

#### VICINITY MAP NTS



# **PROJECT ADDRESS**

5429 E SOLANO DR PARADISE VALLEY, AZ 85253

# **OWNER**

SCOTT & TRACY TONN

# LEGAL DESCRIPTION

APN 1172-47-063
SECTION TOWNSHIP RANGE 17 2N 4E
ZONING R-43

### PROJECT DESCRIPTION

DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF A NEW 3,830 SF HOUSE

### PROJECT INFORMATION

CONSTRUCTION TYPE

PROPOSED SQUARE FOOTAGE

LIVABLE 3,830 SF
GARAGE & STORAGE 864 SF
COVERED EXTERIOR 1,573 SF

TOTAL 6,267 SF

LOT SIZE: 44,542 SF (1.0225 AC)

FLOOR AREA RATIO:

ALLOWABLE NET DISTURBED AREA 45.38% (20,213 SF)
PROPOSED GROSS DISTURBED AREA 19,381 SF
LESS 25% CREDIT FOR PAVERS 3,316 SF x 0.25 = 829 SF
LESS BUILDING FOOTPRINT AREA 4,694 SF

14.07%

PROPOSED NET DISTURBED AREA 13,858 SF < 20,213 SF

### **CODE STUDY**

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
EXPOSURE C SEISMIC DESIGN CATEGORY B

15

# **PROJECT TEAM**

ARCHITECT DARREN PETRUCCI 480 329 1888

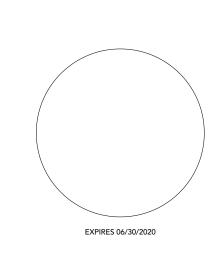
dpetrucci@a-i-rinc.com

**CIVIL** NICK PRODANOV, P.E. 602 889 1984

602 889 1984 nick@idgeng.com

# PROJECT NARRATIVE

NEW CONSTRUCTION OF A 3,830 SF HOUSE WITH A THREE CAR GARAGE. THE EXISTING HOUSE IS TO BE DEMOLISHED, AND THE EXISTING POOL WILL BE DEMOLISHED AND FILLED IN.



airspace@a-i-rinc.com 480.329.1888

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DATE: 11/26/18
SCALE: AS SHOWN
DP/JP

**COVER SHEET** 

DRAWING TITLE:

FORMAL REVIEW

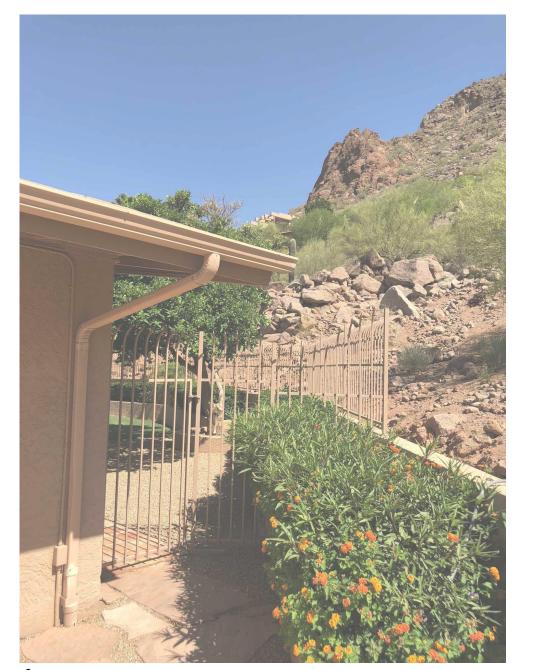


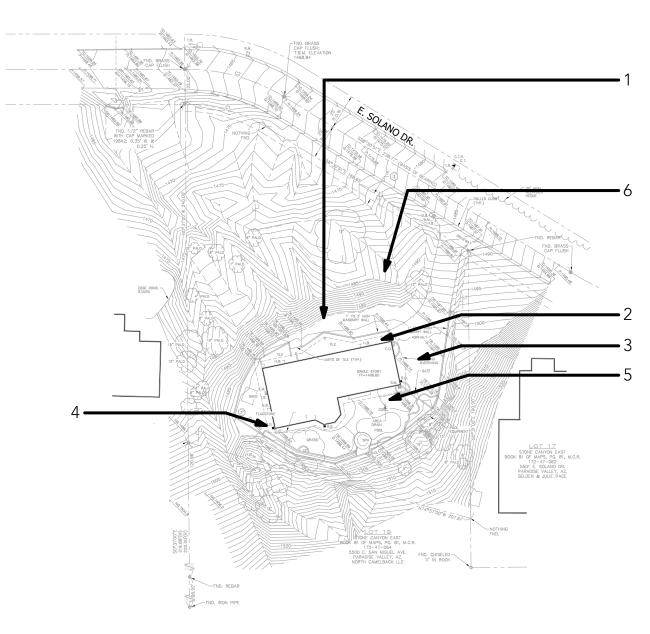




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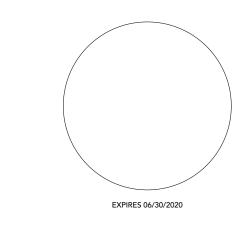




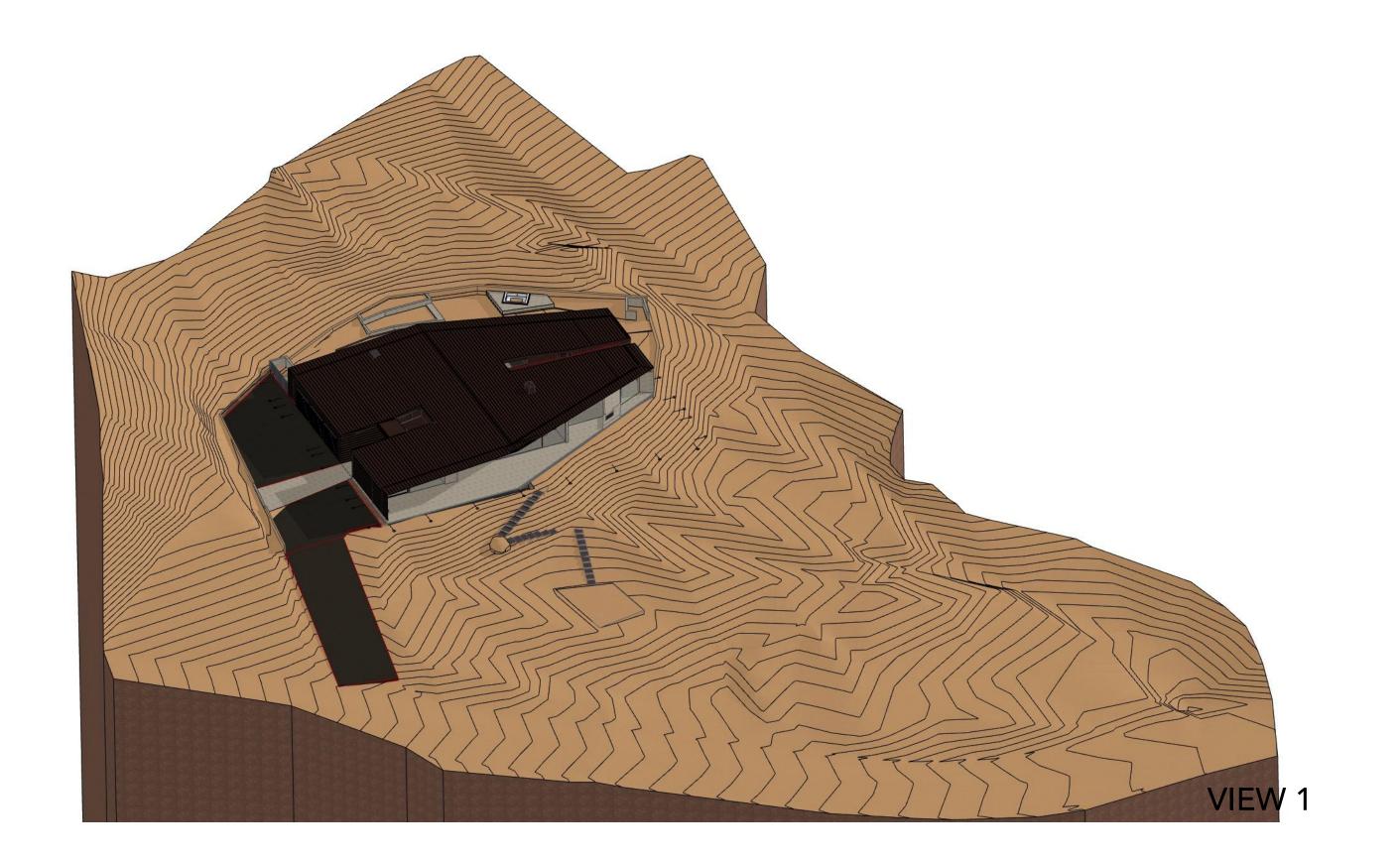


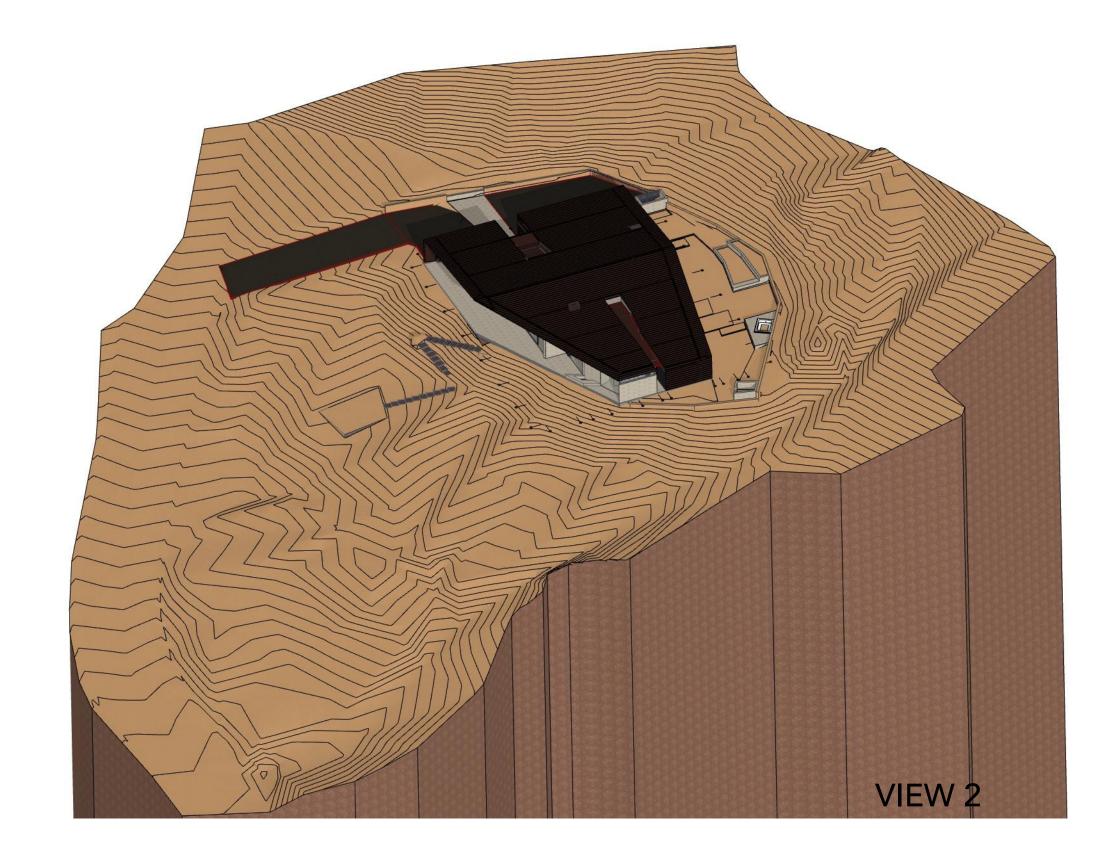






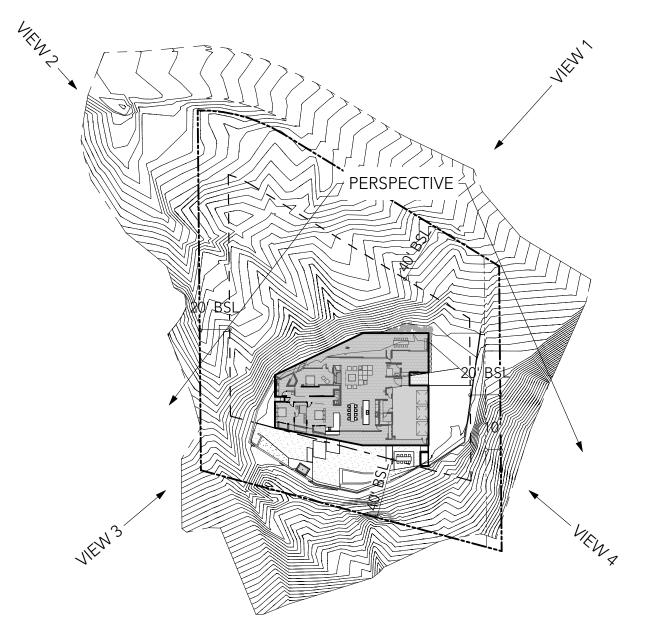
SITE PHOTOS

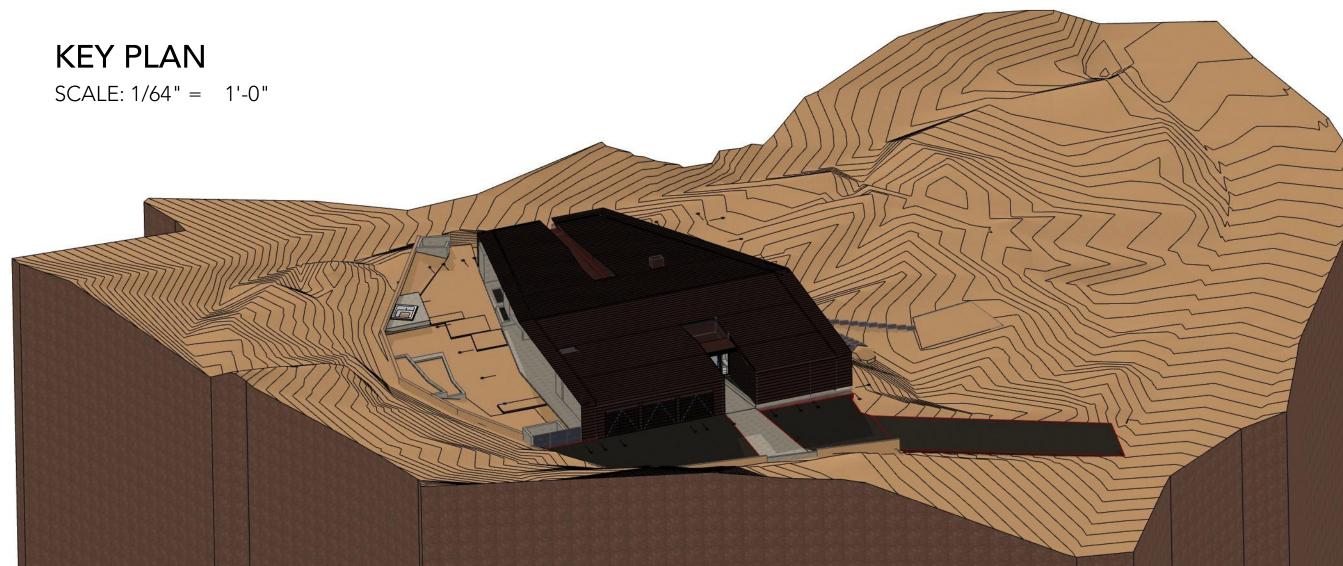


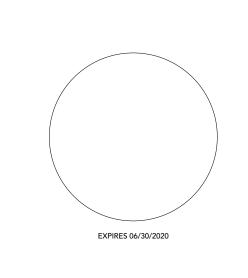




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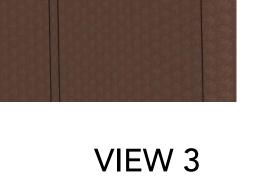


DATE: 11/26/18
SCALE: AS SHOWN

**3D VIEWS** 

FORMAL REVIEW







IN RESIDENCE

EXPIRES 06/30/2020

DP/JP

SITE AERIAL

DRAWING TITLE:

FORMAL REVIEW
PROJECT PHASE

A-1.2