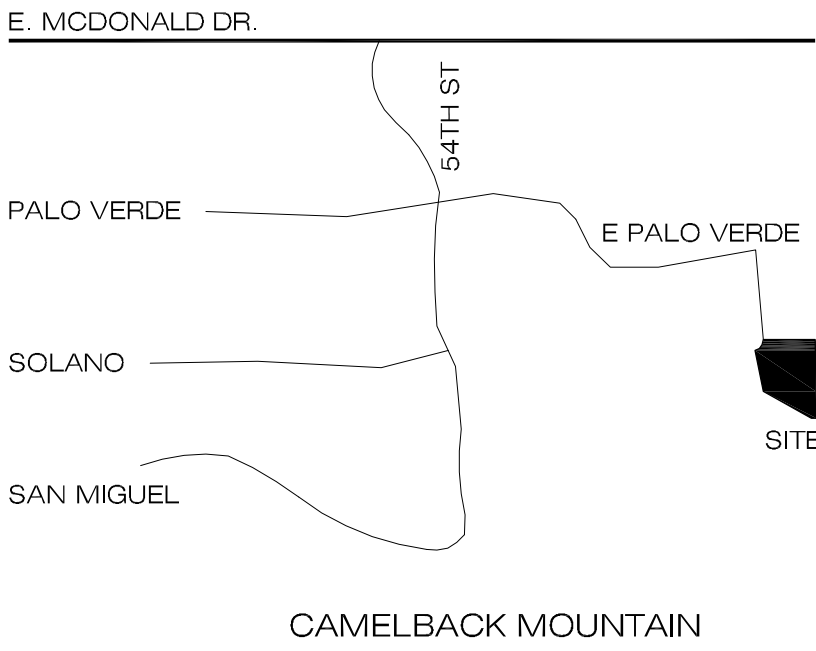




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A300	AERIAL CONTEXT PLAN
A301	ELEVATIONS
A400	SECTIONS
A401	SECTIONS
A500	3D MODEL PERSPECTIVES



VICINITY MAP
N.T.S.

PROJECT TEAM

OWNER	30 WEST OAK STREET - 7B CHICAGO, ILLINOIS, 60610 JOHN & BETSY MOLINDEN	P 312.925.0700
ARCHITECT / CONTRACTOR	THE CONSTRUCTION ZONE, LTD 1729 EAST OSBORN ROAD PHOENIX, ARIZONA 85016 ANDY BYRNES, AIA ANDY@CZPHX.COM	P 602.230.0383 F 602.230.0535
CIVIL	ATHERTON ENGINEERING 1203 EAST MEADOWBROOK AVENUE PHOENIX, ARIZONA 85014 ROBERT ATHERTON, PE, PLS RATHERTON@ATHERTONENGINEERING.COM	P 602.279.7331 F 602.230.7098

PROJECT DATA

PROJECT DESCRIPTION	NEW SINGLE FAMILY RESIDENCE
PROJECT ADDRESS	5564 EAST PALO VERDE LANE PARADISE VALLEY, ARIZONA 85253
LEGAL DESCRIPTION	LOT 13, STONE CANYON EAST, BOOK 81 OF MAPS, PAGE 34., MARICOPA COUNTY RECORDER
APN	168-68-027
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	1.154 ACRES ± (60,256 SF)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

HILLSIDE
CONCEPT REVIEW

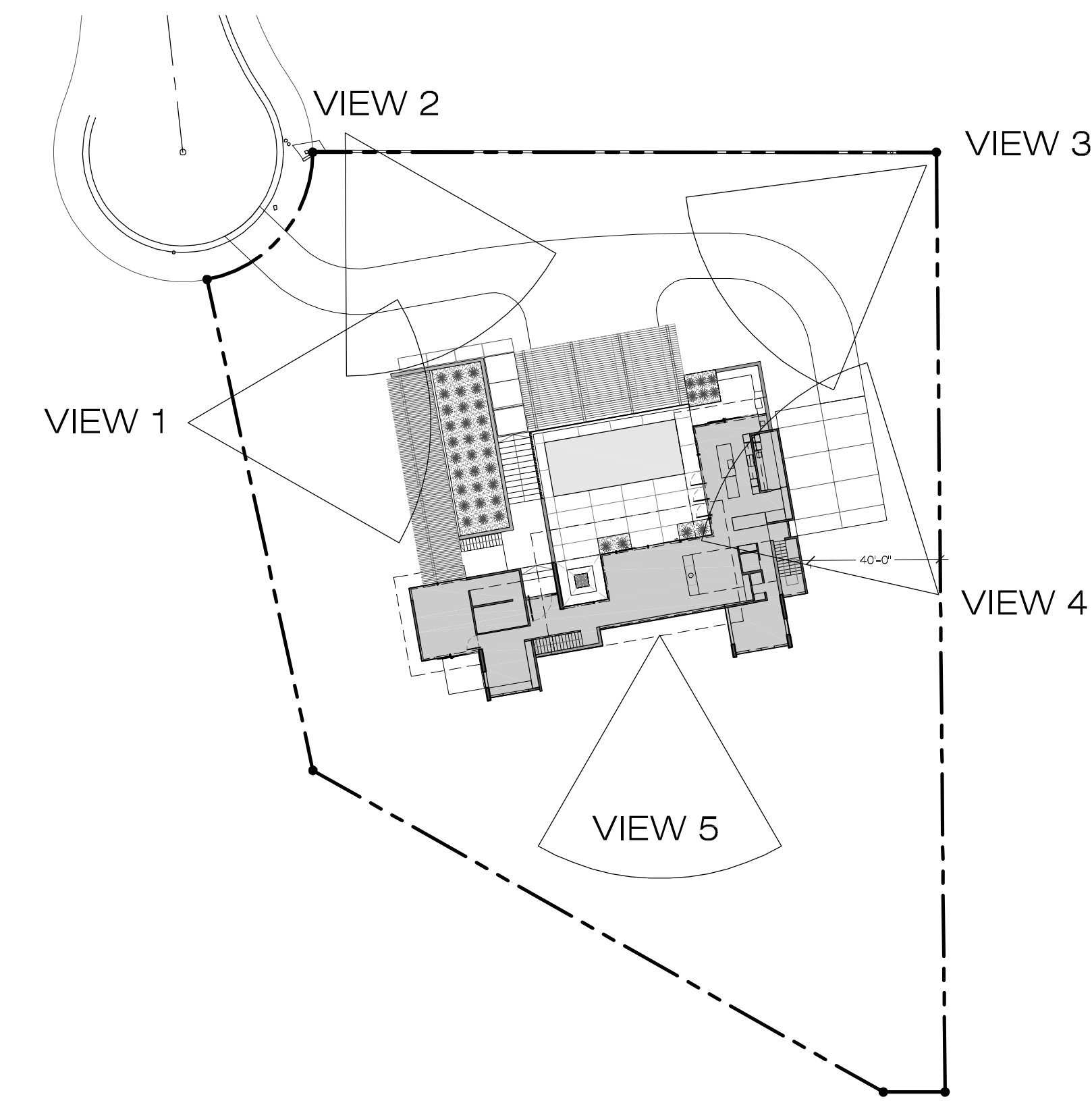
melinden residence
5564 east palo verde lane, paradise valley, arizona 85253
RENDERED ELEVATION

the construction zone
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phoenix, arizona 85016
office 602.230.0383
fax 602.230.0535

G100

03.21.17

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SITE KEY PLAN
SCALE: 1"=40'



VIEW 5



VIEW 4



VIEW 3



VIEW 2



VIEW 1

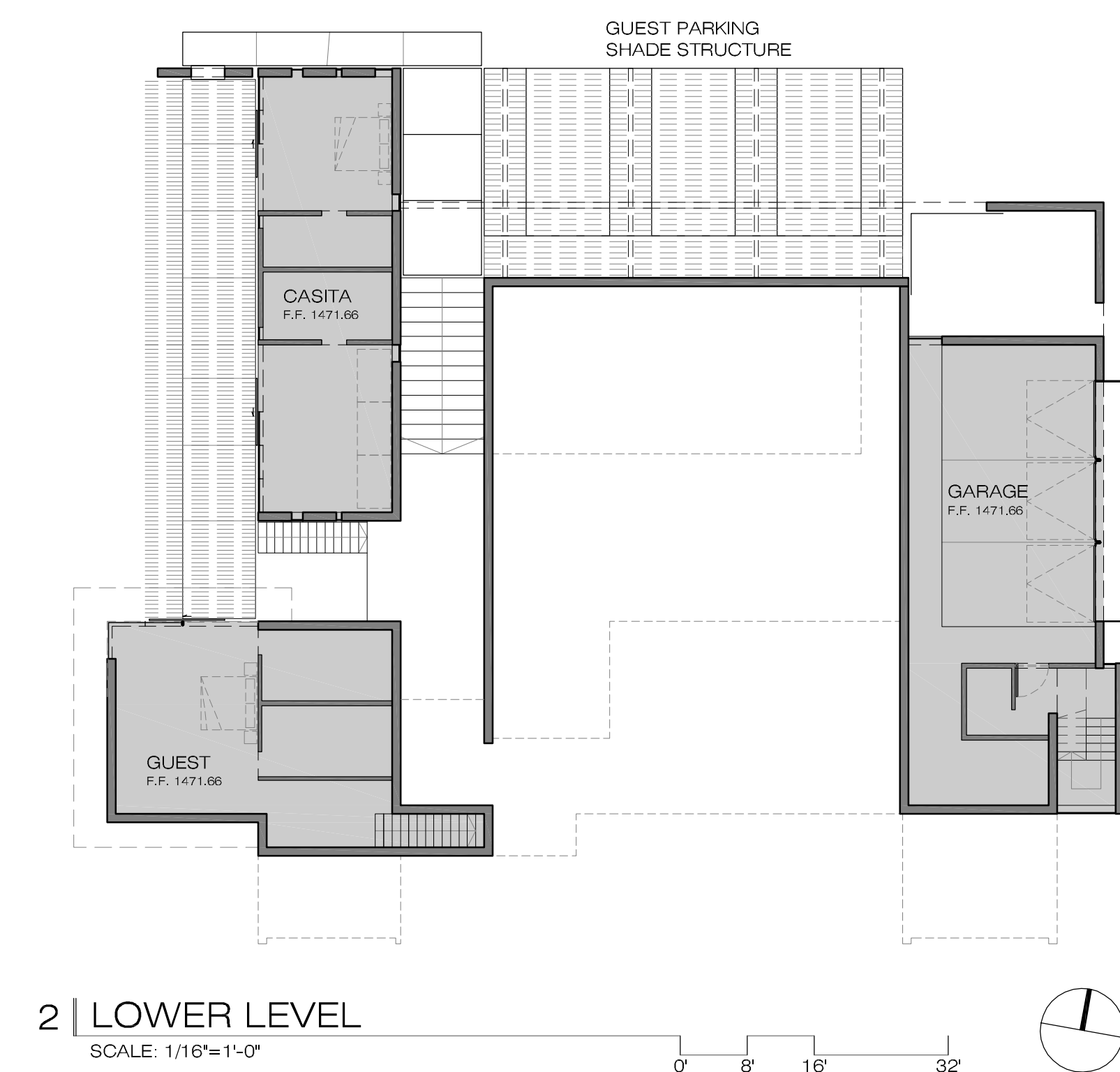
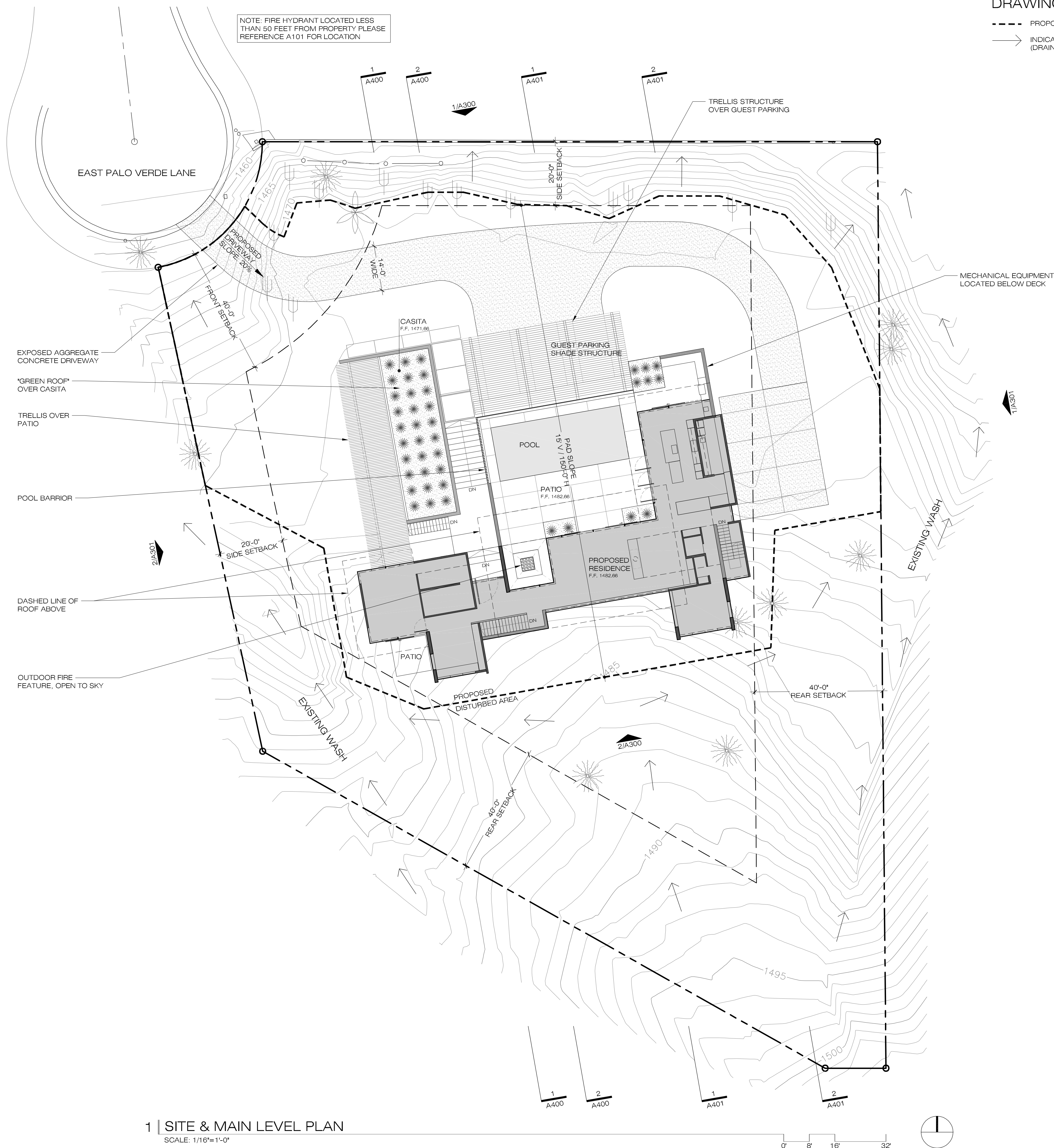
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HILLSIDE
CONCEPT REVIEW

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03.21.17
SITE PHOTOS

G101



melinden residence

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SITE PLAN

03.21.17

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DRAWING KEY

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

PROJECT DATA

PROJECT DESCRIPTION	NEW SINGLE FAMILY RESIDENCE
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APN	168-68-027
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	1.154 ACRES± (60,256 SF)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

SQUARE FOOTAGES & FLOOR AREA RATIO

FLOOR AREAS	4,000 SF (MAIN LEVEL) 918 SF (CASITA) 1,064 SF (LOWER LEVEL) 1,233 SF (GARAGE) 1,400 SF (OVERHANGS) 384 SF (COVERD MECH) 625 SF (1,250 SF 50% OPEN TRELLIS) 439 SF (877 SF 50% OPEN TRELLIS) 352 SF (EXTERIOR COURTYARD)
	10,415 SF (TOTAL FLOOR AREA)
ALLOWABLE F.A.R.	12,564 SF (50,256 SF x 25%)
PROPOSED F.A.R.	20.72 % (AREA UNDER ROOF / AREA OF LOT)

DISTURBANCE

BUILDING PAD SLOPE	10% (15' VERT. / 150'-0" HORIZ.)
ALLOWABLE DISTURBED AREA	30,153.6 SF (50,256 SF x 60%)
EXISTING EST. DISTURBED AREA	18,355 SF
DRIVEWAY REDUCTION	1,231.25 SF (4,925 SF x 25%)
BUILDING FOOTPRINT	4,000 SF (MAIN HOUSE) 918 SF (CASITA)
PROPOSED DISTURBED AREA	27,470 SF (GROSS AREA) - 4,918 SF (BUILDING FOOT PRINT) - 1,231 SF (DRIVEWAY REDUCTION)
	21,321 SF (PROPOSED NET DISTURBANCE)

FINISH FLOOR ELEVATIONS

LOWER LEVEL F.F. = 1471.66
UPPER LEVEL F.F. = 1482.66

PROPOSED DRAINAGE

THE NEW PROPOSED SINGLE FAMILY RESIDENCE DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.

WATER FLOW FROM THE HIGHER ELEVATION TO THE SOUTH IS PRIMARILY DIVERTED TO THE EAST AND WEST PRIOR TO REACHING THE NEW IMPROVEMENTS.

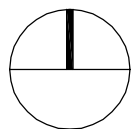
DRAINAGE WILL BE COLLECTED UPHILL OF THE NEW IMPROVEMENTS AND DRAINED AWAY AND AROUND THE PROPOSED IMPROVEMENTS.

HISTORIC DRAINAGE PATTERNS ARE PRESERVED.



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

0' 15' 30' 60'



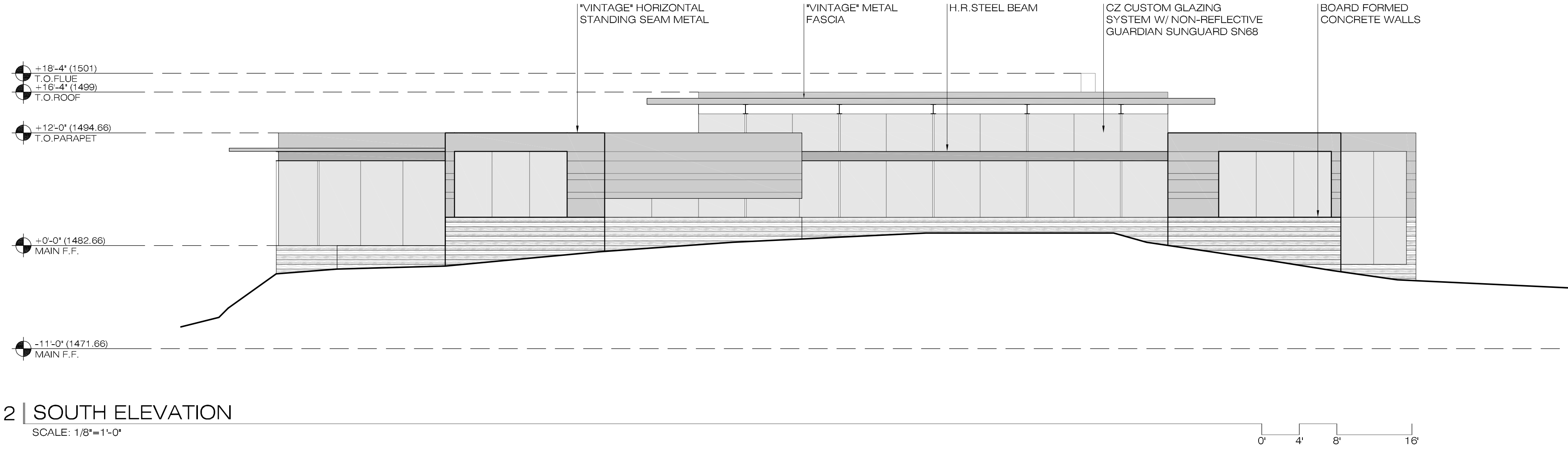
melindenresidence
5564 east palo verde lane, paradise valley, arizona 85253
AERIAL CONTEXT PLAN

HILLSIDE
CONCEPT REVIEW

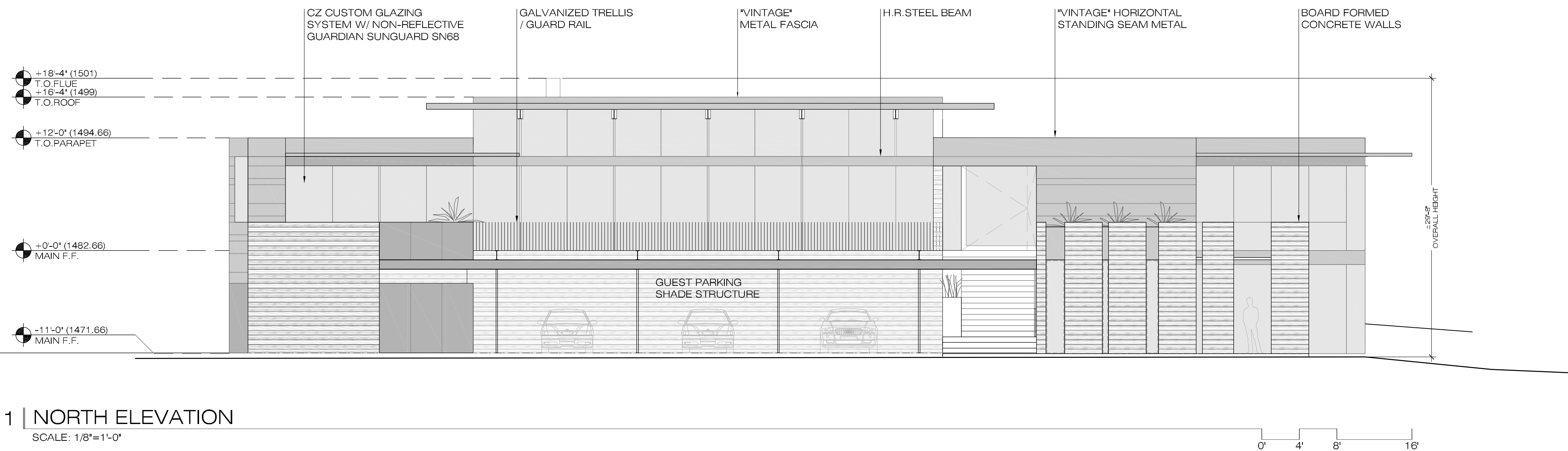
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A101



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



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

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

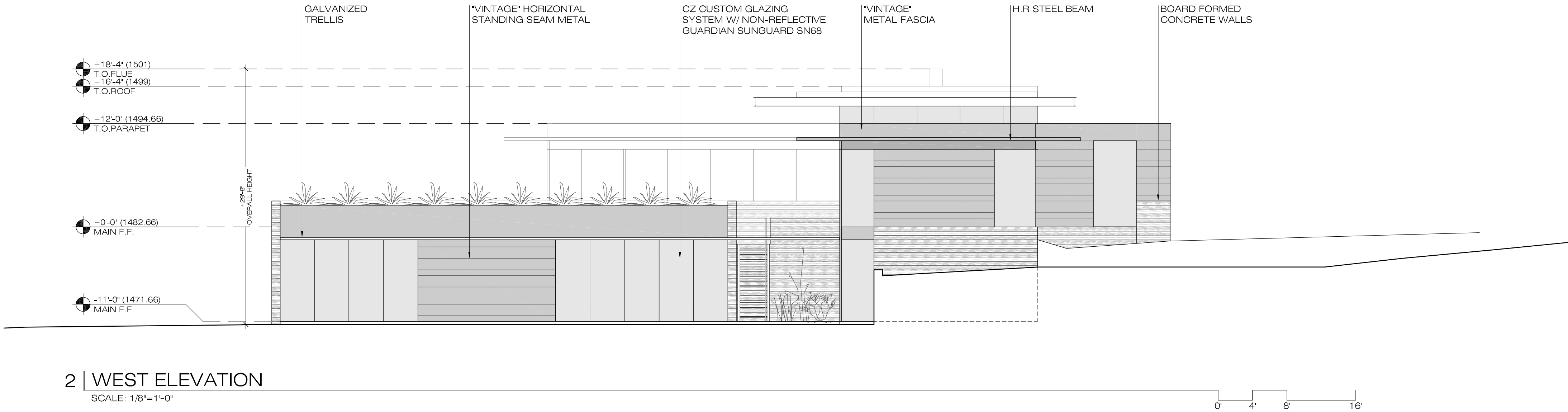
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HILLSIDE
CONCEPT REVIEW

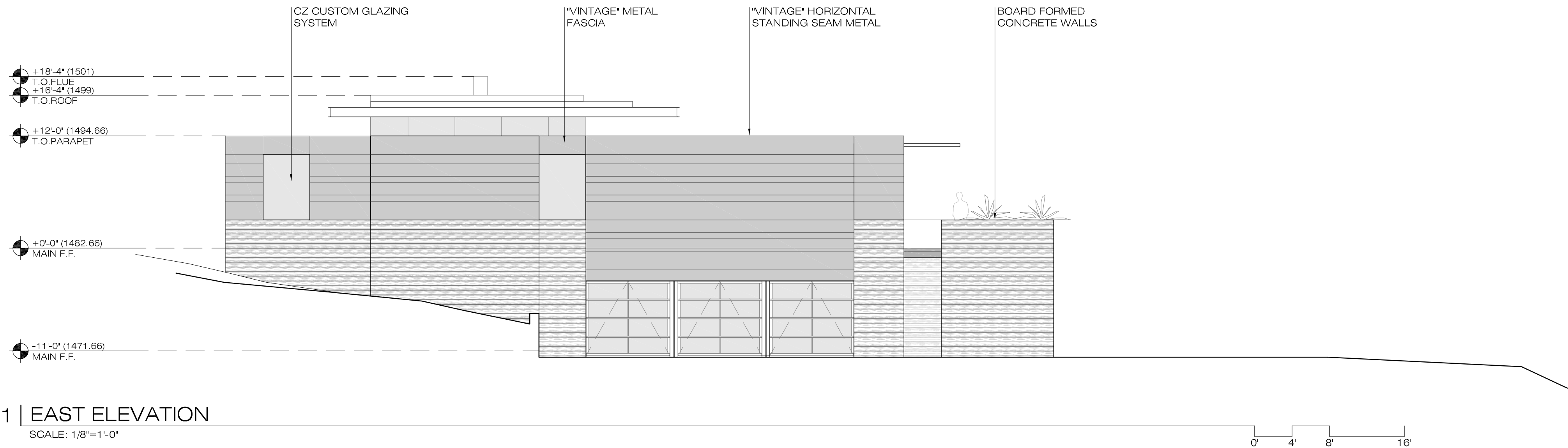
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ELEVATIONS
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A300

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



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

- GENERAL NOTES
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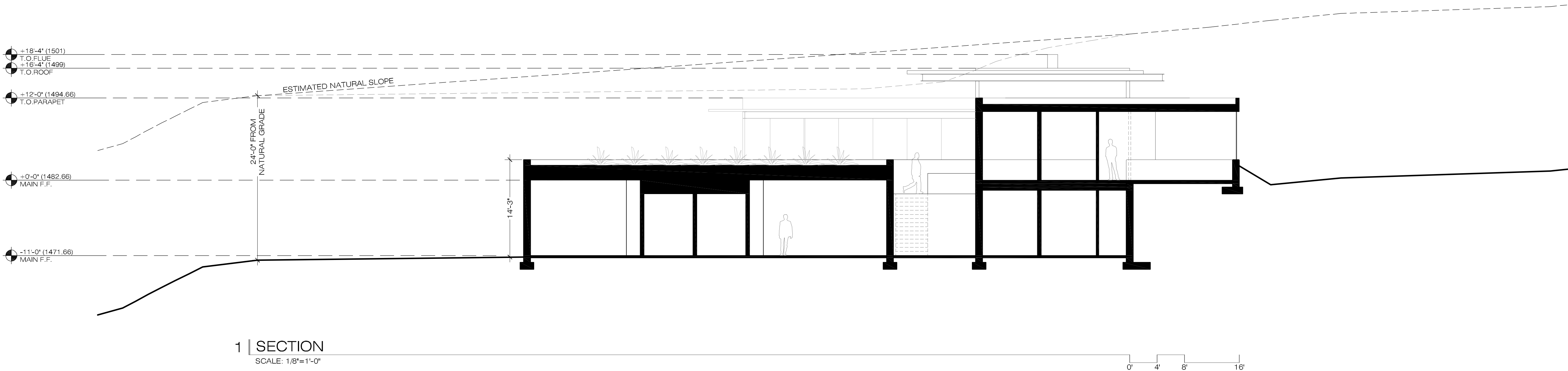
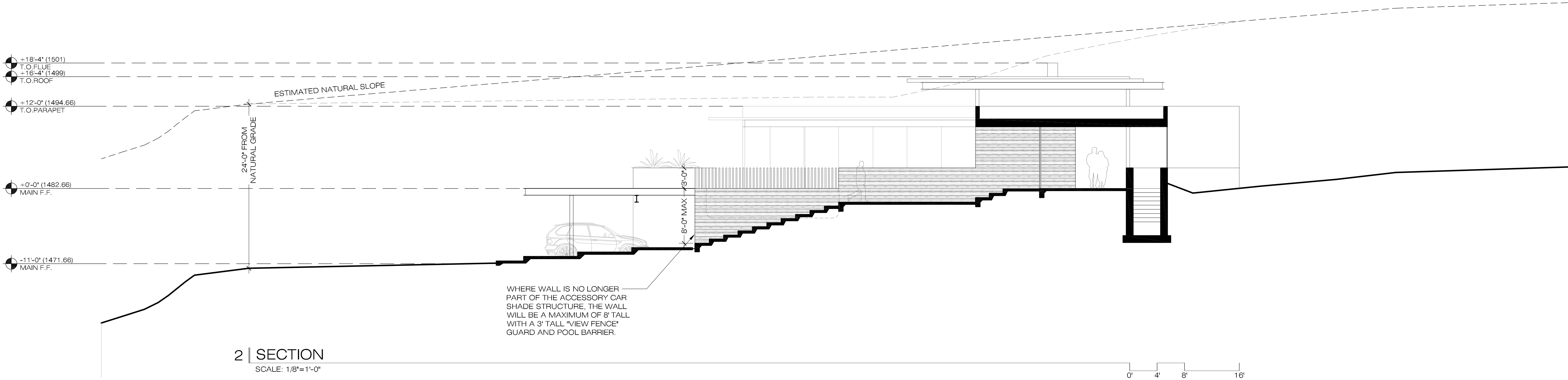
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HILLSIDE
CONCEPT REVIEW

melinden residence
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03.21.17
ELEVATIONS

A301

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- GENERAL NOTES
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HILLSIDE
CONCEPT REVIEW

melinden residence

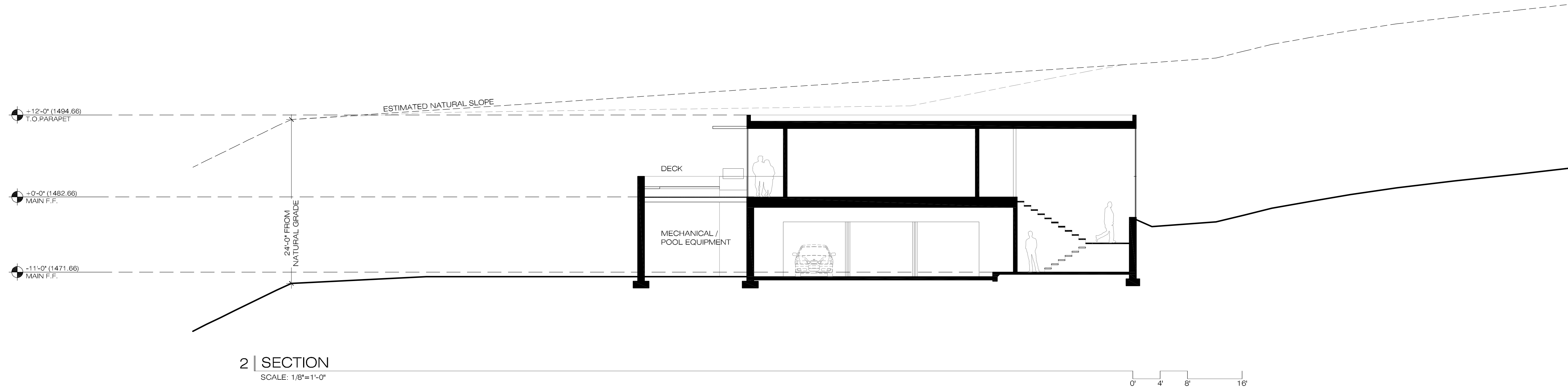
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SECTIONS

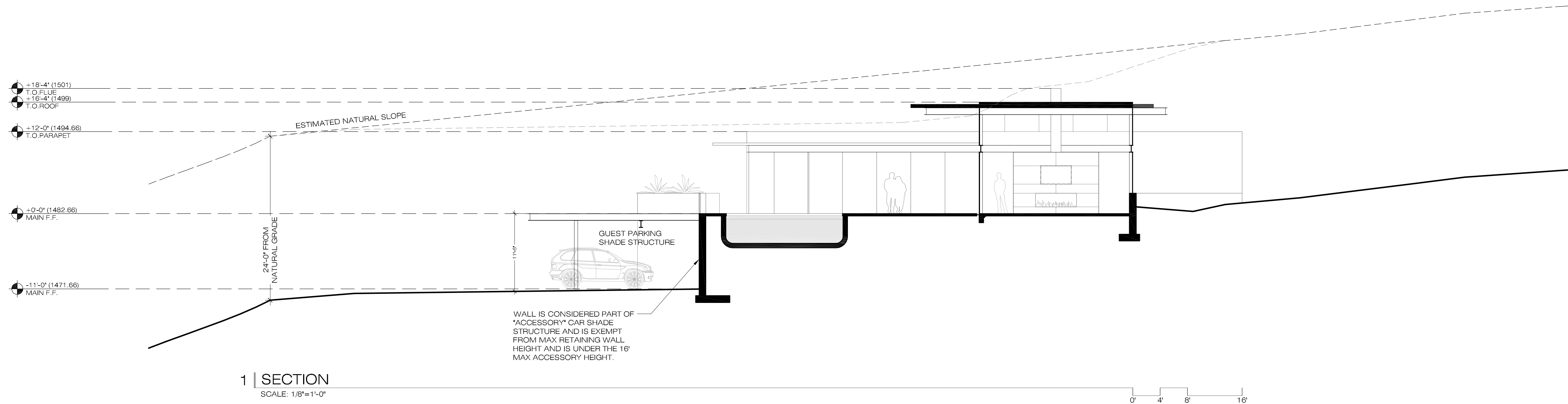
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A400

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



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

- ### GENERAL NOTES
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HILLSIDE CONCEPT REVIEW

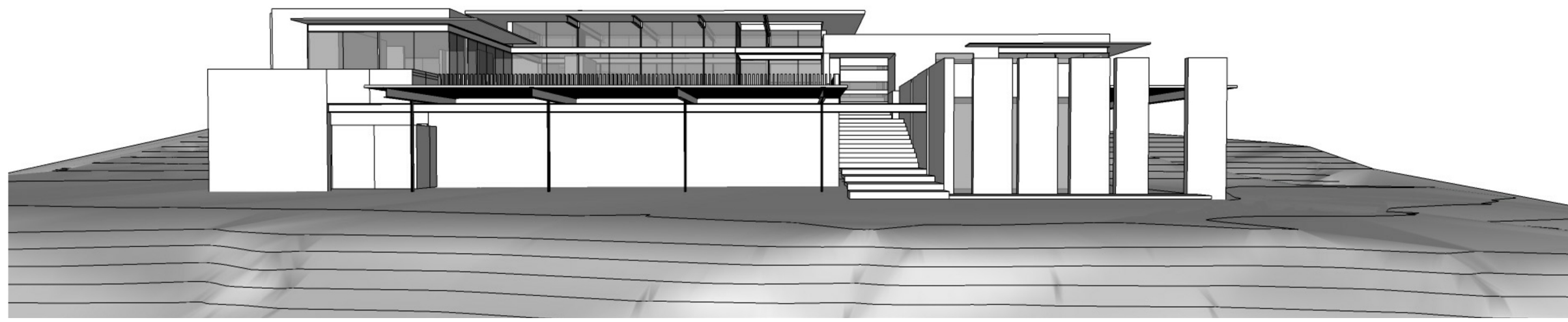
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SECTIONS

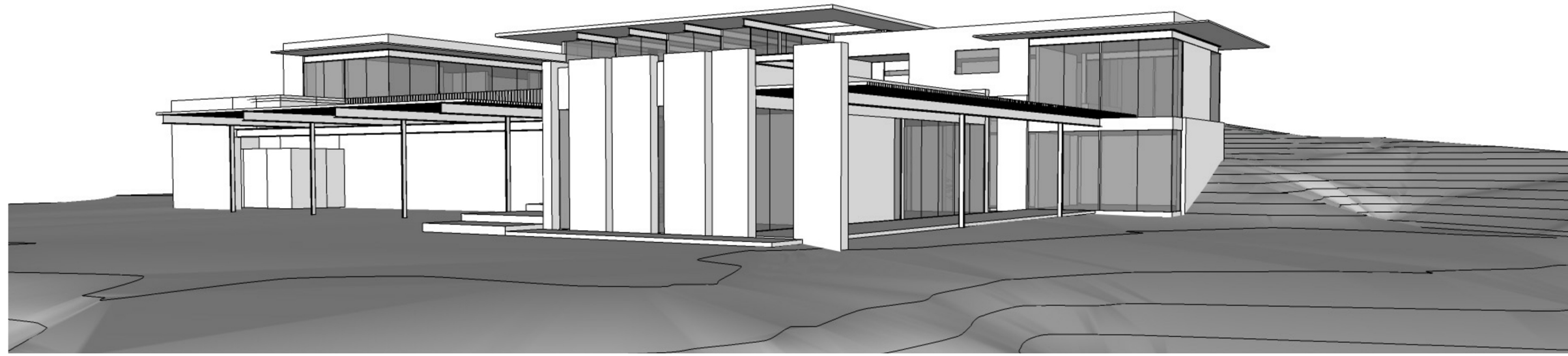
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A401

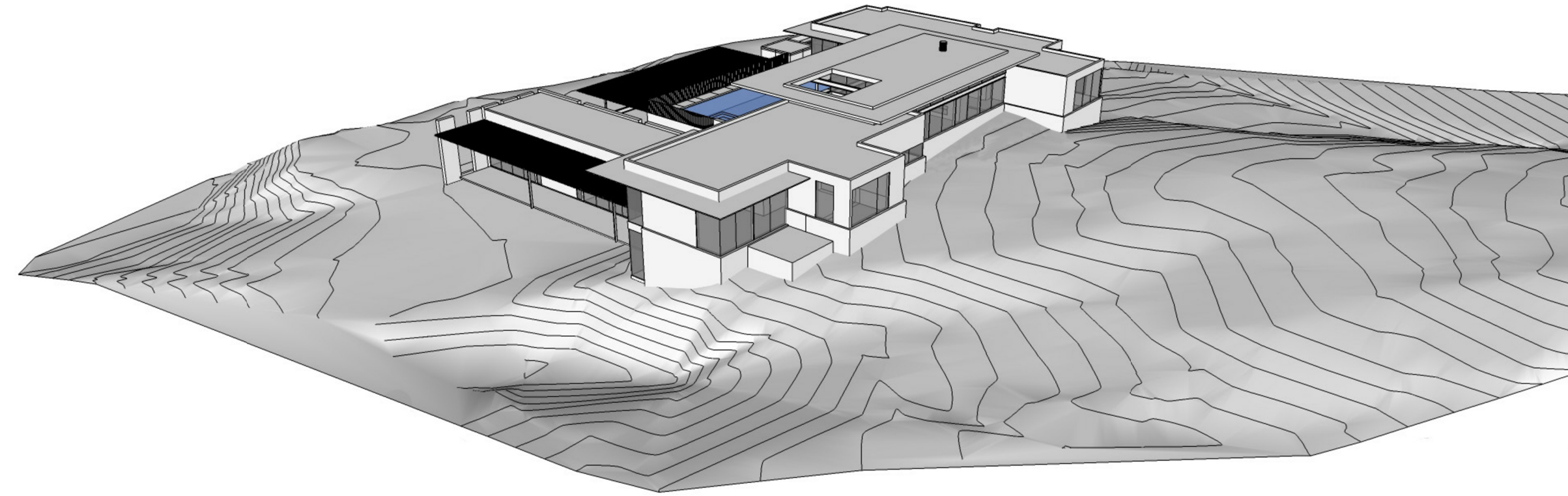
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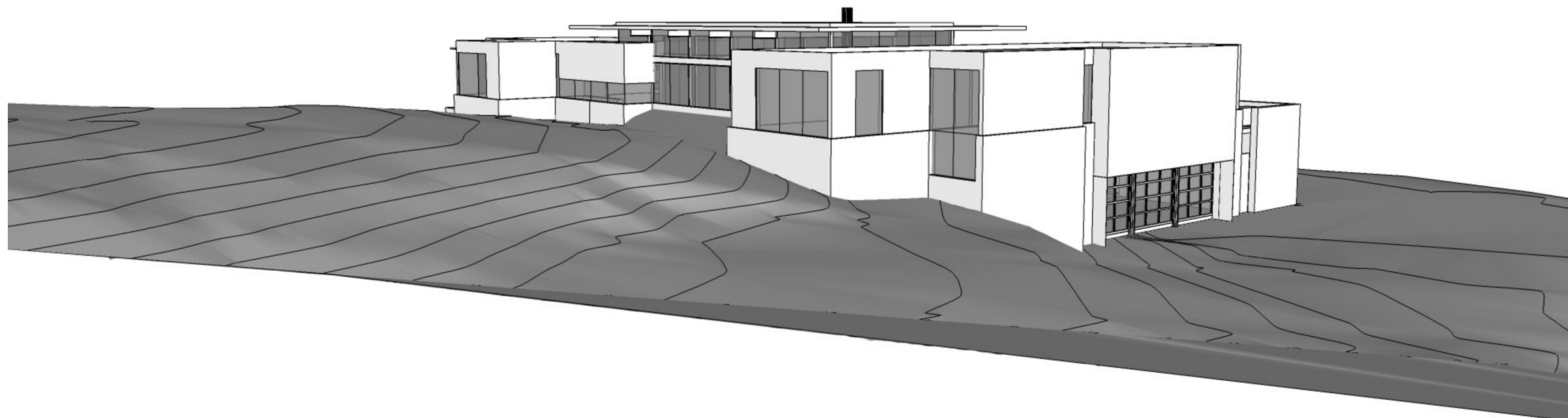
7 | NORTH ELEVATION
N.T.S.



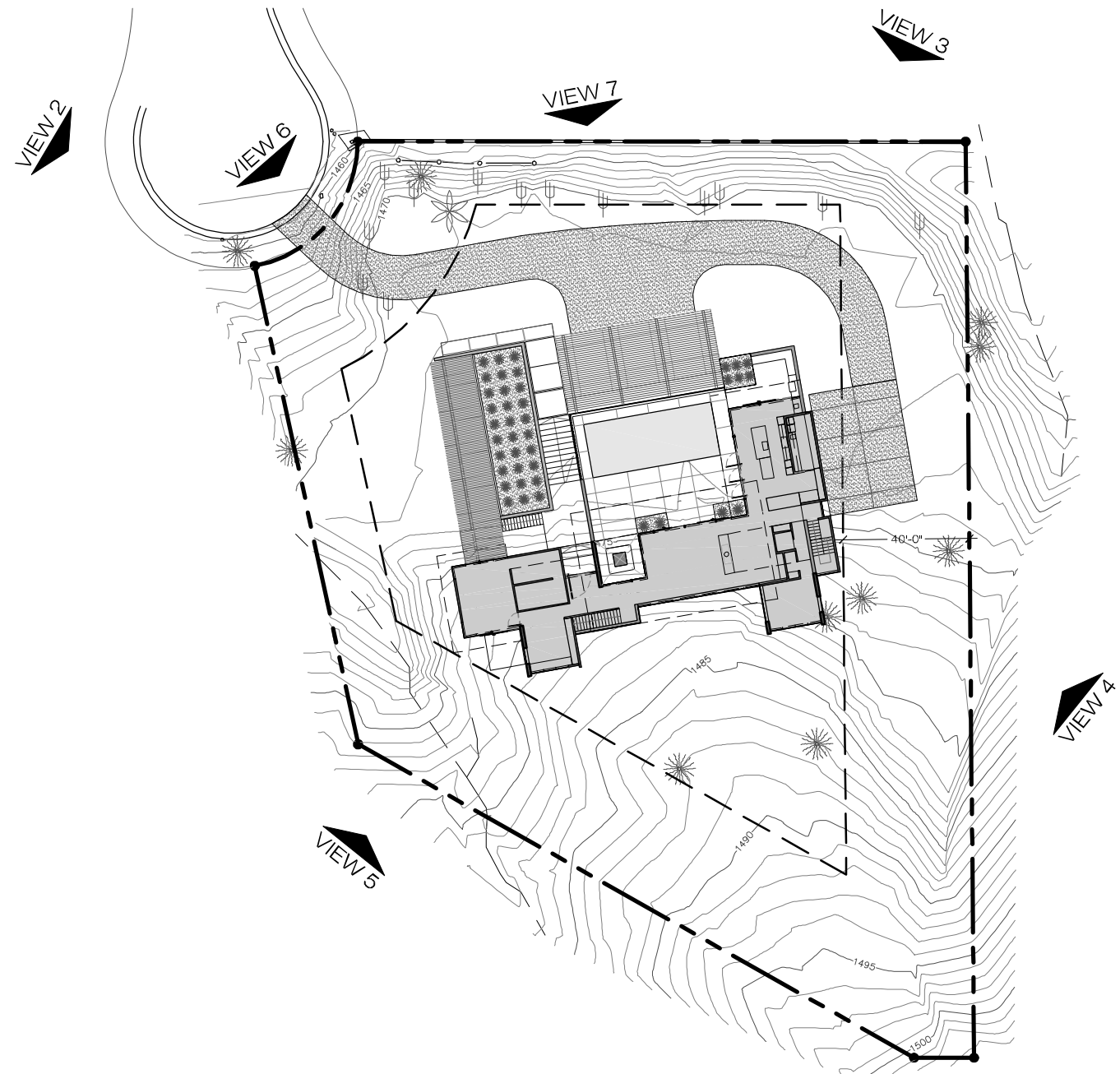
6 | VIEW FROM DRIVEWAY
N.T.S.



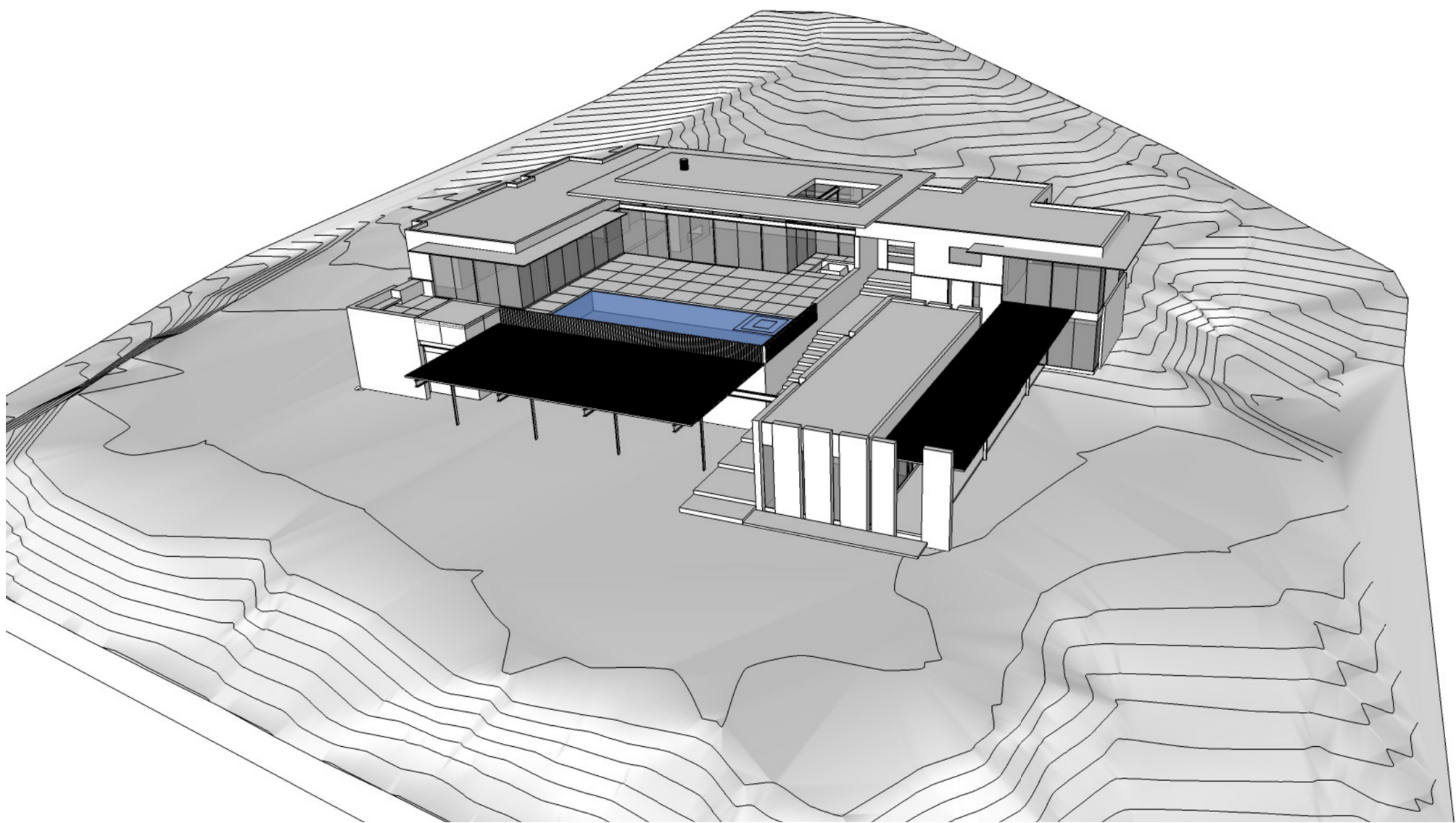
5 | AERIAL VIEW
N.T.S.



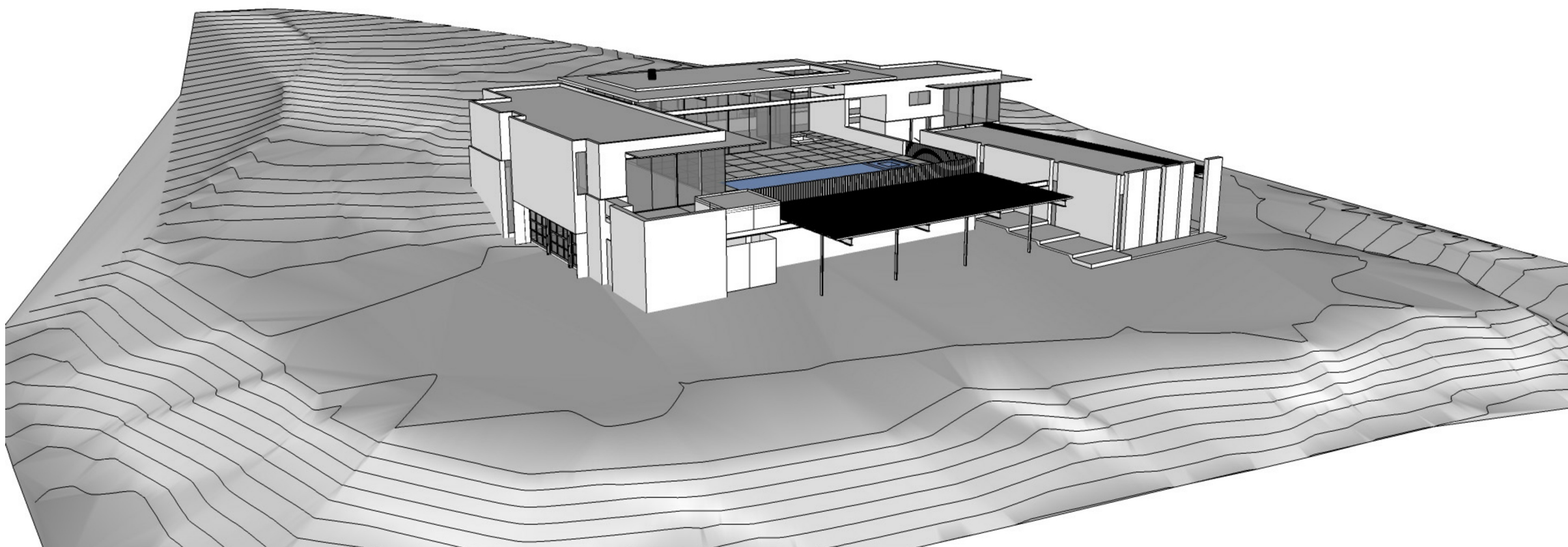
4 | AERIAL VIEW
N.T.S.



1 | KEY PLAN
N.T.S.



2 | AERIAL VIEW
N.T.S.



3 | AERIAL VIEW
N.T.S.

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HILLSIDE
CONCEPT REVIEW

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03.21.17
3D MODEL PERSPECTIVES

A500

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