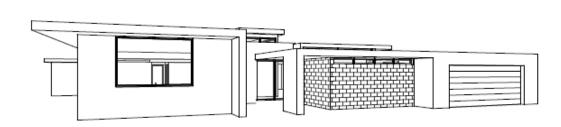
EXISTING F.A.R.: 5,570 SQ.FT. / 38,036 = 14.6%(INCLUDES ACC. STRC.'S)

PROPOSED F.A.R.: 5,702 SQ.FT. / 38,036 = 15.0%(INCLUDES ACC. STRC.'S)

Built 1962 & Reimagined 2025



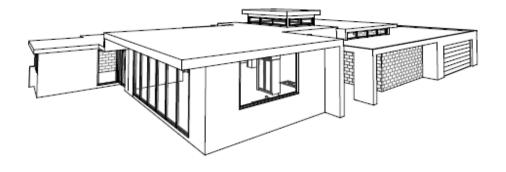
6528 North Hillside Drive | Paradise Valley AZ



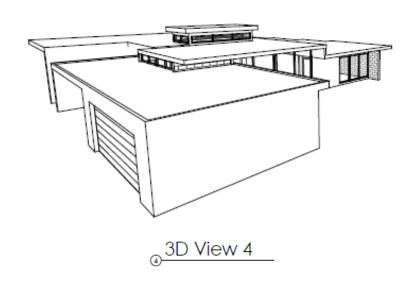




₃3D View 3



₃3D View 2



Built 1962 & Reimagined 2025

6528 North Hillside Drive | Paradise Valley AZ EXISTING BEDROOM #1 EXISTING STORAGE GREAT ROOM EXISTING ATRIUM BEDROOM #2 EXISTING BEDROOM #2 EXISTING BEDROOM #3 EXISTING BREAKFAST EXISTING BEDROOM #4 Existing Floor Plan New Floor Plan Built 1962 & Reimagined 2025